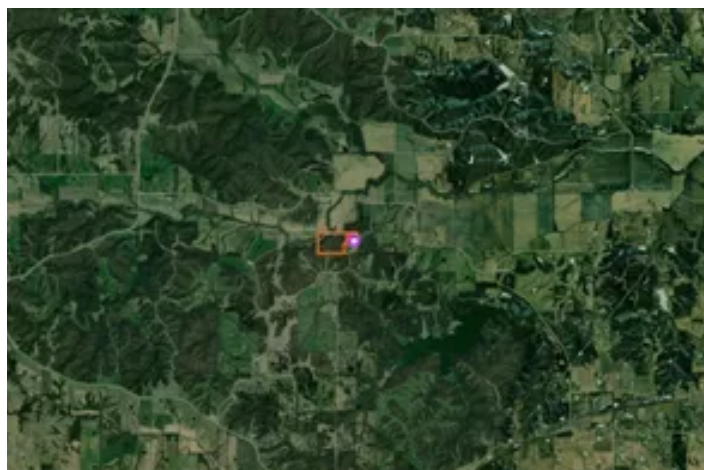


Davis County, Iowa 68 Acres With Home For Sale
14611 Arbor Blvd
Unionville, IA 52594

\$749,999
68± Acres
Davis County



Davis County, Iowa 68 Acres With Home For Sale
Unionville, IA / Davis County

SUMMARY

Address

14611 Arbor Blvd

City, State Zip

Unionville, IA 52594

County

Davis County

Type

Recreational Land, Hunting Land, Timberland, Residential Property

Latitude / Longitude

40.832781 / -92.609692

Dwelling Square Feet

2192

Bedrooms / Bathrooms

3 / 2

Acreage

68

Price

\$749,999

Property Website

<https://landguys.com/property/davis-county-iowa-68-acres-with-home-for-sale-davis-iowa/88127/>



Davis County, Iowa 68 Acres With Home For Sale

Unionville, IA / Davis County

PROPERTY DESCRIPTION

If you've been searching for the perfect Southern Iowa retreat—a beautiful, private cabin tucked away in one of the region's most renowned trophy whitetail hunting areas—this exceptionally well-maintained homestead in Unionville, Iowa, offers the ideal blend of rustic charm, modern comfort, and world-class outdoor opportunities. Pride of ownership is evident in every detail of this 3-bedroom, 2-bathroom (one non conforming) cabin with over 2,192 sq.ft of cozy living space.

The exterior is completely maintenance-free, featuring new steel log siding, soffits, fascia, and a stone-coated steel roof. Inside, a double-insulated fireplace provides deep, comforting warmth during the winter months, while a recently added four-season room with Anderson windows and doors, plush carpeting, and a gas fireplace offers the perfect place to sip morning coffee, watch breathtaking sunsets, and observe the abundant wildlife.

The landscaping has been carefully designed and maintained, with a new retaining wall and sidewalk leading to the front door, a spacious rear deck, a welcoming front porch, and an outdoor fire pit that creates an inviting space for summer evenings. A 30x53 machine shop provides abundant storage for tools, equipment, and recreational toys, and a lean-to offers even more space. For those interested in livestock, the newly fenced front pasture is ready for use.

The property lies in a well-known trophy whitetail area and has been expertly managed for both habitat and hunting success. Premium wildlife cover has been established with switchgrass plantings and miscanthus rows, and year-round water sources are available from three strategically placed water holes.

Trophy buck attraction has been enhanced with multiple rubbing posts and hemp rope licking branches, and an orchard of five Arkansas Black apple trees and five Keifer pear trees has been planted in key locations. Diverse food plots of clover and soybeans, along with a reclaimed late-season plot, provide consistent forage, while the back third of the lower field has been left in native cover for bedding. Timber stand improvement east of the creek increases sunlight and enhances bedding opportunities, all under the guidance of a habitat management plan developed with expert Mark Luster.

The property comes fully set up with two 600 lb. Banks feeders, one 300 lb. Banks feeder, a 360 blind, and a ladder stand, making it truly turnkey for the avid hunter or wildlife enthusiast. Whether you're looking for a private hunting paradise, a serene country home, or both this

Unionville retreat is ready to welcome you.

KEY FEATURES:

Included with the Sale

- (2) 600 lb. Banks feeders
- (1) 300 lb. Banks feeder
- (1) 360 blind
- (1) Ladder stand
- Invisible fence with 2 collars
- Washer & dryer
- All appliances
- Amish furniture on the deck
- TV stand in the loft
- Furniture in sunroom
- Back shelving in the shop
- Refrigerator & chest freezer in shop
- All firewood with racks/storage
- Water collection system by shop
- Additional miscellaneous items

Negotiable Items

MORE INFO ONLINE:

www.landguys.com

- Sectional couch
- Bedroom sets
- Recliner in basement
- Kitchen table & chairs
- Metal stools in kitchen
- Troy-Bilt Mustang 50" zero-turn mower
- Chairs by firepit
- Other negotiable items not listed

Recent Improvements:

Landscaping & Outdoor Features

- Retaining wall & walkway with volt lighting – Spring 2024
- New deck & front porch – Spring/Summer 2024
- Firepit – Spring 2024
- Fenced front pasture – ideal for small livestock

Exterior Upgrades

- New Roof & Gutters – Oct. 2023
- Stone-coated steel by Erie Home
50-year limited-lifetime warranty
- New Steel Log Siding, Soffits, Fascia – June 2024 (TruLog Siding)

Interior Updates

- Four-season sunroom with Anderson windows & door, carpet, and gas fireplace
- Double-insulated stovepipe fireplace – heats home efficiently
- Enclosed & finished basement area
- Basement bathroom remodel – new shower, vanity, and cosmetic updates (July 2025)
- HVAC cleaned & serviced – April 2025

Hunting Improvements & Habitat Enhancements

- Switchgrass plantings near home, miscanthus rows, and in front of 360 blind
- Improved drainage in lower field to prevent flooding
- Three year-round water holes for wildlife
- Trophy buck attractants: rubbing posts & hemp rope licking branches
- Orchard: 5 Arkansas Black apple trees & 5 Keifer pear trees in key spots
- Clover & soybean food plots plus late-season reclaimed plot
- Back third of lower field left in native bedding cover for deer & fawns
- Timber stand improvement east of creek for sunlight and bedding
- Expert-designed management plan with Mark Luster for stand placement & mature buck potential
- Long-term forestry plan to enhance valuable trees & remove invasive species

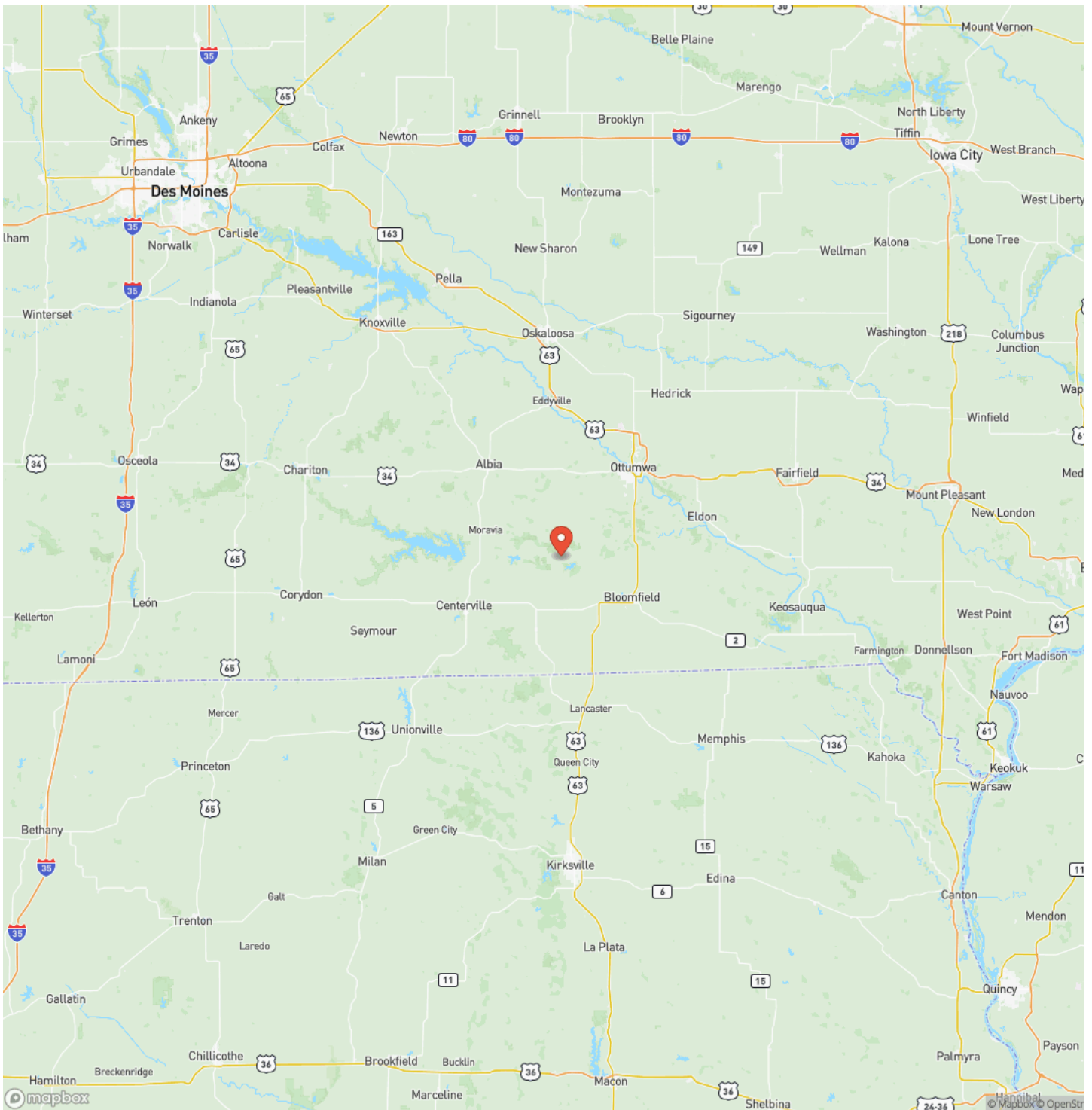
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Davis County, Iowa 68 Acres With Home For Sale

Unionville, IA / Davis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing space for writing. The background is white, and there are no margins, headers, footers, or other markings present.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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