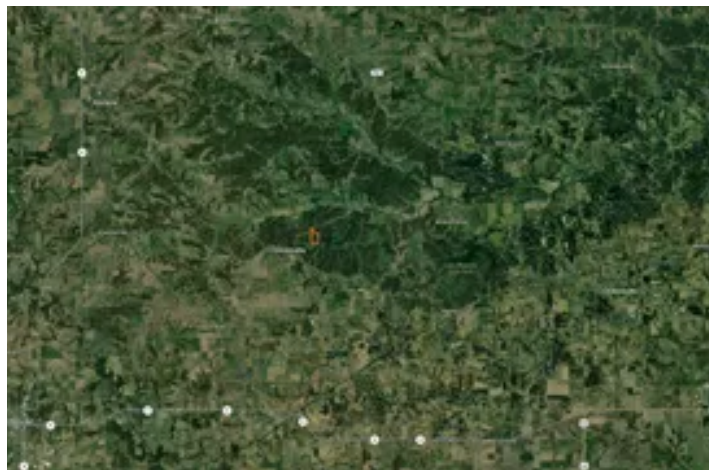
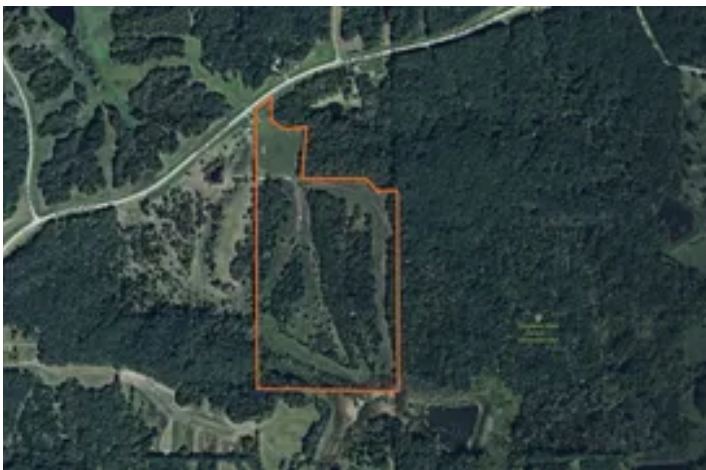


Appanoose County, Iowa 65 Acres of Land for Sale
14926 HWY T61
Unionville, IA 52594

\$383,500
65± Acres
Appanoose County



Appanoose County, Iowa 65 Acres of Land for Sale

Unionville, IA / Appanoose County

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/>



Appanoose County, Iowa 65 Acres of Land for Sale

Unionville, IA / Appanoose County

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.

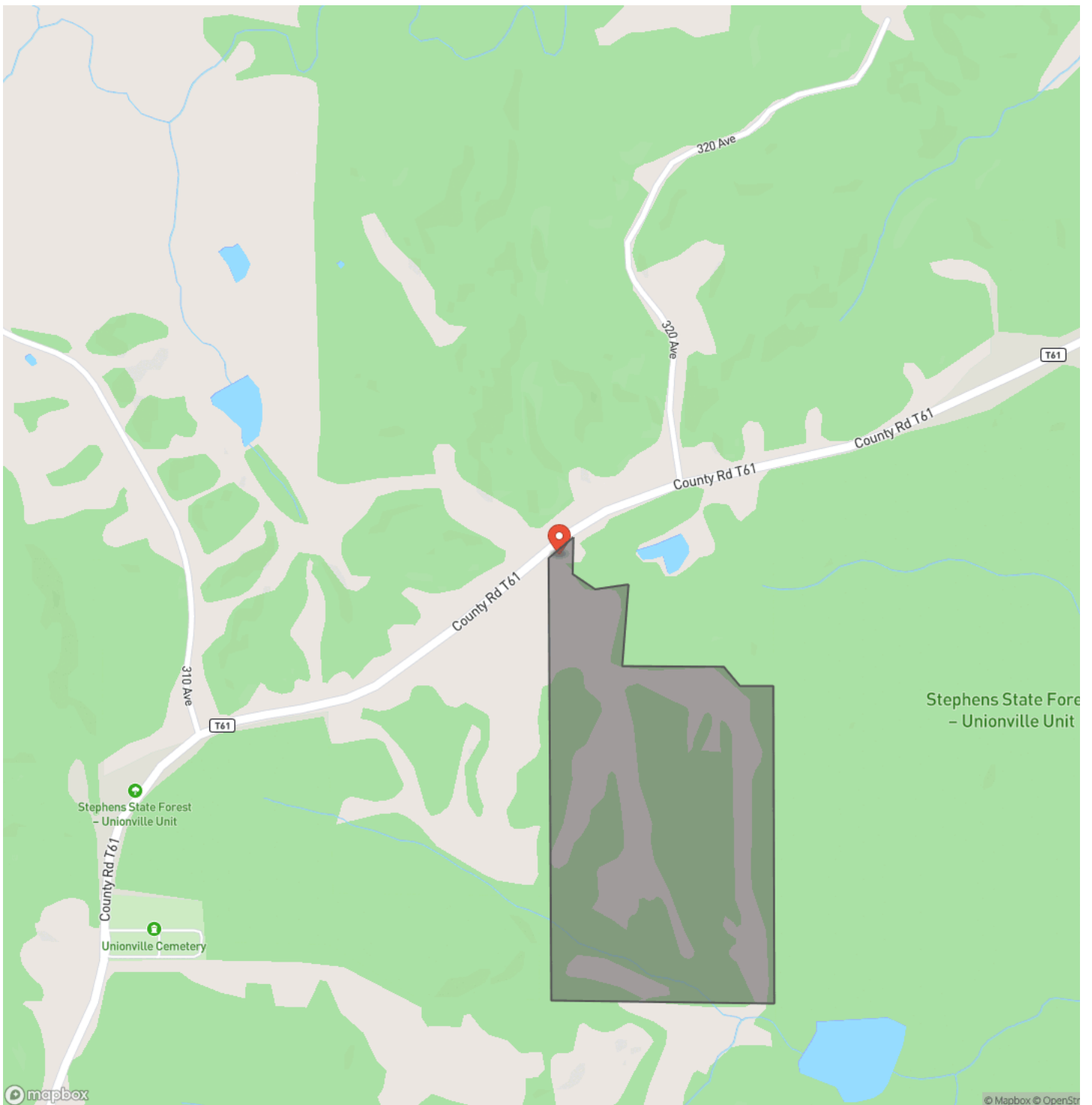
KEY FEATURES

- 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

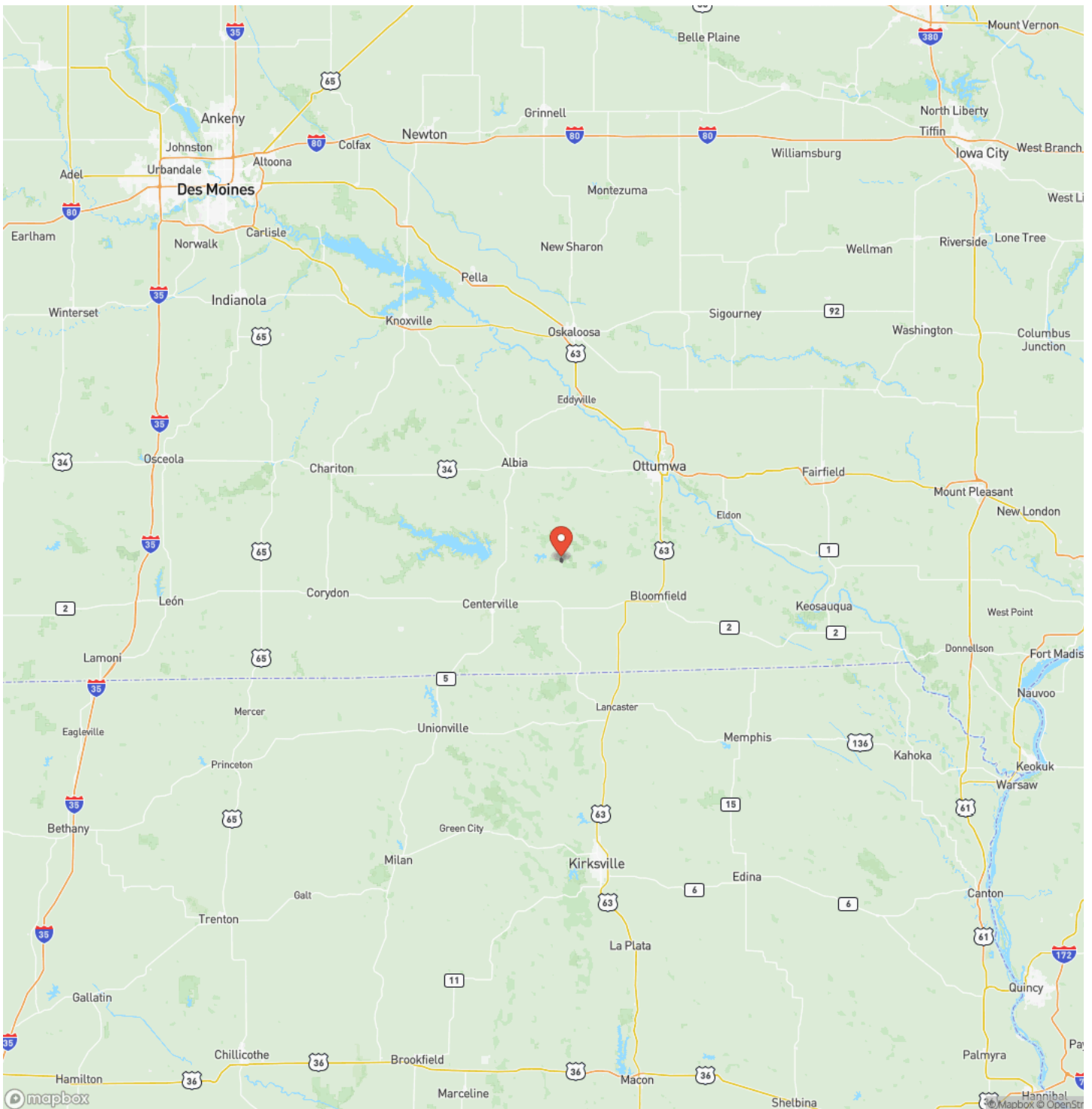
Appanoose County, Iowa 65 Acres of Land for Sale
Unionville, IA / Appanoose County



Locator Map



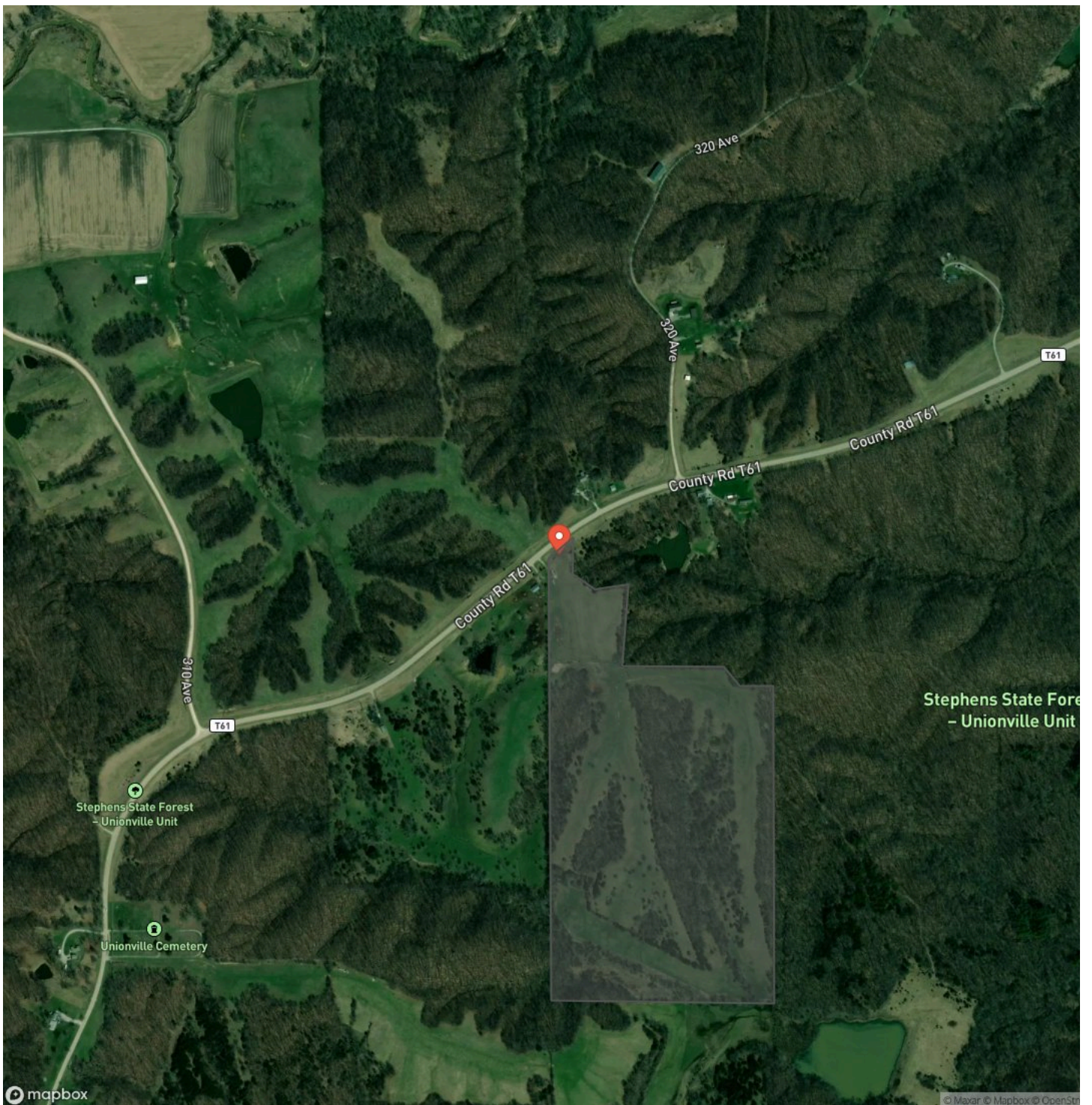
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



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Danny Fane

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(518) 588-4497

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City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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