

MIDWEST LAND GROUP PRESENTS

78.85 ACRES IN

---

# APPANOOSE COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING, RECREATION & INCOME PRODUCING FARM

This exceptional 78.85 +/- acre property in Mystic, Iowa, offers the perfect blend of agricultural income, world-class hunting, and long-term investment potential. With approximately 50 tillable acres currently generating an estimated \$7,500 in annual rental income, this farm has reliable income while you enjoy the land.

The Walnut Creek corridor runs through the property, creating a natural wildlife highway that consistently attracts the world-class whitetail deer Iowa is renowned for, along with healthy populations of wild turkey. There were several B&C caliber deer using this property in fall 2025, and multiple gobblers echoing in the creek bottom as we were photographing the farm. The future looks bright! With the south end of the farm being mostly open, there is great topography to stay hidden while maneuvering throughout. A new Bank's Sequoia blind and three new big-foot ladder stands go with the property!

A healthy stand of walnut timber in the creek bottom adds yet another layer of future income potential as those trees continue to mature — a true long-term asset for the discerning buyer.

For those looking to build, a prime building site sits conveniently along the road with water and electricity already available, making it easy to envision your dream cabin or permanent residence.

To top it all off, this property sits just 3 miles south of Lake Rathbun — one of Iowa's premier recreational lakes — putting boating, fishing, and additional outdoor recreation right at your doorstep.

Properties like this — income-producing, wildlife-rich, future timber-valuable, and build-ready — don't last long. Don't miss your opportunity to own a piece of southern Iowa's finest recreational ground.



# PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **78.85**

- 50 +/- tillable acres
- Walnut Creek
- Great deer history
- Walnut timber
- 3 miles from Lake Rathbun
- Build site
- Water and electric at the road



# 50 +/- TILLABLE ACRES

---



# WALNUT CREEK

---



# WALNUT TIMBER

---



# BUILD SITE

---

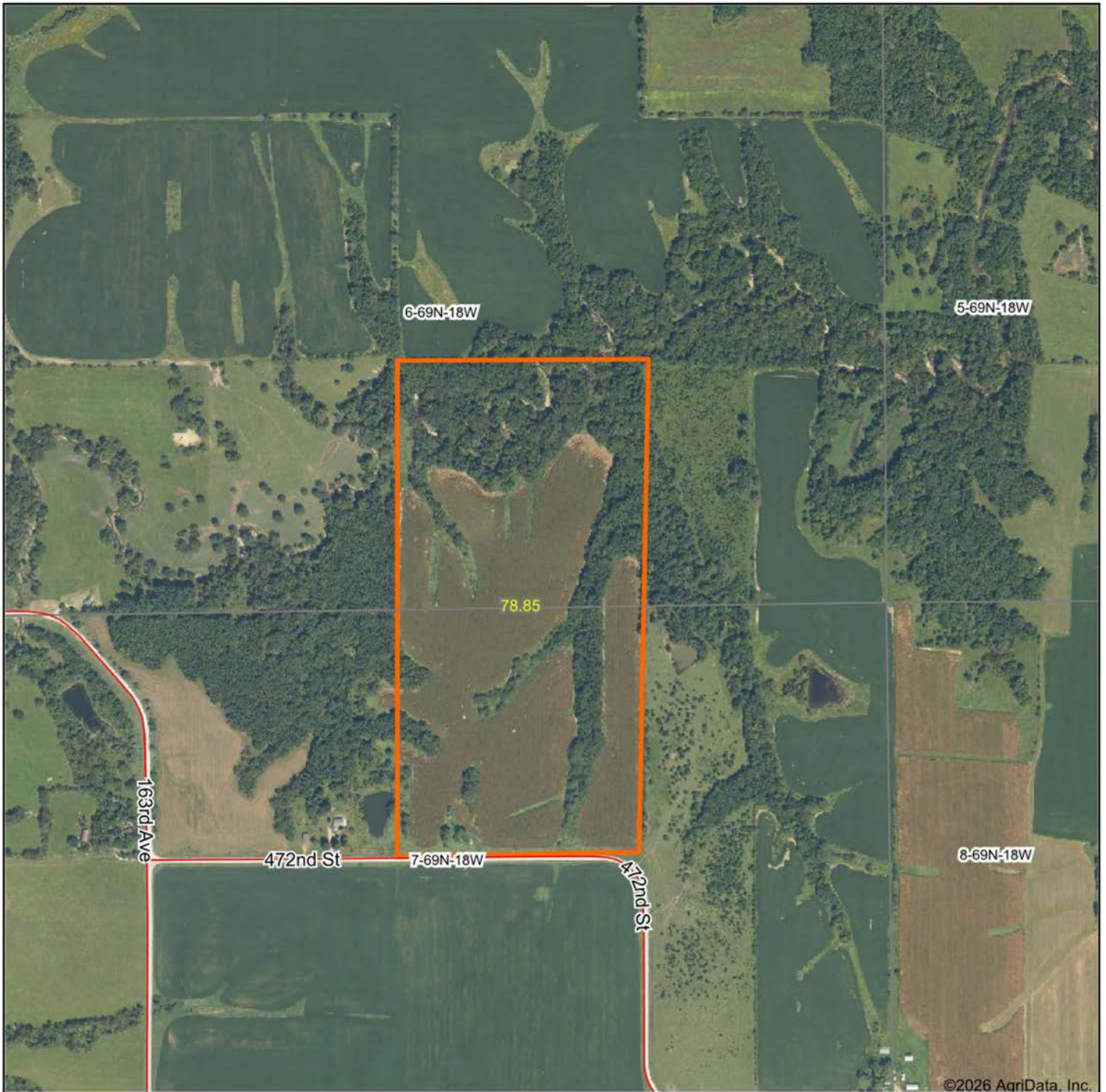


# GREAT DEER HISTORY

---

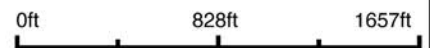


# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 40° 47' 50.51, -92° 58' 15.13



Maps Provided By:



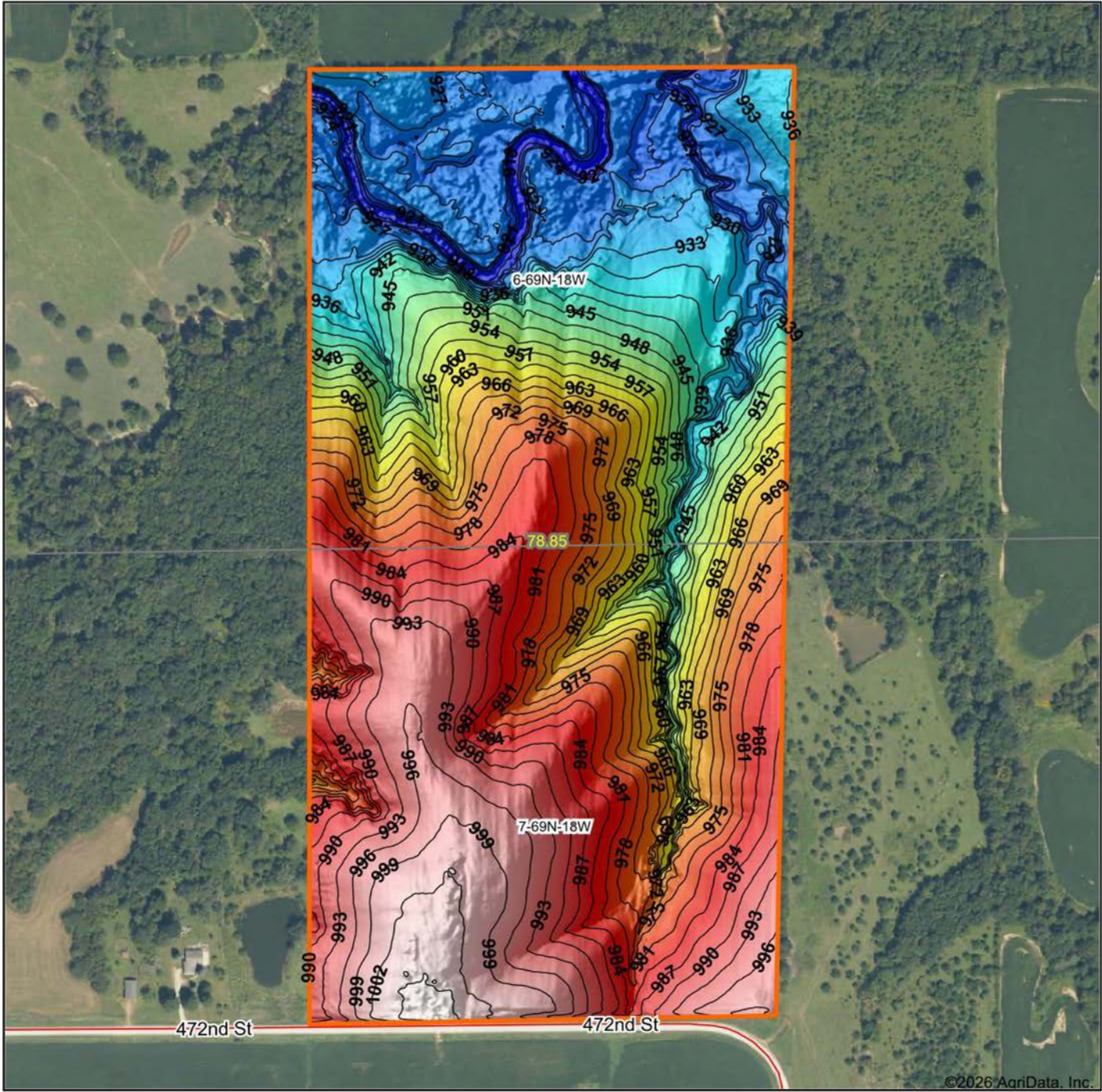
© AgriData, Inc. 2025 www.AgriDataInc.com

**6-69N-18W**  
**Appanoose County**  
**Iowa**



4/6/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 915.4

Max: 1,006.3

Range: 90.9

Average: 964.2

Standard Deviation: 26.05 ft

0ft 430ft 859ft

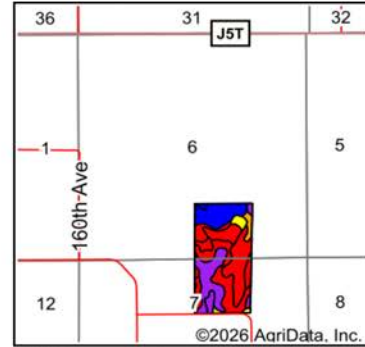
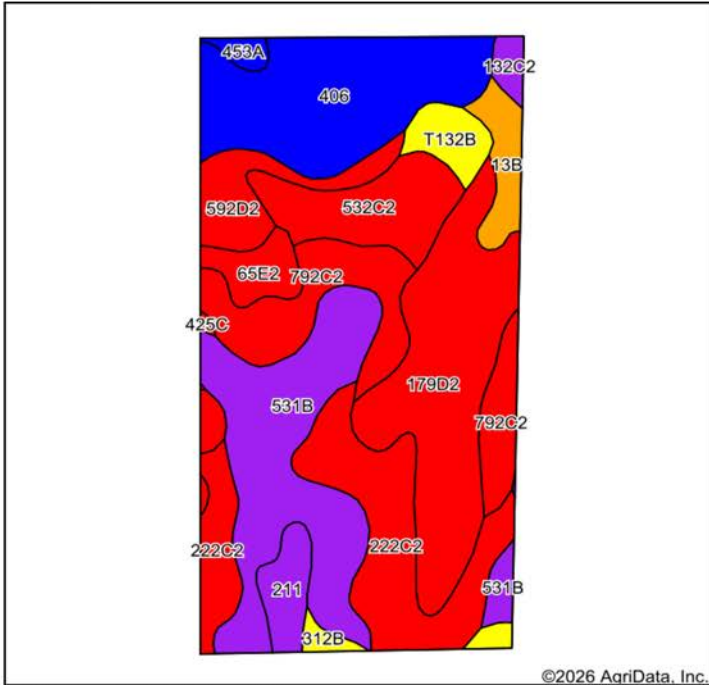


4/6/2026

**6-69N-18W**  
**Appanoose County**  
**Iowa**

Boundary Center: 40° 47' 50.51, -92° 58' 15.13

# SOILS MAP



State: **Iowa**  
 County: **Appanoose**  
 Location: **6-69N-18W**  
 Township: **Walnut**  
 Acres: **78.85**  
 Date: **4/6/2026**



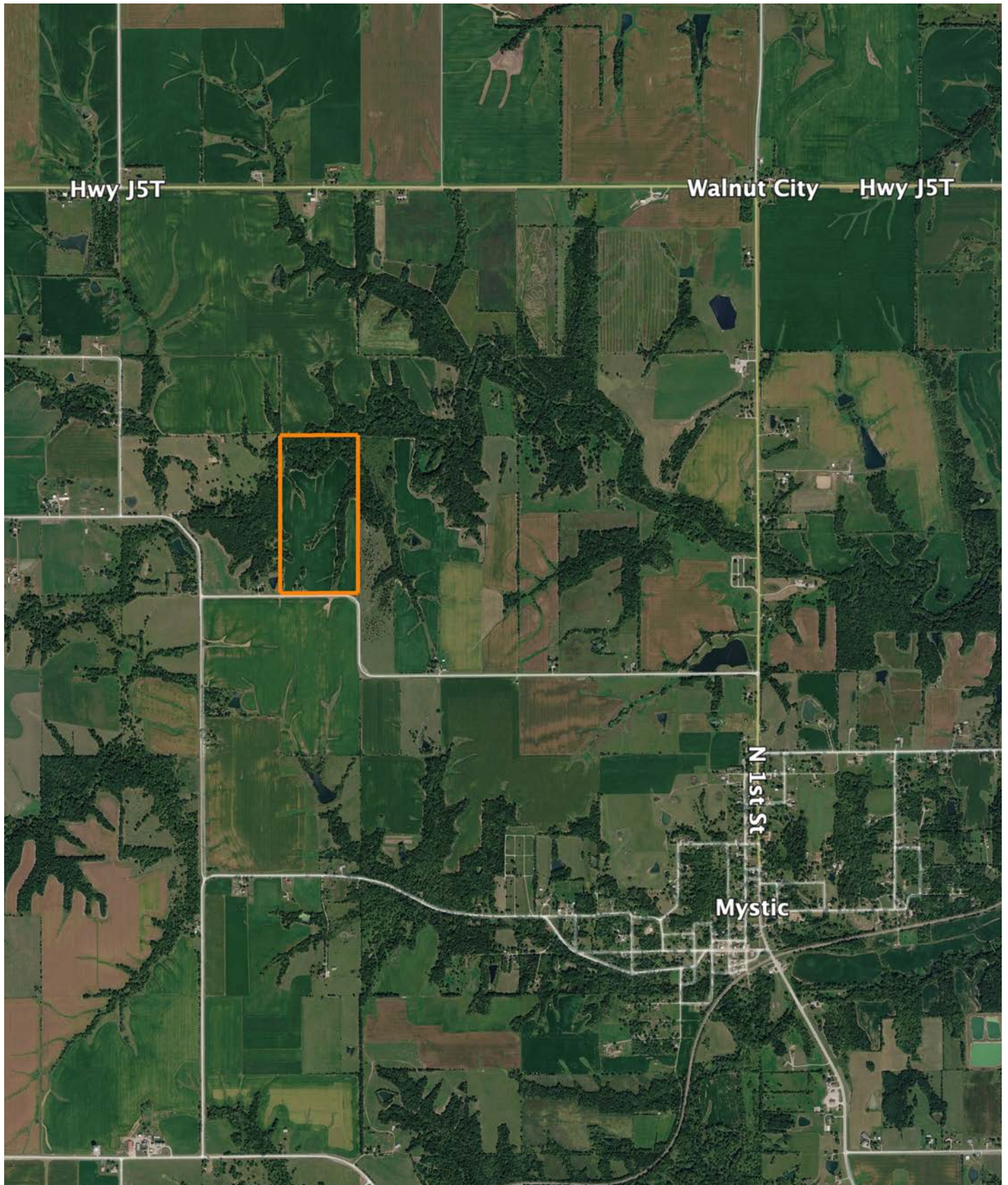
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

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	
531B	Kniffin silt loam, 2 to 5 percent slopes	14.14	17.8%		Ille	80.0	23.2	55	58	69	64	66	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	13.69	17.4%		IVe	163.2	47.3	38	43	66	66	48	
406	Kennebec-Amana silt loams complex	11.87	15.1%		Iw	224.0	65.0	88	90	92	91	84	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.32	14.4%		IVw	140.8	40.8	28	25	54	54	42	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	8.72	11.1%		Ille	123.2	35.7	31	26	65	65	47	
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	5.33	6.8%		Ille	80.0	23.2	44	28	72	72	51	
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	3.46	4.4%		IVe	88.0	25.5	10	5	68	68	49	
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	2.15	2.7%		Ilw	192.0	55.7	79	68	86	81	80	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.02	2.6%		Vle	134.4	39.0	29	28	66	66	53	
211	Edina silt loam, 0 to 1 percent slopes	2.00	2.5%		Illw	177.6	51.5	59	60	70	70	64	
T132B	Weller silt loam, terrace, 2 to 5 percent slopes	1.88	2.4%		Ille	80.0	23.2	68	60	89	89	80	
312B	Seymour silt loam, 2 to 5 percent slopes	0.86	1.1%		Ille	80.0	23.2	64	60	70	70	65	
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	0.72	0.9%		Ille	80.0	23.2	59	40	81	81	68	
453A	Tuskego silt loam, 0 to 2 percent slopes, rarely flooded	0.59	0.7%		Illw	80.0	23.2	81	53	91	91	77	
425C	Keswick loam, 5 to 9 percent slopes	0.10	0.1%		Ille	115.2	33.4	36	28	60	57	46	
<b>Weighted Average</b>						<b>3.11</b>	<b>136.9</b>	<b>39.7</b>	<b>48.5</b>	<b>47</b>	<b>*n 70.7</b>	<b>*n 69.5</b>	<b>*n 58.7</b>

# OVERVIEW MAP



# AGENT CONTACT

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  
**641.931.3005**  
PCutter@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.