

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

# APPANOOSE COUNTY IOWA



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## MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME ON 10 +/- ACRES

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Beautiful home on 10 +/- acres southeast of Exline, Iowa. Serene living with no neighbors in eyesight, this property has it all! Newly built in 2019 with two bedrooms and 1 full bath featuring 624 square feet of living space with an open concept living/kitchen space and a mud/laundry room. The overhanging porch off the back boasts gorgeous southern Iowa views. There is an additional 20'x30' detached garage built in 2009 as well as another standing barn in solid condition. For

the outdoorsman this property offers great recreational value for its size with deer harvested north of 150" and documented trail cam photos of B&C caliber deer. There are established food plots and the owner has found upwards of 25+ sheds in a single year off of this property! Opportunity is abundant on this southern IA acreage, contact listing agent Patrick Cutter today to set up your private showing!





# PROPERTY FEATURES

PRICE: **\$304,000** | COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **10**

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- 10 +/- acres
- Home
- Garage
- Barn
- Food plots
- Big deer
- Hunting
- Hobby farm
- Secluded





# 2 BED 1 BATH HOUSE

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## 20'X30' DETACHED GARAGE

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## RECREATIONAL WITH GREAT HUNTING

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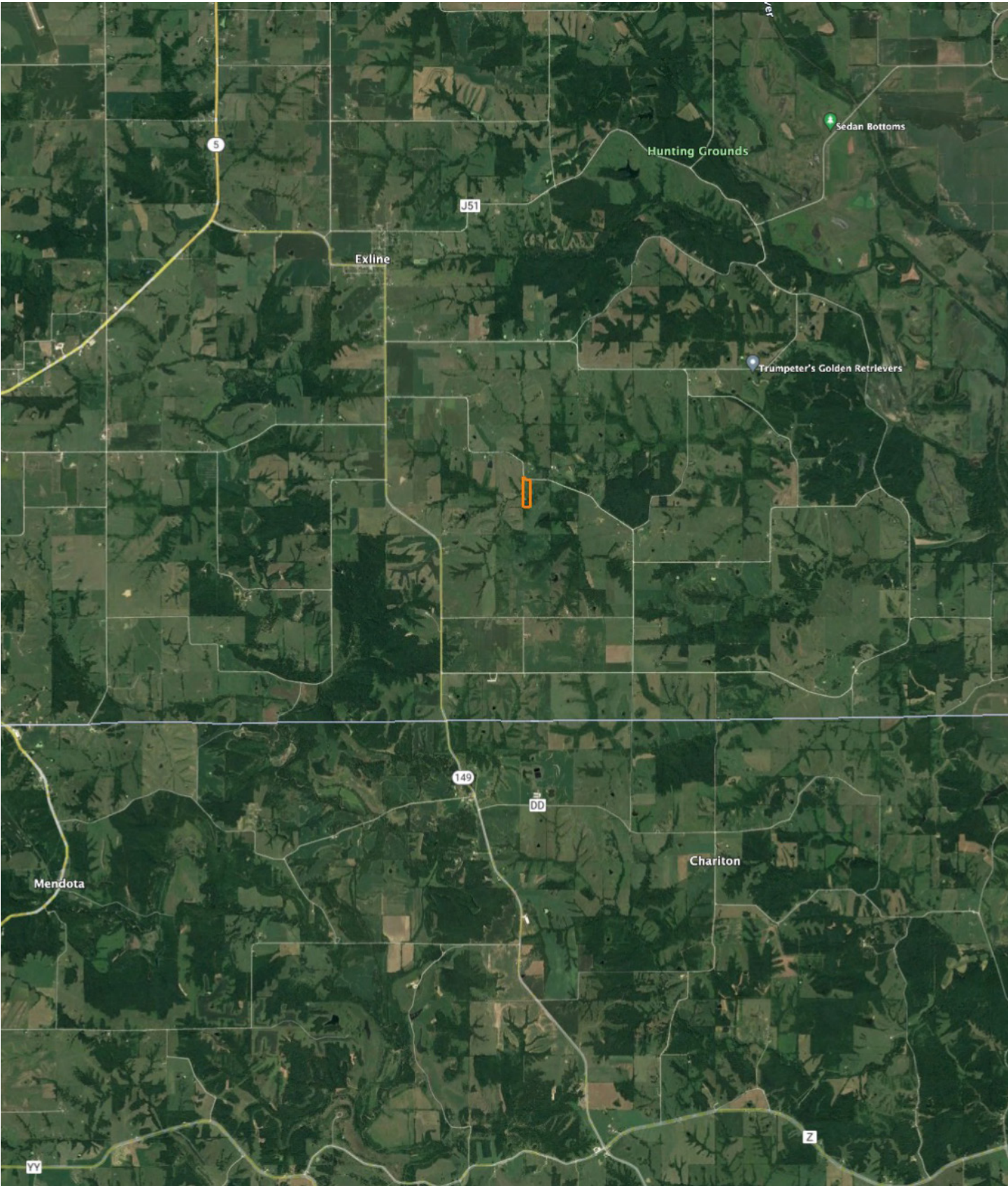
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

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Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



**PATRICK CUTTER,**

LAND AGENT

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## MidwestLandGroup.com

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