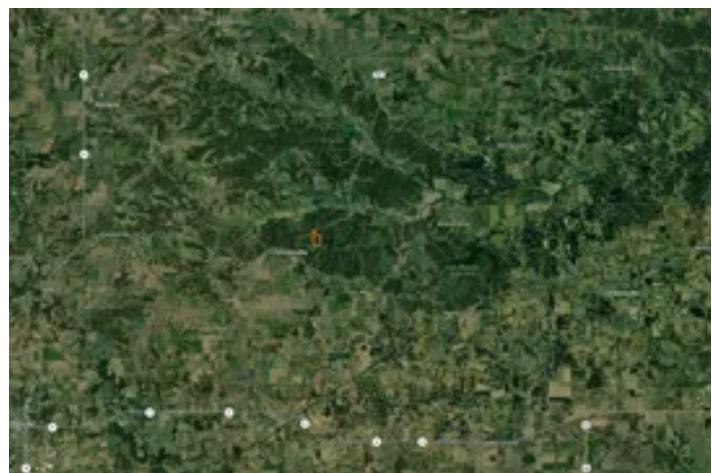
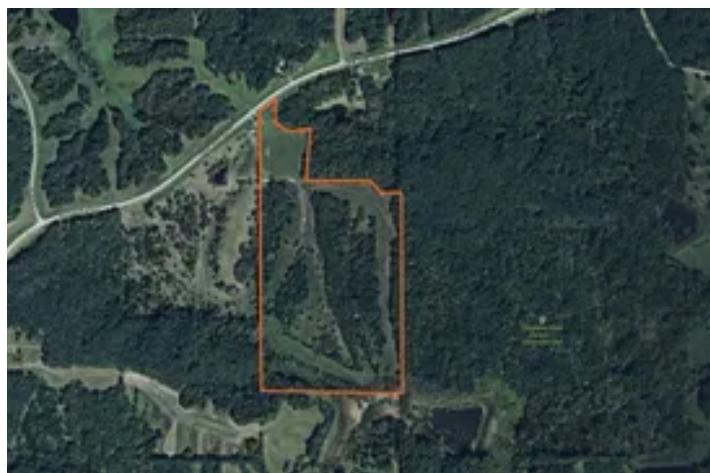


**Appanoose County, Iowa 65 Acres of Land for Sale**  
14926 HWY T61  
Unionville, IA 52594

**\$383,500**  
**65± Acres**  
**Appanoose County**



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Appanoose County, Iowa 65 Acres of Land for Sale Unionville, IA / Appanoose County

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### SUMMARY

#### **Address**

14926 HWY T61

#### **City, State Zip**

Unionville, IA 52594

#### **County**

Appanoose County

#### **Type**

Farms, Hunting Land, Recreational Land

#### **Latitude / Longitude**

40.828936 / -92.681482

#### **Acreage**

65

#### **Price**

\$383,500

#### **Property Website**

<https://landguys.com/property/appanoose-county-iowa-65-acres-of-land-for-sale-appanoose-iowa/95645/>



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## Appanoose County, Iowa 65 Acres of Land for Sale Unionville, IA / Appanoose County

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### **PROPERTY DESCRIPTION**

#### **Turnkey 65± acre Iowa hunting tract with income potential, build potential, and premier public land access.**

This 65± acre tract in Appanoose County, Iowa offers an exceptional combination of quality whitetail habitat, income potential, and future build opportunities. Split from a larger, meticulously managed farm, this parcel retains many of the improvements that make the original property truly turnkey. The land includes established food plots, well-positioned blinds, and strategically designed access trails that allow efficient movement throughout the farm while maintaining excellent security cover for wildlife. The rolling topography creates natural pinch points and travel corridors, making it an outstanding hunting setup. A diverse habitat mix of timber, native grasses, brush, and water sources supports strong deer and turkey populations.

Approximately 5 acres are currently in hay production, providing immediate income, with opportunities to expand tillable acreage if desired. With hard surface road access and utilities available, this tract also checks the boxes for a future home or cabin site. The location is tough to beat—just a short drive to Lake Rathbun and Lake Wapello, and bordered by Stevens State Forest, giving you seamless access to additional public recreational ground. For out-of-state buyers or those wanting a hands-off ownership experience, the seller is willing to stay on as a property manager, helping maintain habitat improvements and food plots. Larger tracts with this level of care, location, and versatility are rarely available.

### **KEY FEATURES**

- 65± acres premium Appanoose County hunting
- Turnkey whitetail and turkey habitat
- Food plots, blinds, and access trails
- Income-producing hay with expansion potential
- Build site with road access and utilities
- Near lakes and public land access

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**Appanoose County, Iowa 65 Acres of Land for Sale**  
**Unionville, IA / Appanoose County**

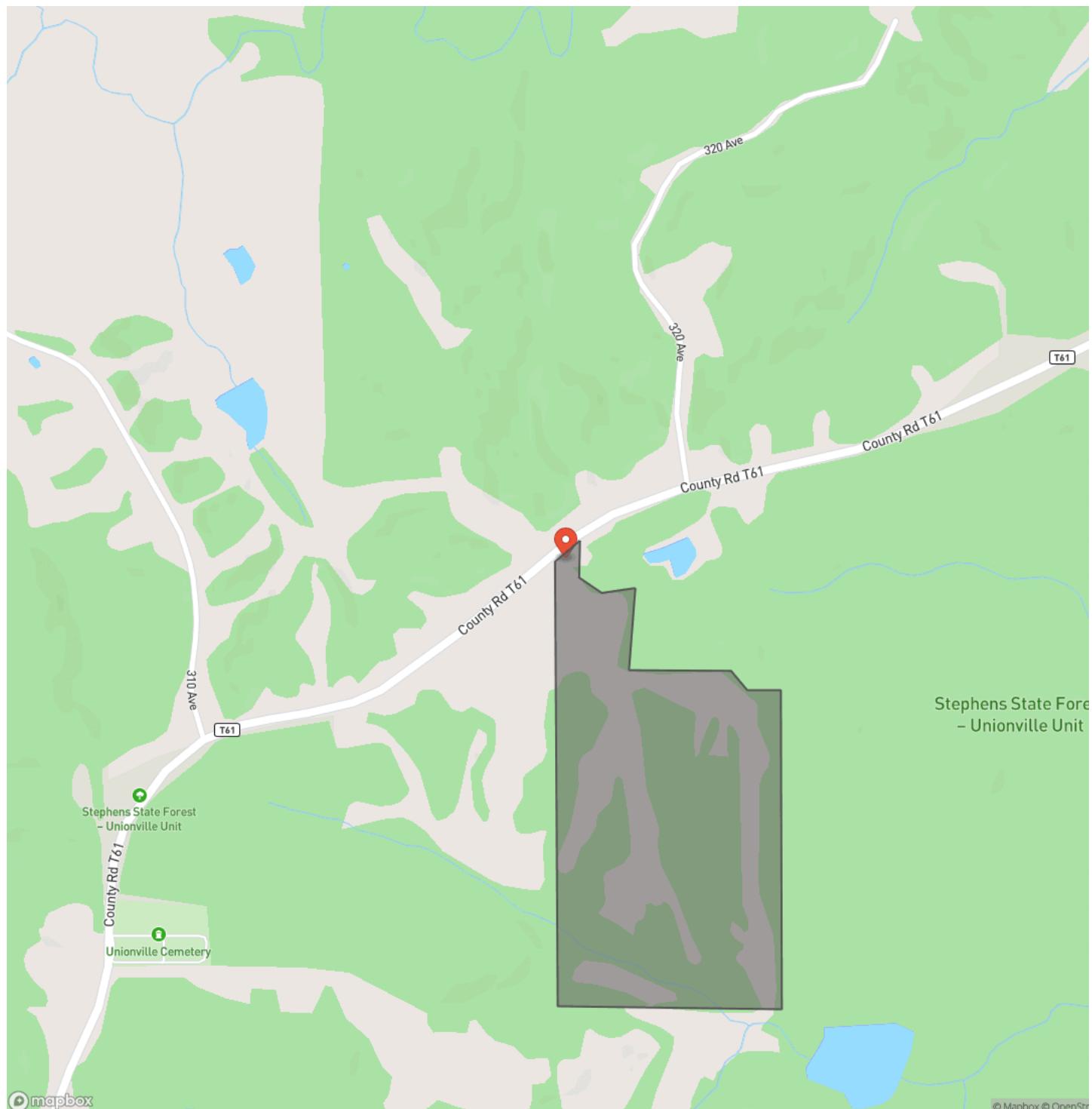
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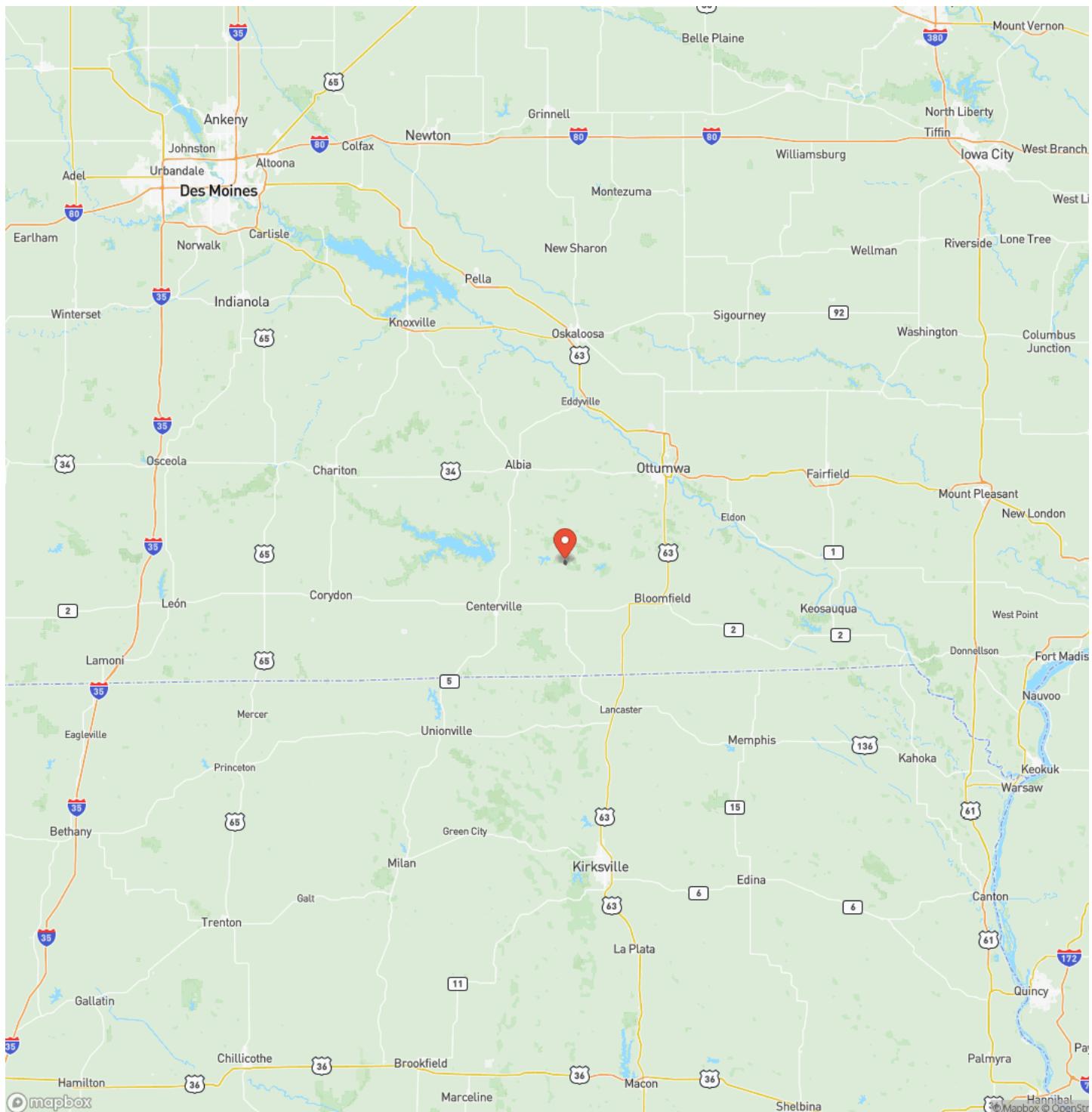
## Locator Map



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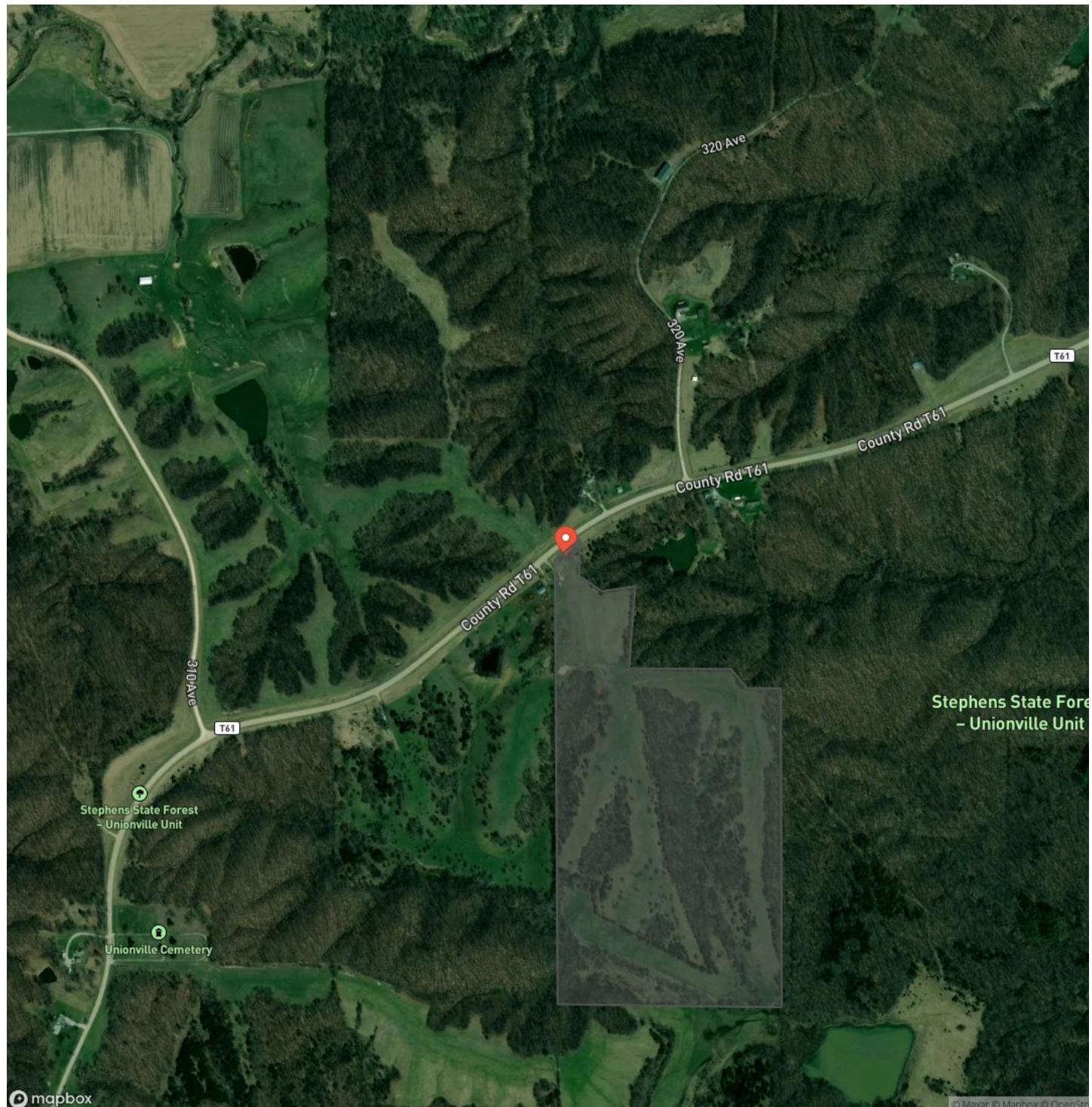
## Locator Map



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## Satellite Map



MORE INFO ONLINE:

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**Appanoose County, Iowa 65 Acres of Land for Sale**  
**Unionville, IA / Appanoose County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Danny Fane

**Mobile**

(518) 588-4497

**Email**

dfane@landguys.com

**Address**

**City / State / Zip**

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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