

MIDWEST LAND GROUP PRESENTS

39.2 ACRES IN

APPANOOSE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY ESTATE WITH BARN & SHOP ON 39.2 +/- ACRES NEAR CENTERVILLE

Discover the best of Southern Iowa country living with this exceptional 39.2 acre property located just outside Centerville. Offering the perfect combination of comfortable country living, usable acreage, and valuable improvements, this property provides space, privacy, and versatility for a wide range of buyers.

The well-maintained 3 bedroom country home offers a peaceful setting surrounded by open ground and scenic rural views. Whether you're looking for a private family home, a hobby farm, a place to enjoy the outdoors, or a property with room to expand, this acreage offers endless possibilities.

A major highlight of the property is the 36'x70' detached shop, providing excellent space for equipment, boats, vehicles, recreational toys, hobbies, or a home-based business. The property also includes grain bins, adding valuable agricultural functionality and storage potential.

The 39.2 acres provide plenty of room for outdoor recreation, gardening, livestock, additional outbuildings, or agricultural use. The combination of open space, established improvements, and a convenient location makes this a rare opportunity to own a substantial country property in the Centerville area.

Located just outside Centerville, you'll enjoy the privacy and peacefulness of rural living while remaining close to town amenities, shopping, dining, schools, and everyday conveniences. Outdoor enthusiasts will appreciate close proximity to Lake Rathbun, offering access to boating, fishing, camping, swimming, public hunting, and other recreational opportunities.

Whether your dream is to own a beautiful country home, start a small farming operation, have room for your equipment and hobbies, or simply enjoy the freedom that comes with owning acreage, this property is worth a look. Contact Land Agent Patrick Cutter to set up your private viewing.



PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **39.2**

- 39.2 +/- acres
- 1,600 sq. ft. home
- 3 beds and 2 baths
- 36'x70' shop/barn
- Grain bins
- Country setting
- Close to Centerville
- Close to Lake Rathbun



1,600 SQ. FT. HOME



3 BED, 2 BATH



POND



36'X70' SHOP, GRAIN BINS, BARNES



39.2 ACRES

The 39.2 acres provide plenty of room for outdoor recreation, gardening, livestock, additional outbuildings, or agricultural use.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 42' 51.36, -92° 58' 17.09

0ft 811ft 1621ft

6-68N-18W
Appanoose County
Iowa



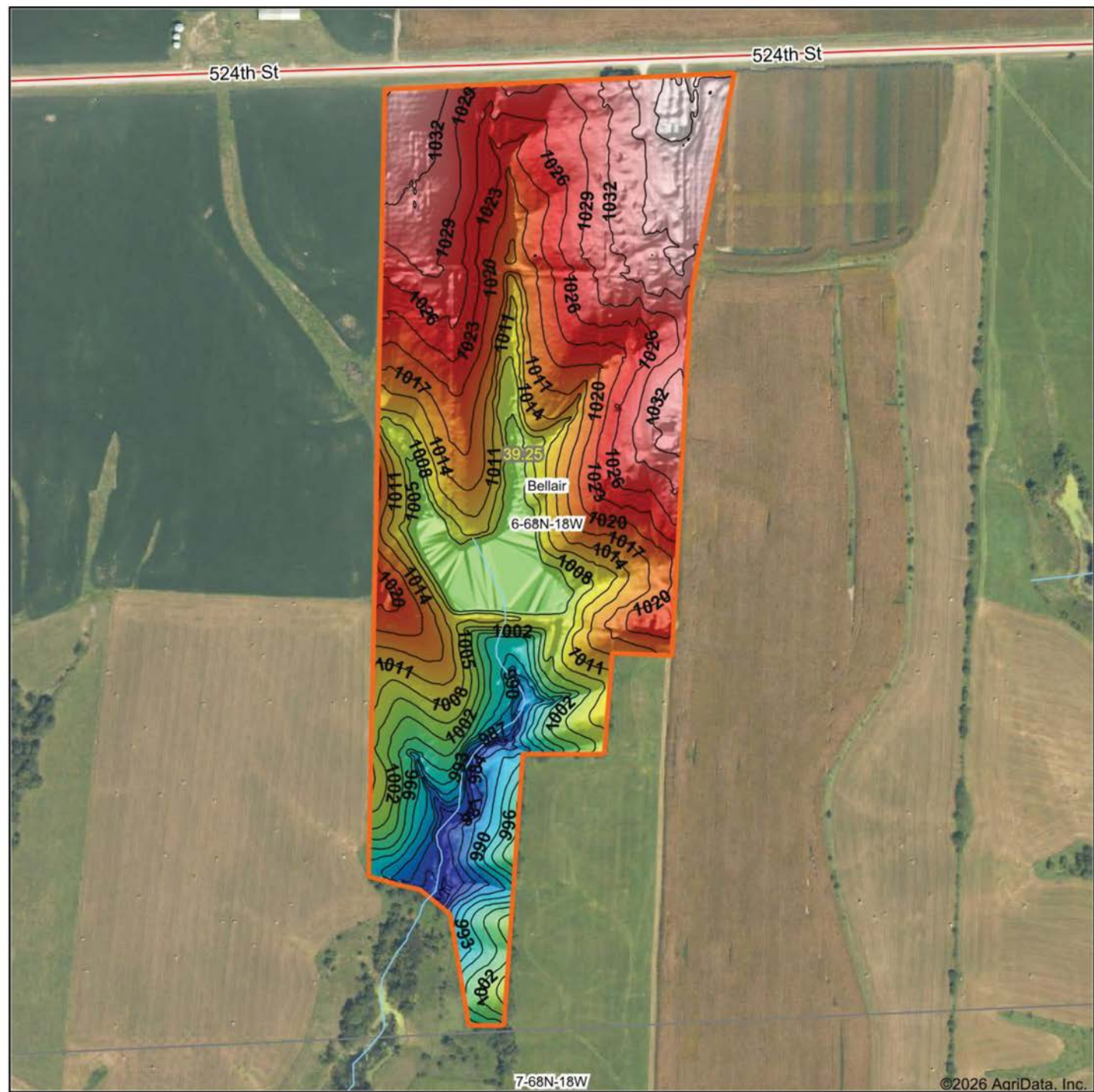
6/19/2026



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Boundary Center: 40° 42' 51.36, -92° 58' 17.09

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): 3
Min: 977.6
Max: 1,039.8
Range: 62.2
Average: 1,015.9
Standard Deviation: 14.17 ft

0ft 422ft 844ft

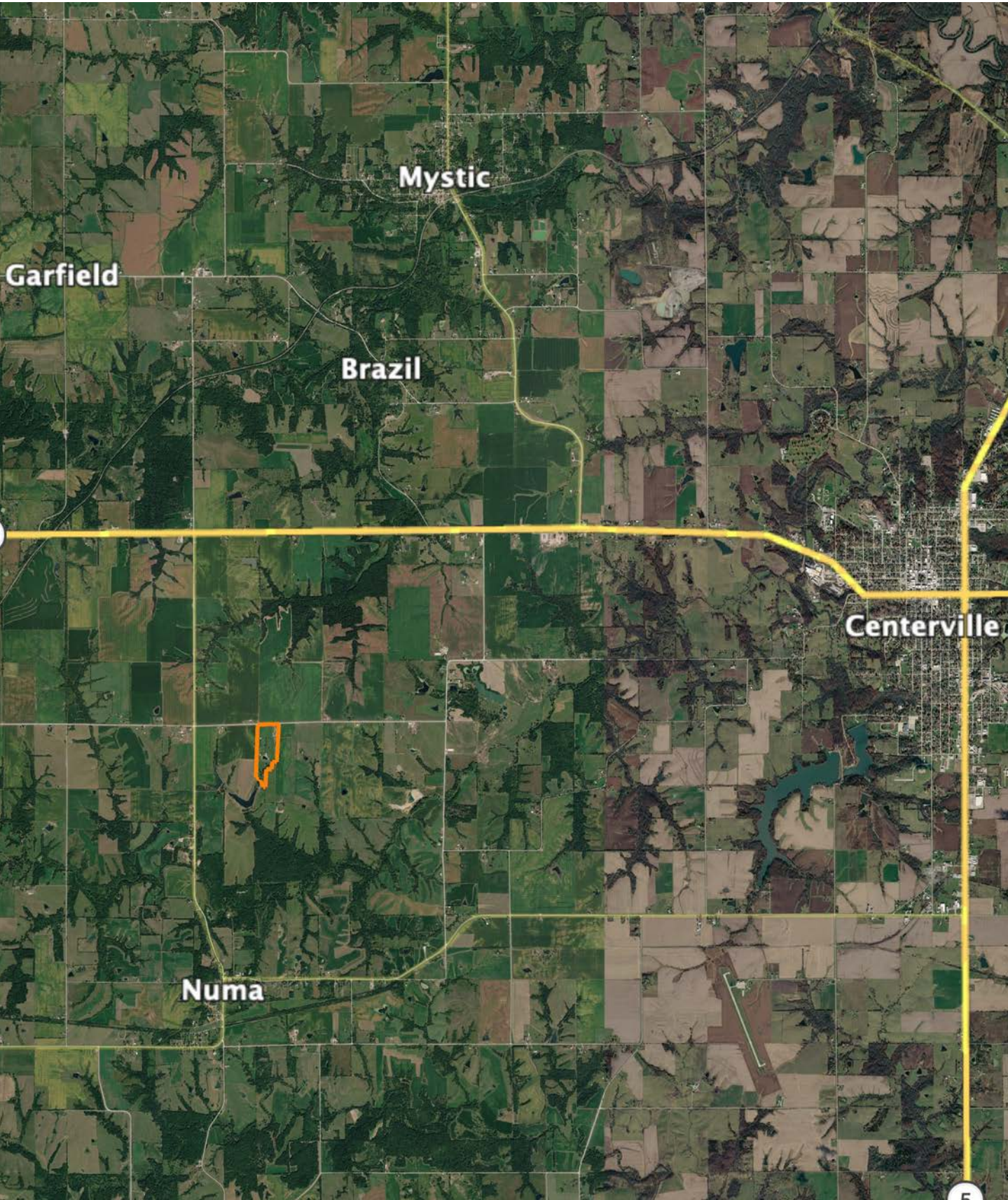


6/19/2026

6-68N-18W
Appanoose County
Iowa

Boundary Center: 40° 42' 51.36, -92° 58' 17.09

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

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