

MIDWEST LAND GROUP PRESENTS

1.6 ACRES IN

MONROE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME NEAR ALBIA

Located only a few miles south of Albia we have a custom, 1 story frame, 3 bedroom, 2 bath with 1,813 square foot of living space and a 2 car attached garage built in 2021. There is in-floor heat throughout both the garage and home, custom hickory cabinets in the kitchen, and an open floor plan to suit modern-day living! An additional mudroom/laundry just through the garage and a current

playroom that can be used as is or as an office etc. There is also no shortage of closet space accompanying all of the bedrooms, it is a must-see! Only a few miles from Lake Rathbun, experience country living at its finest with some of the best views southern Iowa has to offer. Contact Land Agent Patrick Cutter today to set up your private showing!



PROPERTY FEATURES

PRICE: **\$398,000** | COUNTY: **MONROE** | STATE: **IOWA** | ACRES: **1.6**

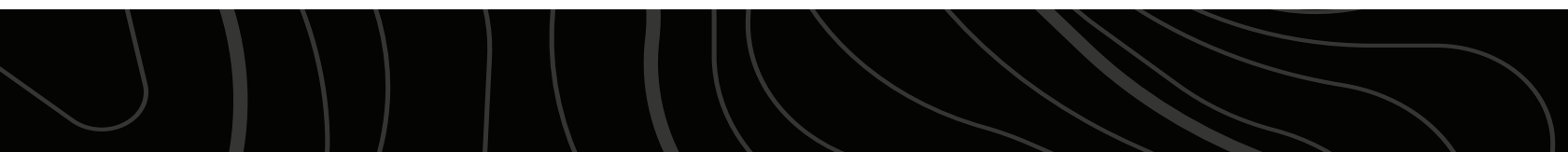
- South of Albia
- 3 bed, 2 bath
- 1,813 sq. ft. living space
- 2 car garage
- 40'x60' Shop
- Shed
- Country living
- Close to Lake Rathbun
- Large backyard



3 BED, 2 BATH



2 CAR GARAGE



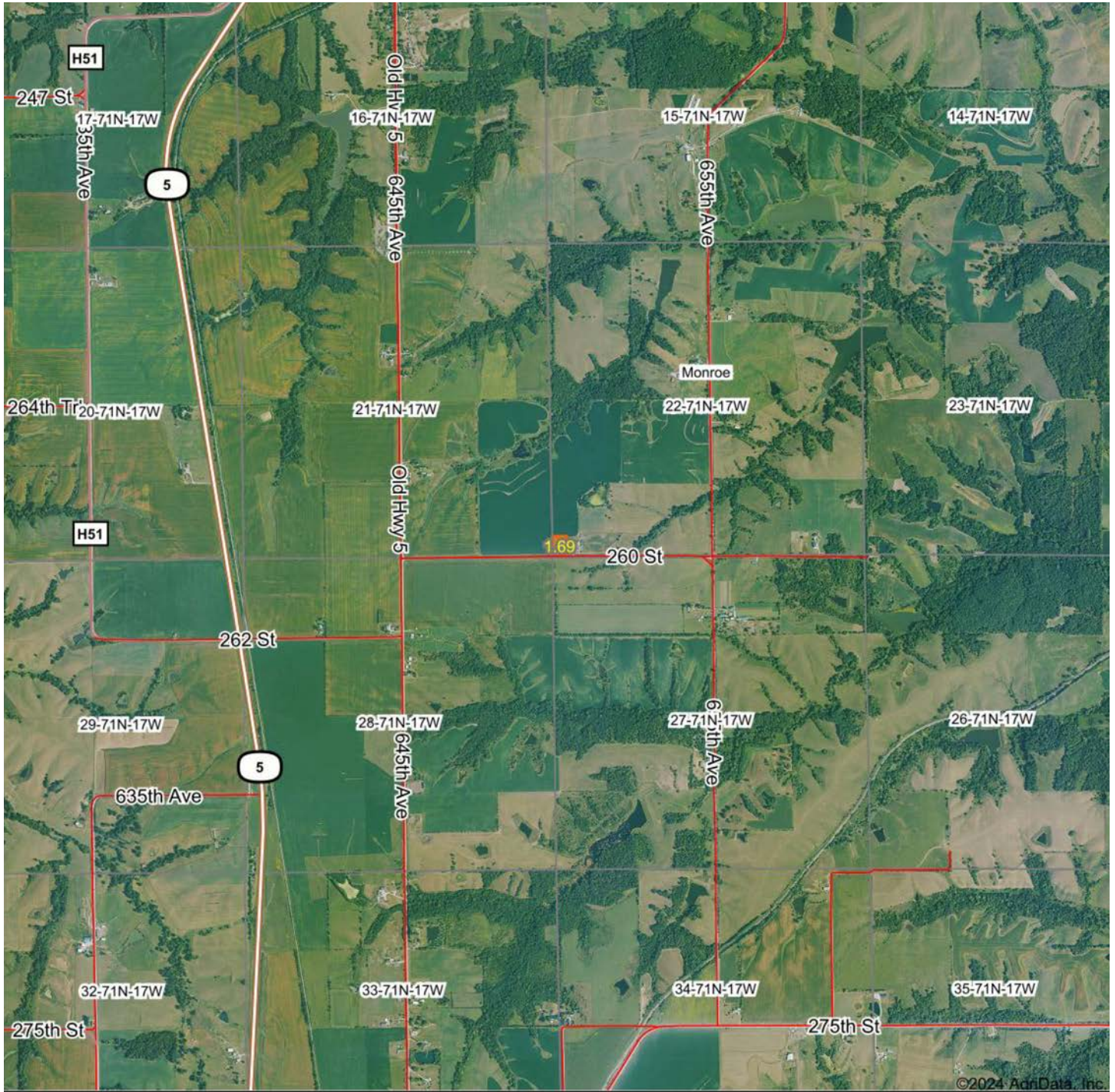
40'X60' SHOP



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 55' 41.69, -92° 48' 41.4



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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22-71N-17W
Monroe County
Iowa



7/5/2024

AERIAL MAP



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Boundary Center: 40° 55' 41.69, -92° 48' 41.4



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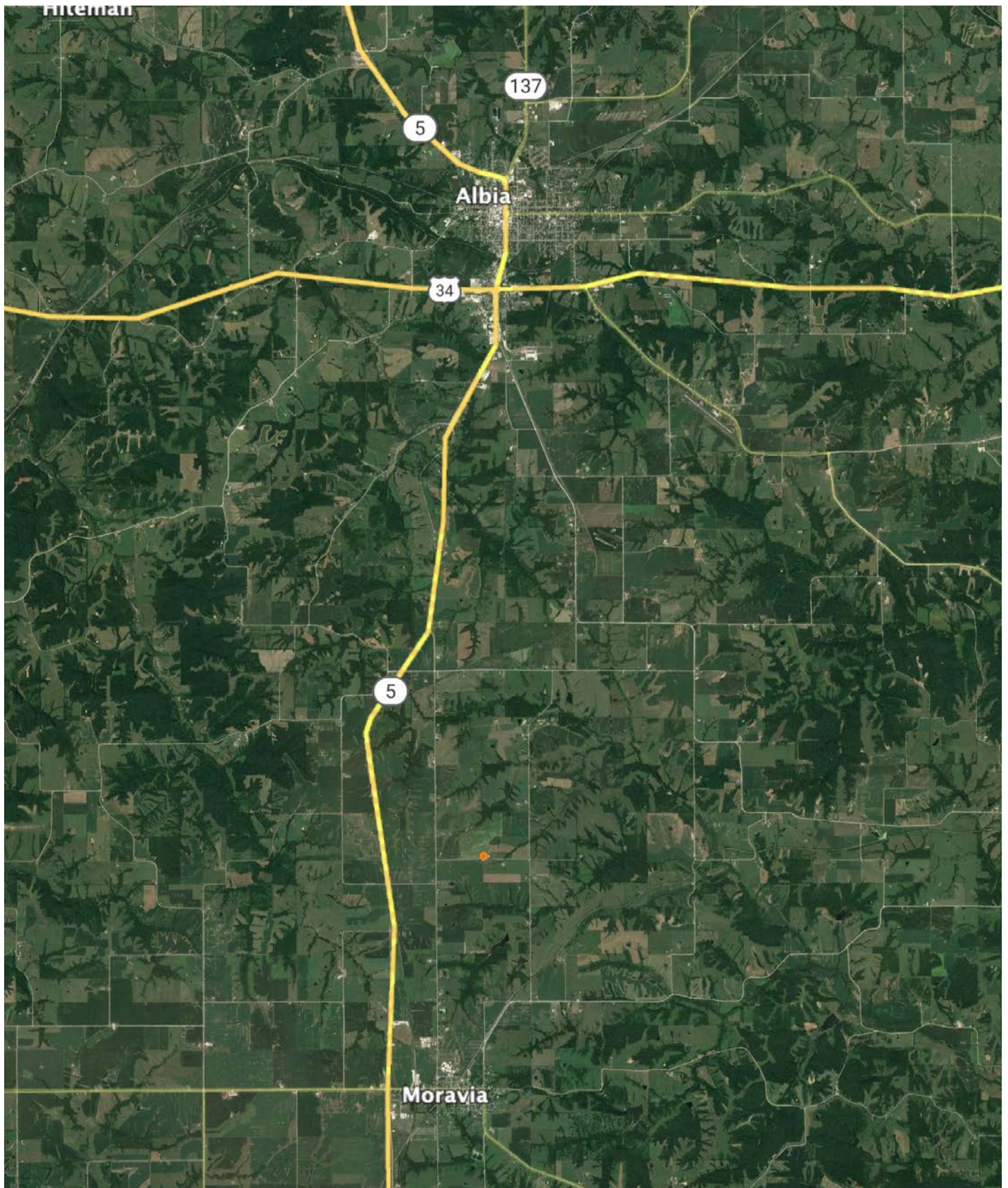
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22-71N-17W
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OVERVIEW MAP



AGENT CONTACT

Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



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