

MIDWEST LAND GROUP PRESENTS

13.5 ACRES IN

APPANOOSE COUNTY IOWA

23502 465TH STREET, CENTERVILLE, IA 52544



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY RESORT-STYLE ACREAGE WITH INVESTMENT INCOME POTENTIAL NEAR RATHBUN LAKE

Welcome to this truly one-of-a-kind, gated 13.5 acre retreat just minutes from Rathbun Lake Marina. The 3,200 square foot custom-built ranch home (2009) offers 4 bedrooms and 4 bathrooms with a fully finished basement and standout craftsmanship throughout, including custom cabinetry, unique crown molding, and high-end finishes. Enjoy the outdoors from the incredible 360-degree wraparound porch featuring three porch swings, or relax year-round in the swim spa. The private pond is an entertainer's dream with a deck leading into 15 feet of depth, complete with a slide and high dive, creating a true resort-style experience right at home.

This property is exceptionally well-suited for income production and short-term rental potential near one of Southern Iowa's top recreational destinations. The 2,600 square foot barn features a nearly fully furnished 1 bed, 2 bath apartment plus a second high-efficiency open-concept apartment-style suite with a mini kitchen - ideal for Airbnb, bachelor rentals, or long-term tenants. With fiber optic internet in

both the main home and barn, renters and guests stay fully connected. Located just 5 miles from Rathbun Lake Marina, 6 miles from Centerville, and less than one mile from Highway 5, this property offers the ideal balance of privacy, accessibility, and income opportunity.

Outdoor enthusiasts and hunters will appreciate the timbered trails winding through mature oak and walnut trees, abundant wildlife, and a natural stream providing a consistent water source. Deer are plentiful, making this an excellent recreational and hunting property. Adding even more character and entertainment value is the custom-built cabana featuring a handcrafted bar, pool table, rare wood accents, and antique décor, along with 10-foot-tall exterior storage. The barn offers concrete floors, space for storage or livestock, and a classic hand-pump-style water feature in the cattle area. The partially fenced acreage provides flexibility for recreation, expansion, or hobby farming, all with no zoning restrictions - perfect as a luxury rural residence, private retreat, or cash-flowing investment near Rathbun Lake.

PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **13.5**

- 13.5 +/- acres - gated and partially fenced
- 3,200 sq. ft. custom-built ranch home (2009)
- 4 bedrooms, 4 bathrooms
- Fully finished basement
- High-end custom cabinetry and detailed crown molding
- 360-degree wraparound porch with three porch swings
- Year-round swim spa
- Private stocked pond with deck, slide, and high dive (approx. 15 ft deep)
- Abundant wildlife with strong deer population, mature oak and walnut timber, established trails, and natural stream water source
- 2,600 sq. ft. barn with concrete floors
- Nearly fully furnished 1 bed, 2 bath apartment in barn
- Second high-efficiency open-concept suite with mini kitchen in barn
- Fiber optic internet to both house and barn
- Custom cabana with handcrafted bar, pool table, and antique décor
- Decorative hand-pump style water feature in livestock area
- Propane forced-air heat and central A/C
- 5 miles to Rathbun Lake Marina
- 6 miles to Centerville
- Less than 1 mile to Hwy 5
- Ideal for Airbnb or rental investment



CUSTOM-BUILT RANCH HOME

The 3,200 square foot custom-built ranch home (2009) offers 4 bedrooms and 4 bathrooms with a fully finished basement and standout craftsmanship throughout.



YEAR-ROUND SWIM SPA



2,600 SQ. FT. BARN W/ APARTMENT



CUSTOM CABANA



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 48' 24.46, -92° 50' 26.53

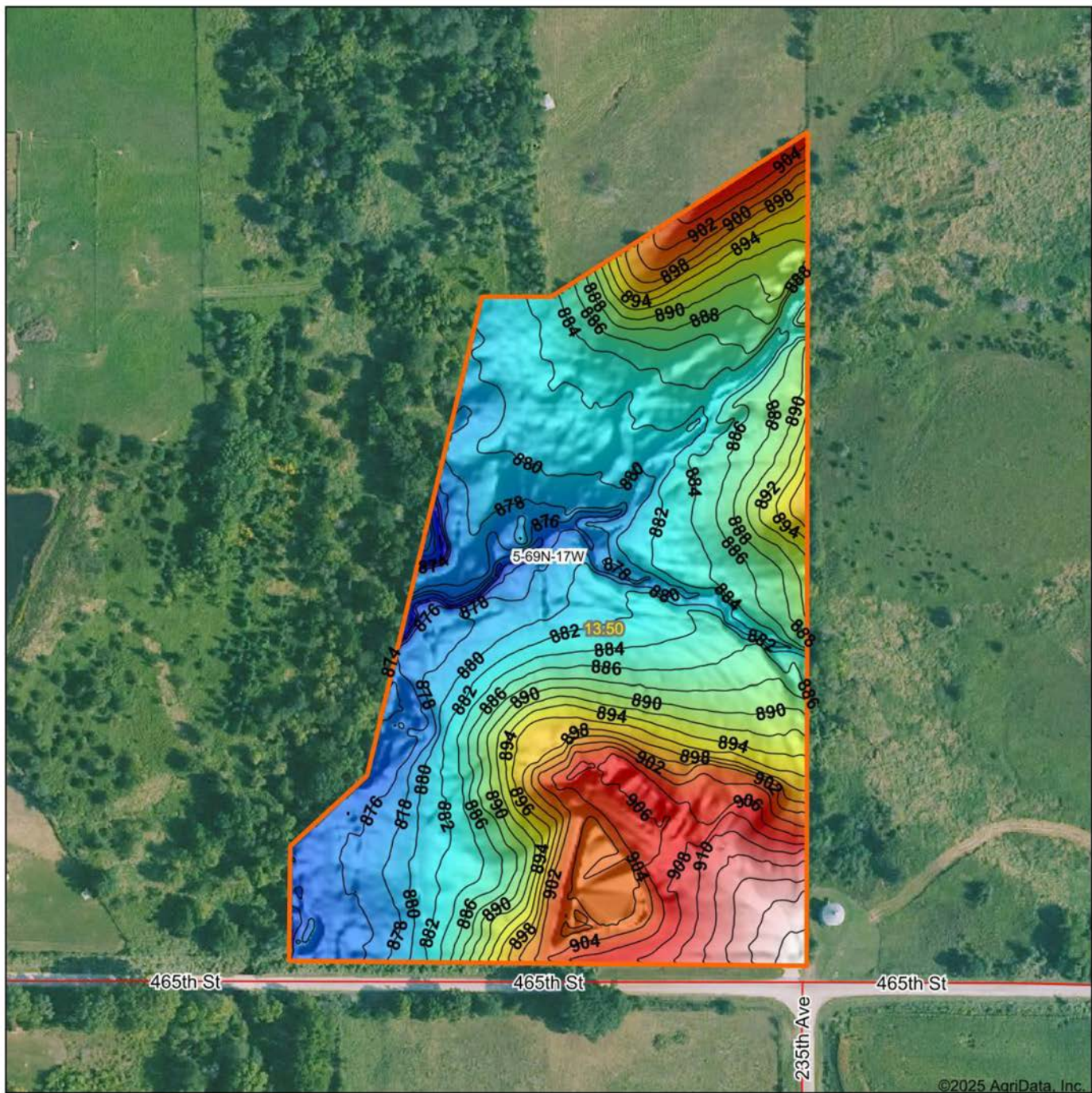
5-69N-17W
Appanoose County
Iowa

0ft 225ft 449ft



12/4/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2

Min: 869.8

Max: 918.9

Range: 49.1

Average: 888.6

Standard Deviation: 10.73 ft

0ft 218ft 436ft

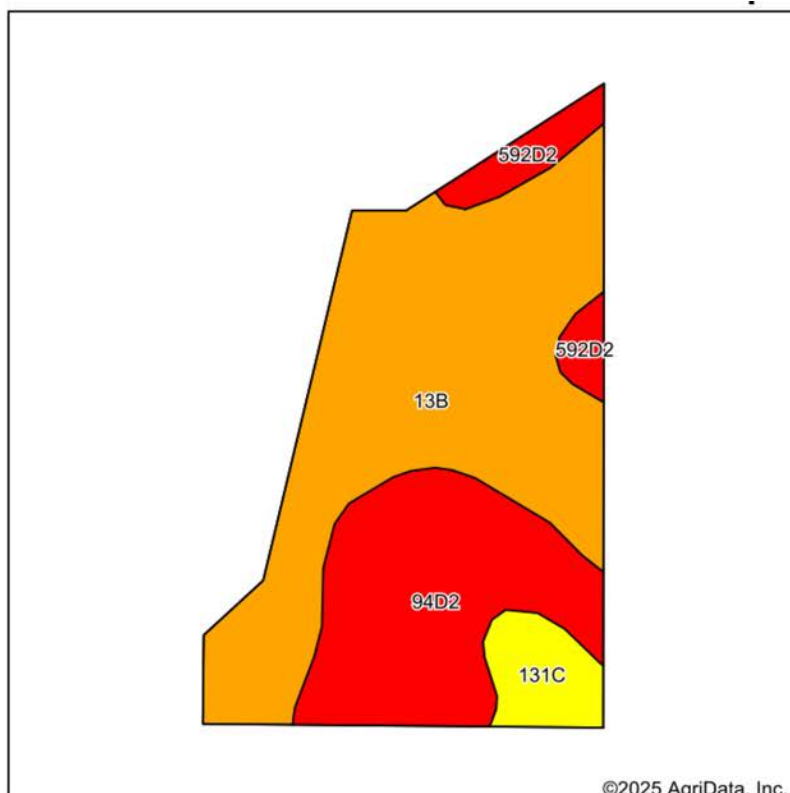


12/4/2025

5-69N-17W
Appanoose County
Iowa

Boundary Center: 40° 48' 24.46, -92° 50' 26.53

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **5-69N-17W**
 Township: **Douglas**
 Acres: **13.5**
 Date: **12/4/2025**



Maps Provided By:



Area Symbol: IA007, Soil Area Version: 32												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	7.84	58.0%		Ilw	192.0	55.7	79	68	86	81	80
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	4.02	29.8%		IVe	120.0	34.8	20	10	71	71	52
131C	Pershing silt loam, 5 to 9 percent slopes	0.86	6.4%		IIle	80.0	23.2	65	50	72	72	58
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	0.78	5.8%		IVe	88.0	25.5	10	5	68	68	49
Weighted Average					2.77	157.4	45.7	56.6	45.9	*n 79.6	*n 76.7	*n 68.5

**IA has updated the CSR values for each county to CSR2.

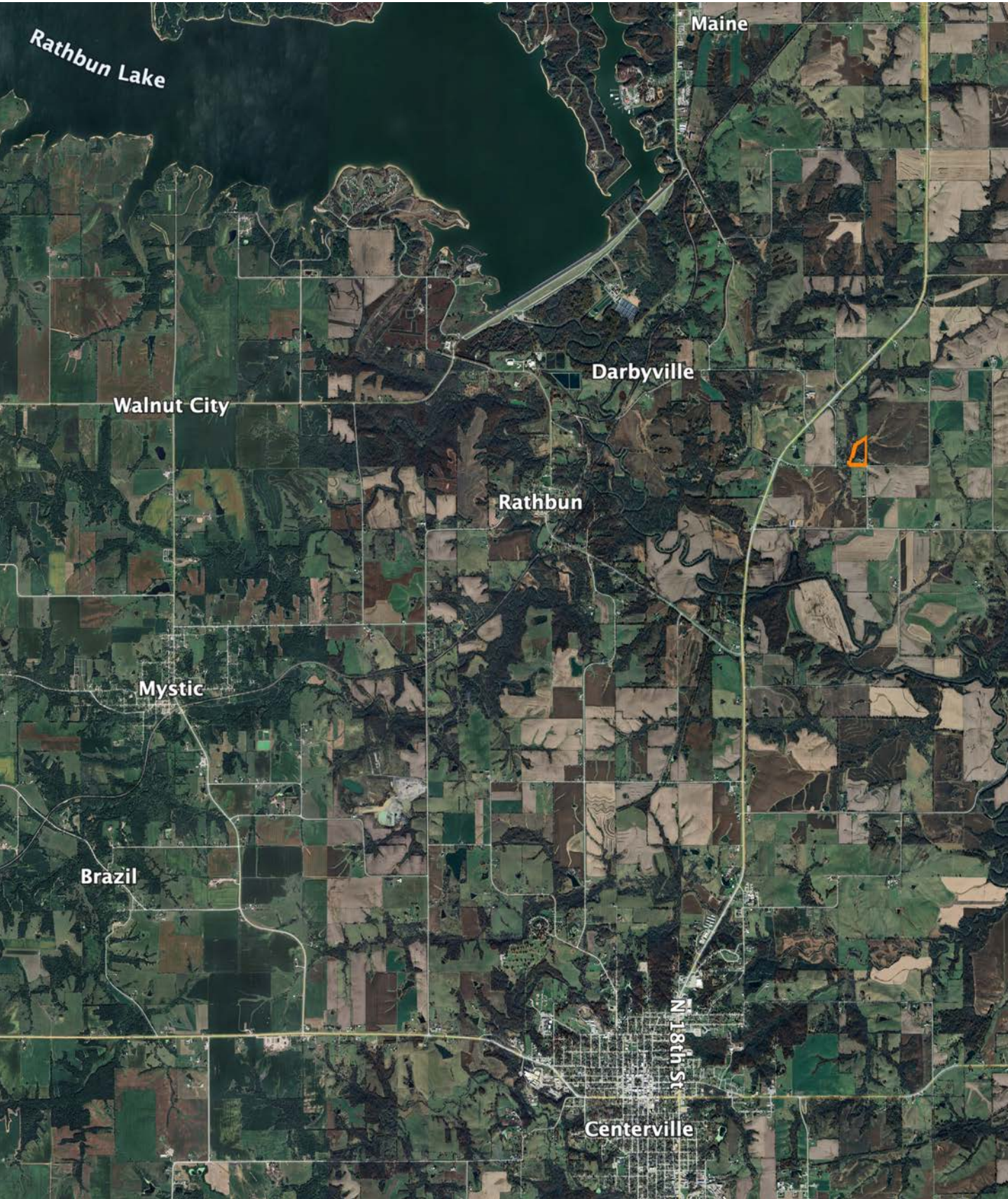
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Will Cooper grew up in Des Moines with a deep love for the outdoors and an uncommon drive to explore and learn more about the land around him. While most kids were chasing ballgames, Will was digging through assessor records, researching property lines, tracking sales, and daydreaming about owning ground of his own someday. Even then, he was thinking much farther ahead than just the next hunt.

A proud Iowa State grad with a degree in Finance and a minor in Financial Planning, Will brings sharp communication skills, relentless work ethic, and a service-first mindset to every client relationship. His professional background in financial planning taught him how to guide people through major decisions, manage details with precision, and build trust that lasts.

Wherever life takes him, Will feels most at home outside with people who share the sentiment. He serves Central and Southern Iowa with the heart of a lifelong outdoor enthusiast and the drive of someone who refuses to sit still or settle for 'good enough.' Friendly, fast-moving, and fiercely loyal, he's the kind of agent who treats every transaction like it's personal, because to him, it is.



WILL COOPER

LAND AGENT

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