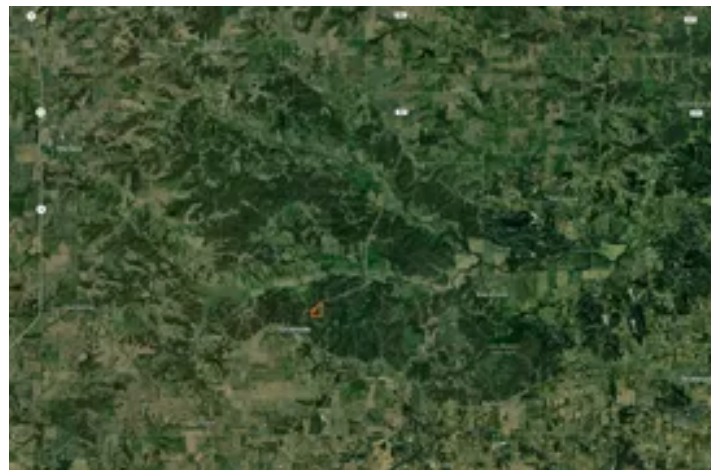


Appanoose County, Iowa 40 Acres of Land for Sale
0000 HWY T61
Unionville, IA 52594

\$236,000
40± Acres
Appanoose County



Appanoose County, Iowa 40 Acres of Land for Sale

Unionville, IA / Appanoose County

SUMMARY

Address

0000 HWY T61

City, State Zip

Unionville, IA 52594

County

Appanoose County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.826634 / -92.685273

Acreage

40

Price

\$236,000

Property Website

<https://landguys.com/property/appanoose-county-iowa-40-acres-of-land-for-sale-appanoose-iowa/95634/>



Appanoose County, Iowa 40 Acres of Land for Sale

Unionville, IA / Appanoose County

PROPERTY DESCRIPTION

Affordable 40± acre southern Iowa hunting tract with diverse habitat and strong wildlife.

If you're looking for an affordable recreational tract in a proven southern Iowa hunting area, this 40± acre parcel in Appanoose County checks a lot of boxes. Split from a larger, well-managed farm, this property has been thoughtfully laid out and is ready for the 2025 hunting season. The gently rolling terrain allows for easy movement throughout the property and creates natural travel routes for wildlife. A diverse blend of native grasses, brushy draws, mature oak timber, and dependable water sources provides excellent cover and consistent whitetail and turkey activity. While the focus remains on recreation and hunting, the property does offer hard surface road access with utilities nearby, adding flexibility without taking away from the land's primary use.

Its location places you within minutes of Lake Wapello and Lake Rathbun, offering convenient access to fishing, boating, camping, and other outdoor activities. For buyers seeking a turnkey, low-maintenance hunting setup, the current owner is open to continuing as a land manager—bringing local knowledge and assistance with ongoing property care. Affordable, quality hunting tracts of this size are becoming increasingly difficult to find in Appanoose County.

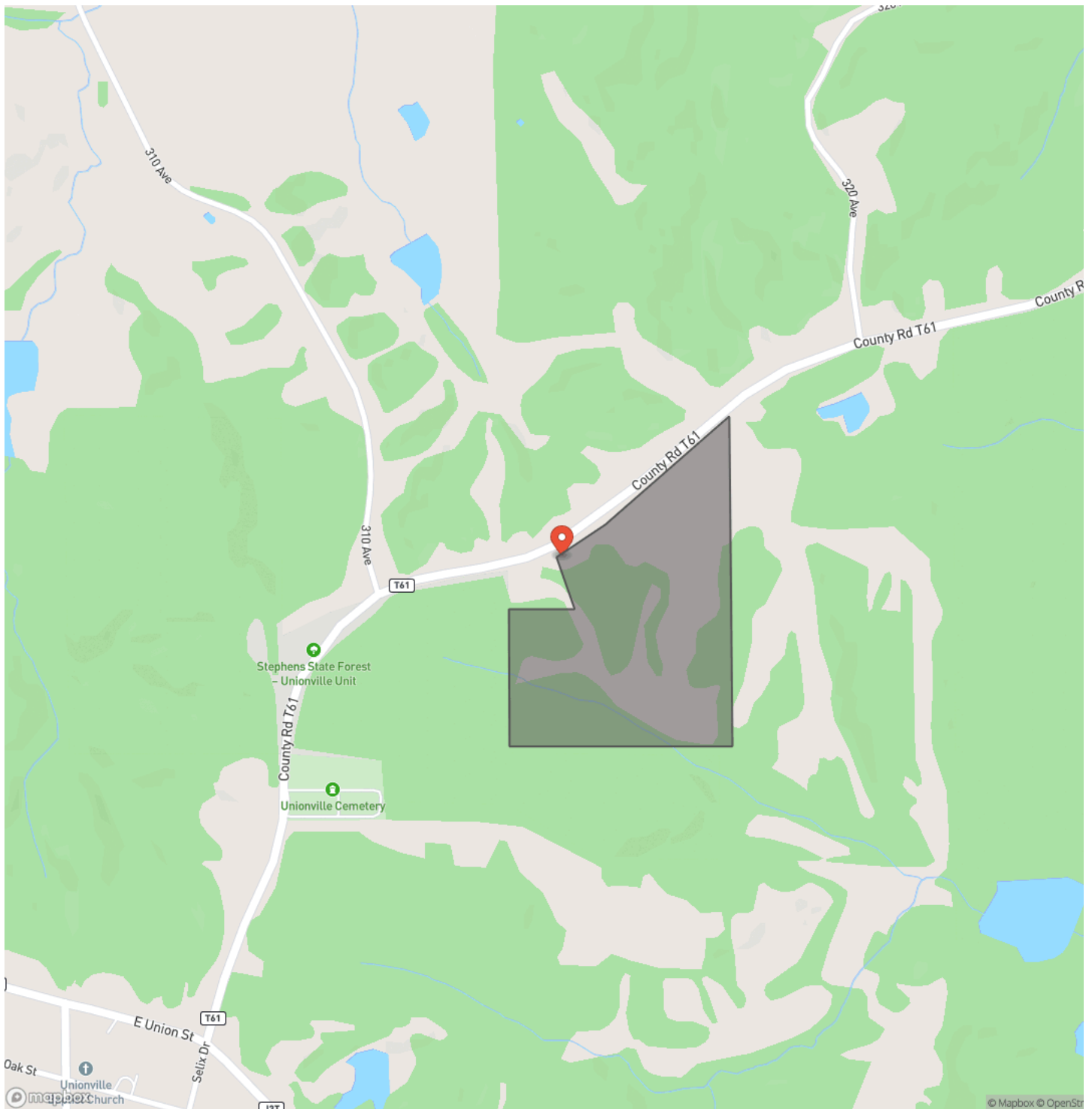
KEY FEATURES

- Affordable 40± acres in Appanoose County
- Proven southern Iowa hunting area
- Diverse habitat, strong whitetail and turkey
- Gently rolling terrain, easy access
- Hard surface road, utilities nearby
- Near Lake Wapello and Lake Rathbun

Appanoose County, Iowa 40 Acres of Land for Sale
Unionville, IA / Appanoose County



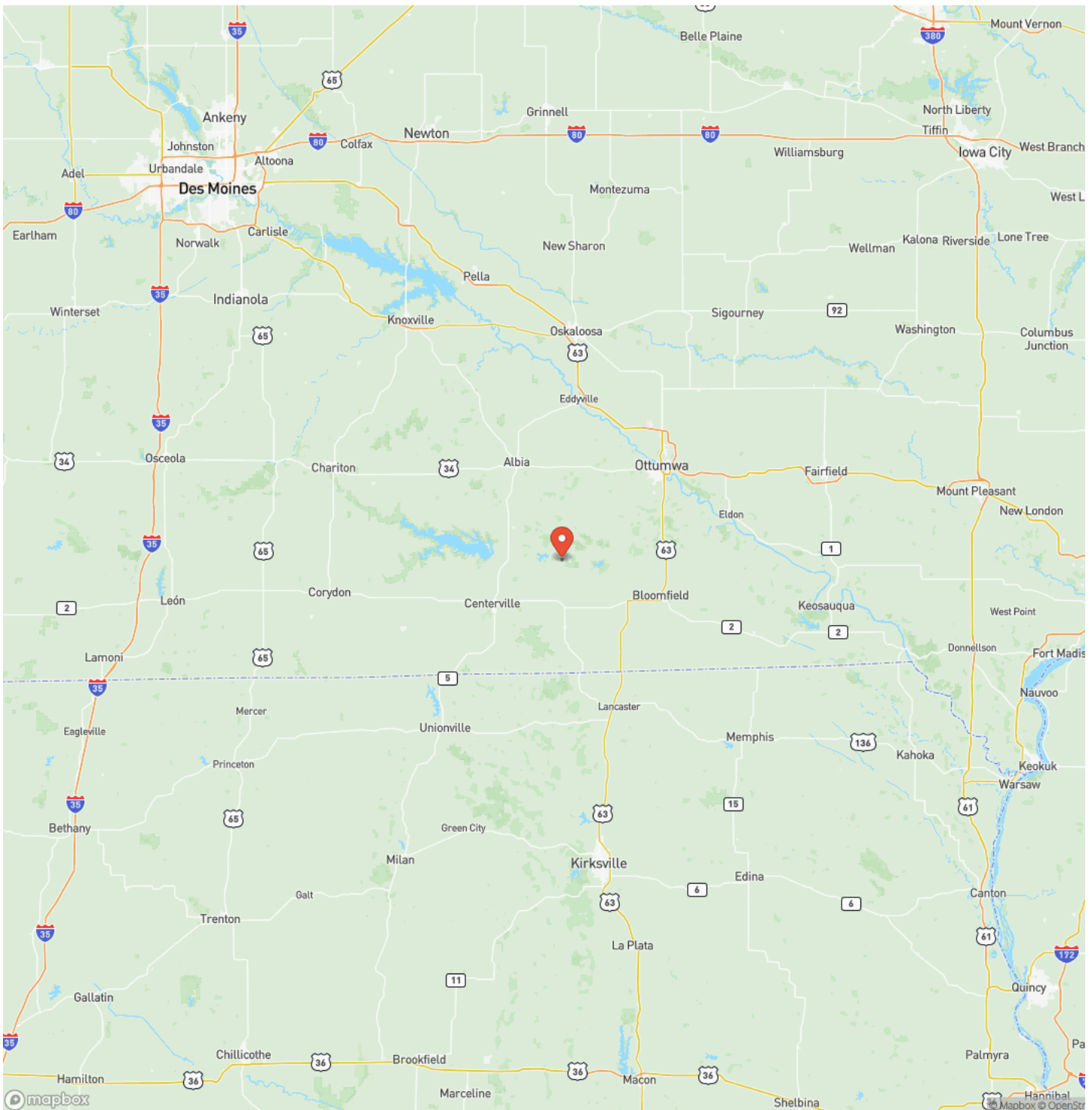
Locator Map



MORE INFO ONLINE:

www.landguys.com

Locator Map



Satellite Map



Appanoose County, Iowa 40 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 run 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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