

MIDWEST LAND GROUP PRESENTS

287 ACRES IN

APPANOOSE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

287 +/- ACRES OF ELITE SOUTHERN IOWA HUNTING GROUND

This remarkable 287 +/- acre hunting and recreational farm offers the rare opportunity to own a large, contiguous tract in one of southern Iowa's most sought-after hunting regions. Known for its rich agricultural landscape, diverse habitat, and exceptional whitetail genetics, the Centerville area has long been recognized as a destination for serious deer hunters seeking mature bucks and quality hunting experiences.

The farm features a large, centrally located block of timber, secluded draws, natural travel corridors, bedding cover, and food-plot opportunities that combine to create outstanding wildlife habitat. Approximately 125 open acres consist of alfalfa, a premium grass/clover hay mix, and food plots. The hay ground is currently leased until March 1, 2027, and there is potential to convert to row crop if desired. Thoughtful access throughout the property allows hunters to approach stand locations with minimal disturbance, while the farm's size and layout provide the flexibility to manage and hunt multiple areas throughout the season. Whether pursuing trophy whitetails during the rut or calling gobblers on a spring morning, this property offers year-round recreational

enjoyment. Ten Redneck hunting blinds go with the sale of this property.

Conveniently located within minutes of Centerville's amenities, restaurants, lodging, and services, the farm offers both privacy and accessibility. Nearby attractions such as Rathbun Lake and nearby public lands further enhance the recreational appeal of the area, making this property an ideal basecamp for outdoor enthusiasts and families alike.

Beyond its hunting and recreational value, multiple build sites along the road provide an opportunity to easily set up living quarters or that hunting lodge you've always dreamed of, with almost no disturbance to your hunting acres. Large-acreage recreational properties near Centerville seldom come available, and the combination of quality habitat, strong wildlife populations, and location creates an opportunity that is increasingly difficult to find. Whether your vision is a premier hunting retreat, family legacy property, or investment-grade land holding, this exceptional 287 +/- acre farm is ready for its next steward.



PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **287**

- Large timber block
- Income opportunity
- Great whitetail hunting
- Large contiguous tract
- Close to Centerville
- 10 Redneck hunting blinds
- Food plot locations
- Build site
- Close to Lake Rathbun
- Alfalfa
- Hay



LARGE TIMBER BLOCK

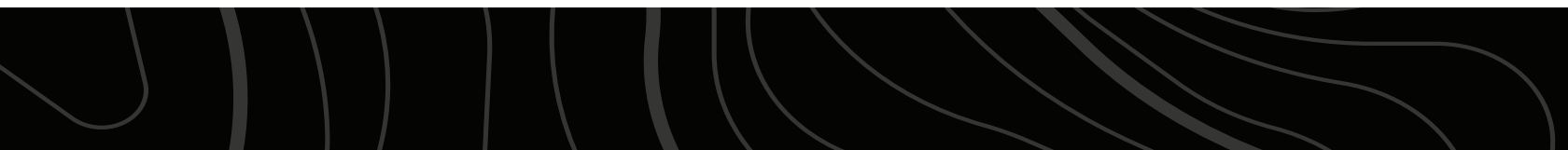


APPROX. 125 OPEN ACRES



LARGE CONTIGUOUS TRACT

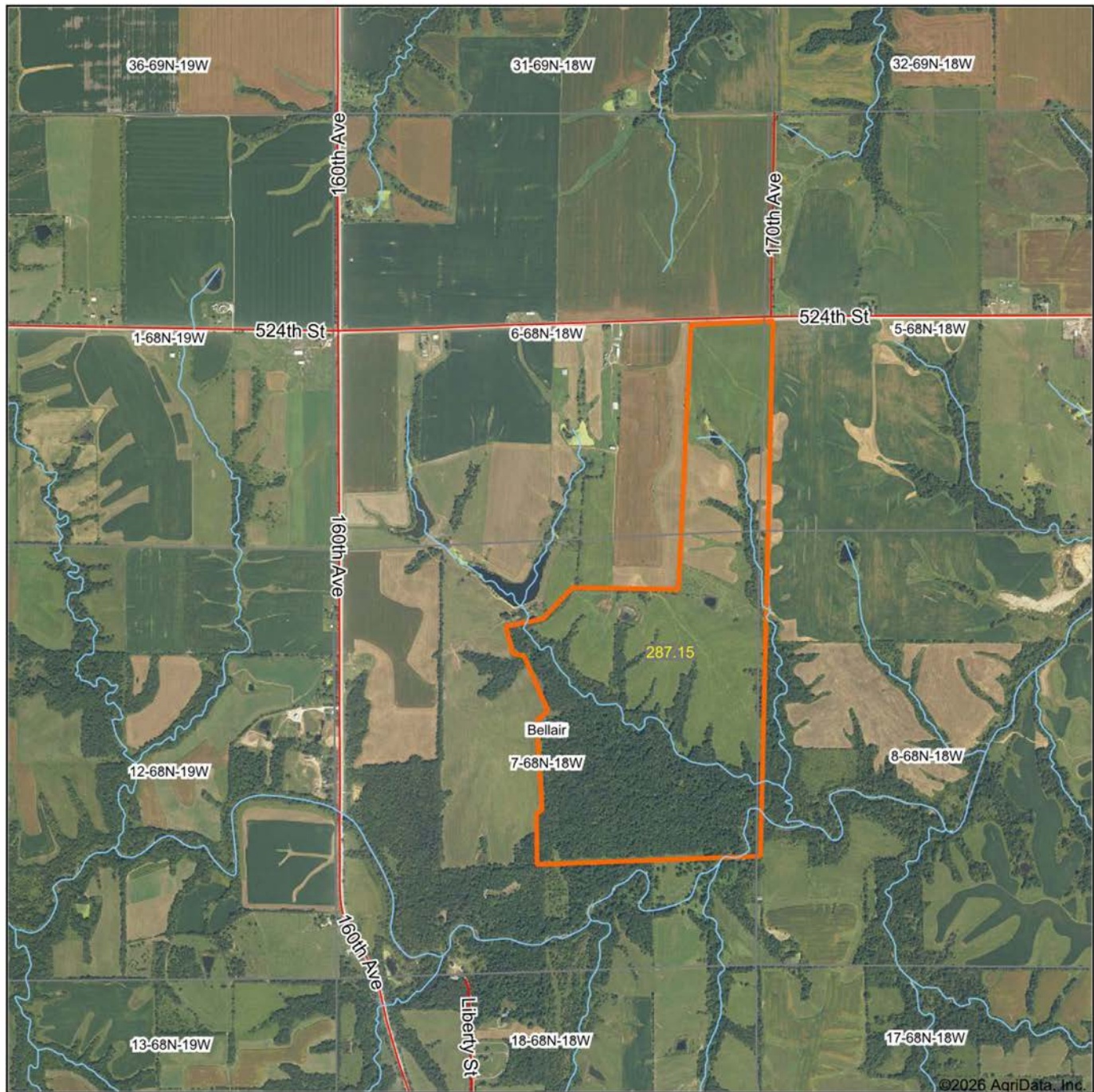
Large-acreage recreational properties near Centerville seldom come available, and the combination of quality habitat, strong wildlife populations, and location creates an opportunity that is increasingly difficult to find.



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 40° 42' 31.94, -92° 58' 9.34

0ft 1891ft 3783ft



Maps Provided By:



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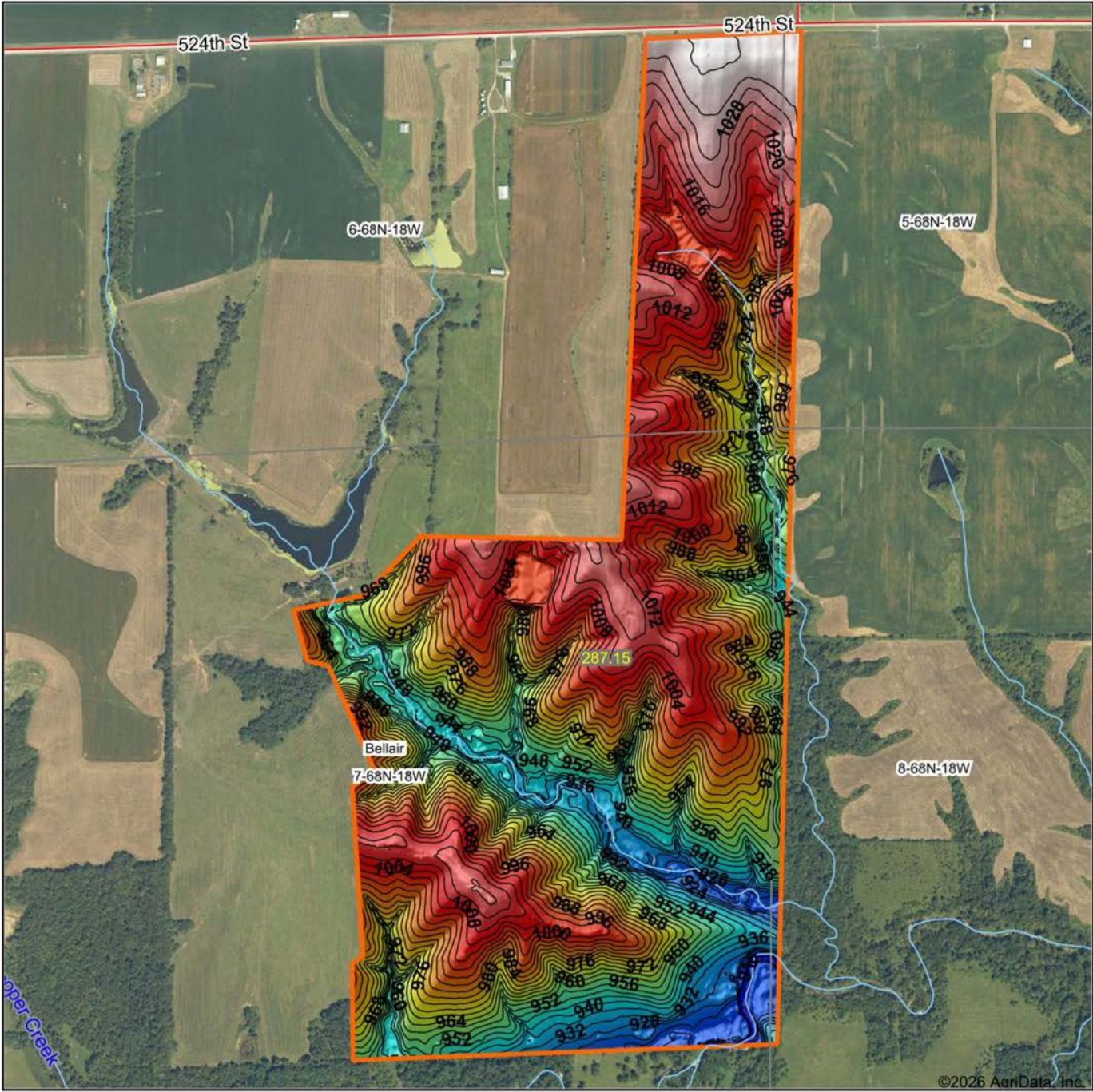
www.AgriDataInc.com

7-68N-18W
Appanoose County
Iowa

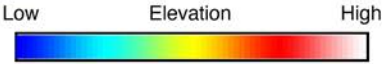


6/19/2026

HILLSHADE MAP



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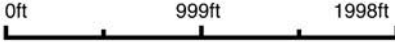
Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 4
Min: 908.8
Max: 1,036.7
Range: 127.9
Average: 981.0
Standard Deviation: 28.77 ft



6/19/2026

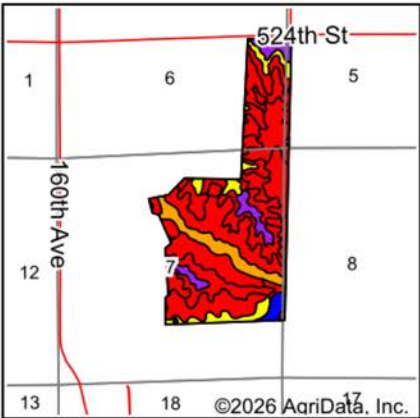
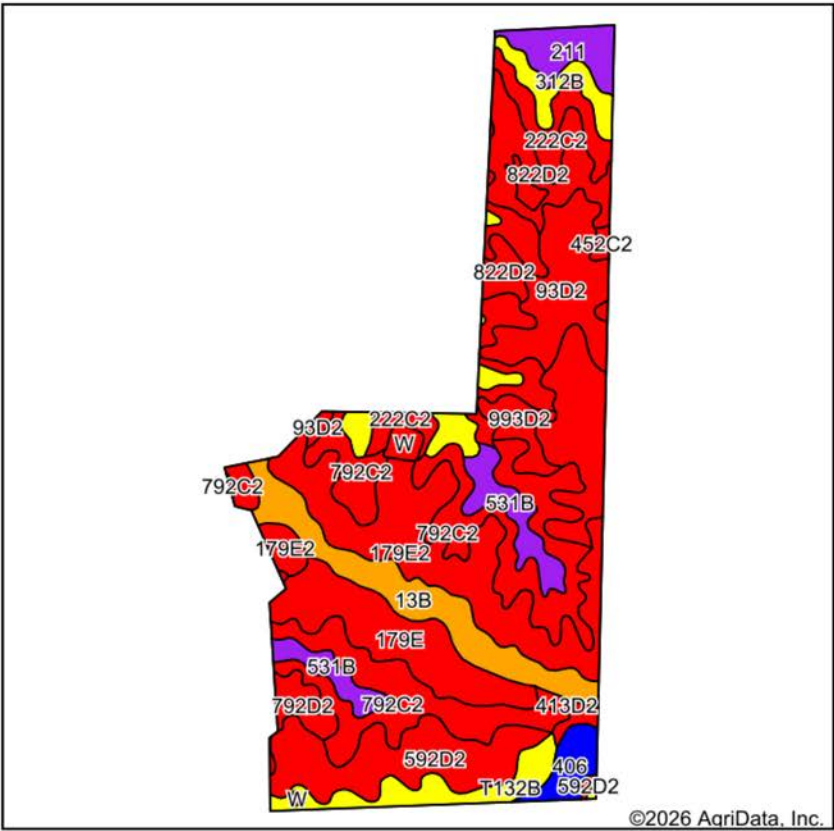
7-68N-18W
Appanoose County
Iowa

Boundary Center: 40° 42' 31.94, -92° 58' 9.34

OVERVIEW MAP



SOILS MAP



State: **Iowa**
County: **Appanoose**
Location: **7-68N-18W**
Township: **Bellair**
Acres: **287.15**
Date: **6/19/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	48.57	17.0%		IIIe	123.2	35.7	31	26	65	65	47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	40.74	14.2%		VIe	80.0	23.2	24	33	62	62	44
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	22.80	7.9%		IVe	88.0	25.5	10	5	68	68	49
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	21.63	7.5%		IVw	140.8	40.8	28	25	54	54	42
179E	Gara loam, 14 to 18 percent slopes	21.22	7.4%		VIe	144.0	41.8	30	35	66	66	52
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	20.50	7.1%		IIw	192.0	55.7	79	68	86	81	80
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	19.53	6.8%		IVe	139.2	40.4	17	25	67	67	47
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	16.27	5.7%		IVe	100.8	29.2	10	15	63	63	49
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	15.17	5.3%		IVe	163.2	47.3	38	43	66	66	48

SOILS MAP CONTINUED

531B	Kniffin silt loam, 2 to 5 percent slopes	11.57	4.0%		IIle	80.0	23.2	55	58	69	64	66
312B	Seymour silt loam, 2 to 5 percent slopes	11.35	4.0%		IIle	80.0	23.2	64	60	70	70	65
T132B	Weller silt loam, terrace, 2 to 5 percent slopes	9.72	3.4%		IIle	80.0	23.2	68	60	89	89	80
211	Edina silt loam, 0 to 1 percent slopes	7.53	2.6%		IIlw	177.6	51.5	59	60	70	70	64
406	Kennebec-Amana silt loams complex	5.02	1.7%		Iw	224.0	65.0	88	90	92	91	84
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	4.95	1.7%		Ive	131.2	38.0	22	20	66	66	47
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.99	1.4%		Ive	88.0	25.5	9	11	62	62	43
W	Water	3.30	1.1%			0.0	0.0	0	0			
413D2	Sogn-Gosport-Clanton complex, 9 to 18 percent slopes, moderately eroded	2.21	0.8%		Vle	88.0	25.5	9	5	35	35	23
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.08	0.4%		IIle	80.0	23.2	46	30	71	71	52
Weighted Average					*-	120.1	34.8	34	34.2	*n 66.4	*n 65.9	*n 52.2

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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

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