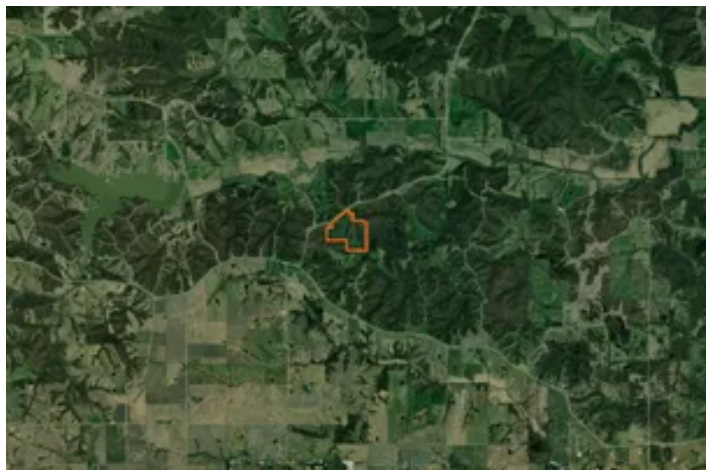


Appanoose County, Iowa 105 Acres of Land For Sale
14926 HWY T61
Unionville, IA 52594

\$656,250
105± Acres
Appanoose County



Appanoose County, Iowa 105 Acres of Land For Sale

Unionville, IA / Appanoose County

SUMMARY

Address

14926 HWY T61

City, State Zip

Unionville, IA 52594

County

Appanoose County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

40.825468 / -92.681633

Acreage

105

Price

\$656,250

Property Website

<https://landguys.com/property/appanoose-county-iowa-105-acres-of-land-for-sale-appanoose-iowa/85838/>



Appanoose County, Iowa 105 Acres of Land For Sale

Unionville, IA / Appanoose County

PROPERTY DESCRIPTION

Prime 105-Acre Recreational Property in Appanoose County, Iowa – Turnkey and Ready for 2025 Season.

If you're searching for a well-rounded acreage in a top-tier recreational area known for trophy whitetail hunting, this 105-acre parcel in Appanoose County, Iowa, is a must-see. This turnkey farm is fully prepped for the 2025 hunting season, thanks to the current owner's thoughtful improvements and strategic land management.

The property boasts well-established food plots and strategically positioned blinds, complemented by thoughtfully cleared, screened access trails—making it truly turnkey for the upcoming fall season. Its gently rolling terrain provides easy navigation throughout the farm, perfect for both hunting and everyday use.

You'll find a diverse mix of habitat, including tall native grasses, brushy draws, mature oak stands, and reliable water sources. The land sits on a hard surface road with utilities available, making it an excellent candidate for a future home or cabin site.

Currently, 5 acres are in hay production, with potential to expand tillable acreage elsewhere on the property. This farm is located just a short drive from both Lake Wapello and Lake Rathbun—offering quick access to additional outdoor recreation.

Even better, the property is surrounded by Stevens State Forest, giving you direct access to additional public hunting ground. For out-of-state buyers or those seeking a hands-off investment, the current owner is open to staying on as a land manager—offering local expertise and help with property upkeep.

Hard-to-find properties like this—with buildable ground, excellent location, and premier hunting—don't come along often. Schedule your private showing today and secure your piece of southern Iowa paradise.

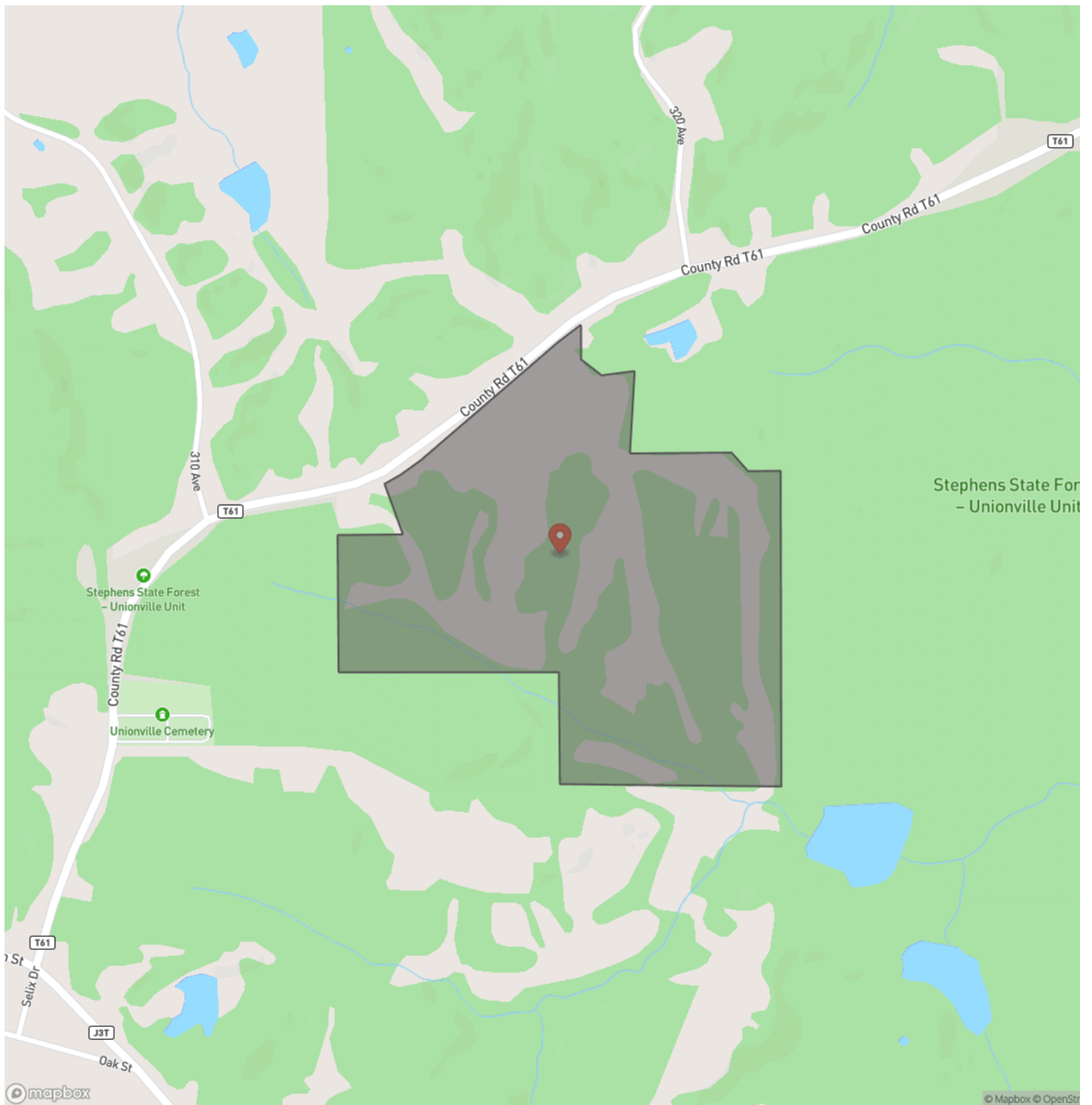
KEY FEATURES

- Exceptional Whitetail Hunting – Located in a highly sought-after trophy whitetail region
- Gently Rolling Terrain – Easy to navigate by foot, ATV, or vehicle—ideal for all ages and uses
- Screened Access Trails – Minimize wildlife disturbance while providing smooth travel across the property
- Build-Ready Site – Hard surface road frontage with utilities available—ideal for a home or cabin
- Income Potential – 5 acres in hay production with room to expand
- Prime Location – Just a short drive to Lake Wapello and Lake Rathbun for fishing, boating, and camping
- Optional Land Management – Current owner willing to assist with farm management for out-of-state buyers

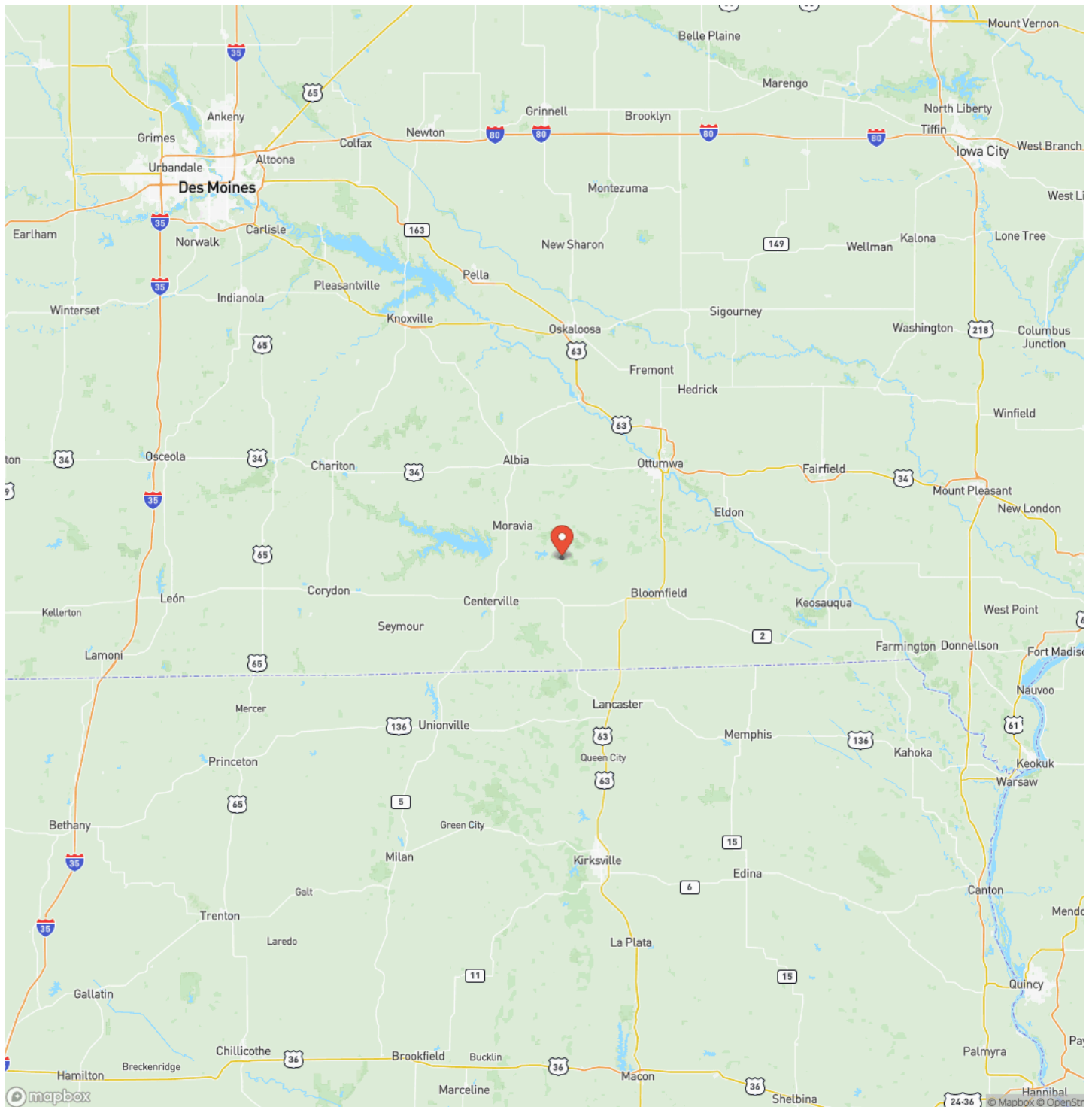
Appanoose County, Iowa 105 Acres of Land For Sale
Unionville, IA / Appanoose County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Appanoose County, Iowa 105 Acres of Land For Sale Unionville, IA / Appanoose 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 blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

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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