

# RECREATIONAL LAND FOR SALE

**135.00**  
**ACRES M/L**



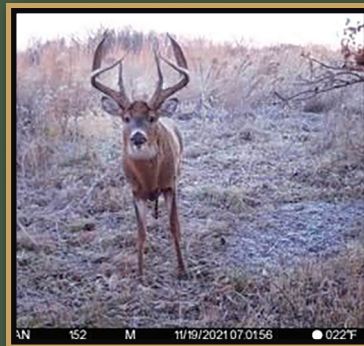
**MONROE COUNTY**

**IOWA**

**PC** **PEOPLES**  
**COMPANY**  
INTEGRATED LAND SOLUTIONS  
**LISTING 18135**

**Premier Recreational Opportunity in the Heart of Trophy Whitetail Country.** Peoples Company is pleased to present a rare opportunity to own 135 secluded acres in the renowned big-buck region of Monroe County, Iowa. Conveniently located just outside of Albia, this income-producing recreational farm offers world-class whitetail deer hunting, a thriving turkey population, and abundant upland bird opportunities. The Albia area is legendary among deer hunters, with a history of producing giant whitetails. This very farm also holds a small place in hunting history—its neighboring property is where the famous Tony Lovstuen Buck, better known as the Albia Buck, was harvested in 2003, scoring an incredible 300 inches with 38 scoreable points.

This property is a true hunter's paradise, featuring a diverse mix of mature hardwood timber, native CRP grasses, and the meandering Middle Avery Creek. With 48.27 acres enrolled in the CP42 Pollinator Conservation Reserve Program, the land generates an annual income of \$11,723 at a rate of \$242.88 per acre through September 30, 2027. Select fields have been strategically left out of CRP enrollment to serve as premium food plot locations. Additionally, when the CRP acres expire in 2027, a new owner will have the flexibility to collaborate with the local NRCS office to enhance habitat and establish larger food plots without significantly reducing cover.



Beyond the exceptional hunting opportunities, the property offers the convenience of being just minutes from Albia, where landowners can enjoy local amenities, including charming mom-and-pop shops, restaurants for post-hunt gatherings, and hotels for out-of-town guests. Along with the potential to capitalize on the expansion of Albia. For non-local buyers, the farm is easily accessible, located just an hour and ten minutes from the Des Moines Metro.

Opportunities like this are rare—this farm offers a perfect combination of trophy-class hunting, income potential, and long-term conservation value. If you've been searching for a premier recreational property in the heart of Iowa's best deer country, this is it. Call today to schedule your private showing and experience this exceptional property firsthand!



**MATT HOENIG**

**319.330.9735 | IA LIC S68835000 | [Matt.Hoenig@PeoplesCompany.com](mailto:Matt.Hoenig@PeoplesCompany.com)**

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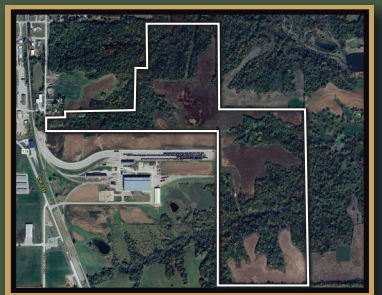
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## DIRECTIONS

From Albia: Head south on South Main Street/  
Highway 5 South for 1.25 miles. Turn left, heading east  
onto 205th Street. in 500 feet turn right onto 652nd  
Ave. The property entrance will be on the left-hand side  
of 250 ft. Lookout for the Peoples Company Sign.



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