

MIDWEST LAND GROUP PRESENTS

70.83 ACRES IN

APPANOOSE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHITETAIL HABITAT, TILLABLE INCOME, & BUILD SITE ON 70.83 +/- ACRES

Southern Iowa hunting farms that combine strong whitetail habitat, dependable crop income, and a genuine building site do not come along often. This 70.83 +/- acre Appanoose County property does all three. A creek bottom loaded with pinch points and travel corridors, close to 40 acres of tillable ground already at work, and one strong building site give the next owner room to hunt, farm, and build without compromise.

A seasonal creek runs both north to south and east to west across the farm, fed by the Chariton River, keeping water available for deer well past the summer months, with local ponds adding to the supply. The creek bottom creates several natural pinch points, and travel corridors run north to south, east to west, and diagonally through the timber, giving hunters multiple ways to work the predominant westerly winds that set up here every fall. Heavy bedding cover and good screening let deer move through without pressure, and access from the east keeps entry and exit clean. Turkey roost along the creeks and move through the creek bottoms, adding a strong spring hunting option alongside the whitetail

appeal. Trail camera photos from last season show an excellent deer herd on this ground, consistent with the area's track record for mature bucks.

Close to 40 acres are currently in row crop production, generating roughly \$7,000 a year. Recent additions to the farm in 2025 opened more ground with potential to expand that tillable base further. The next owner has options here: grow the crop acres, enroll ground in CRP, or leave the balance in native cover to build even more habitat. That kind of flexibility between farm income and recreational value is hard to find at this size.

A strong building site sits on a ridge in the northeast corner, home to an old cattle lean-to that's still standing and has been cleaned up. It's a clear spot with strong views across the farm. Electricity runs along the road, fiber optic internet is available in the area, and Rathbun Rural Water service runs along the road as well, putting most of what a future homesite needs already within reach.



PROPERTY FEATURES

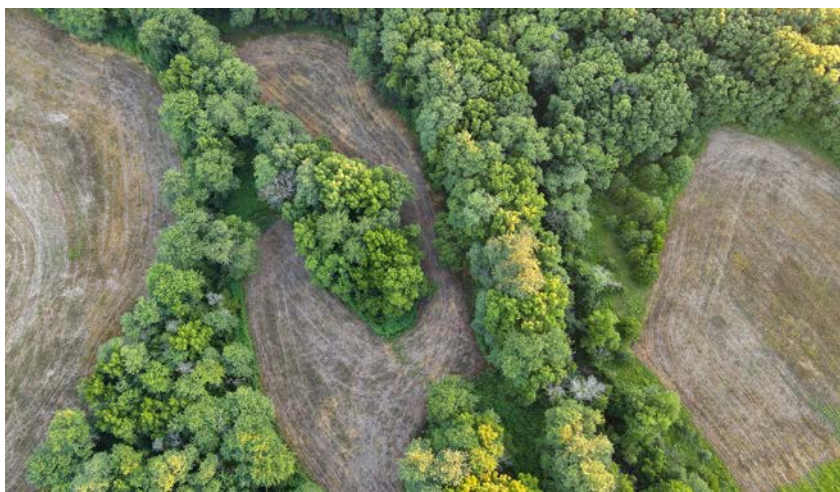
COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **70.83**

- 70.83 gross acres
- 39.48 crop acres
- 22.1 timber acres
- Seasonal creek fed by the Chariton River, running north to south and east to west
- \$7,000 in annual income on 40 tillable acres
- Build site on a ridge in the northeast corner with utilities at the road
- Low-pressure area with a track record of mature whitetail
- 3 miles to Moulton
- 1.5 miles to Highway 202
- Less than 3 miles to the Missouri border
- 9 miles to Centerville
- STR: 4/67N/16W
- Wells Township
- Parcel 330283001490000: SE NE EXC 1.44AC CO ROAD EASE
- Parcel 330283001500000: SW NE EXC PARCEL A
- Annual taxes: \$772



39.48 CROP ACRES

Close to 40 acres are currently in row crop production, generating roughly \$7,000 a year. Recent additions to the farm in 2025 opened more ground with potential to expand that tillable base further.



22.1 TIMBER ACRES



DEER & WILDLIFE SIGN



BUILD SITE ON A RIDGE



TRAIL CAM PICTURES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 37' 58.96, -92° 42' 0.41

4-67N-16W
Appanoose County
Iowa

0ft 595ft 1191ft



7/8/2026

TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 837.3

Max: 946.7

Range: 109.4

Average: 880.6

Standard Deviation: 27.17 ft

0ft 449ft 899ft

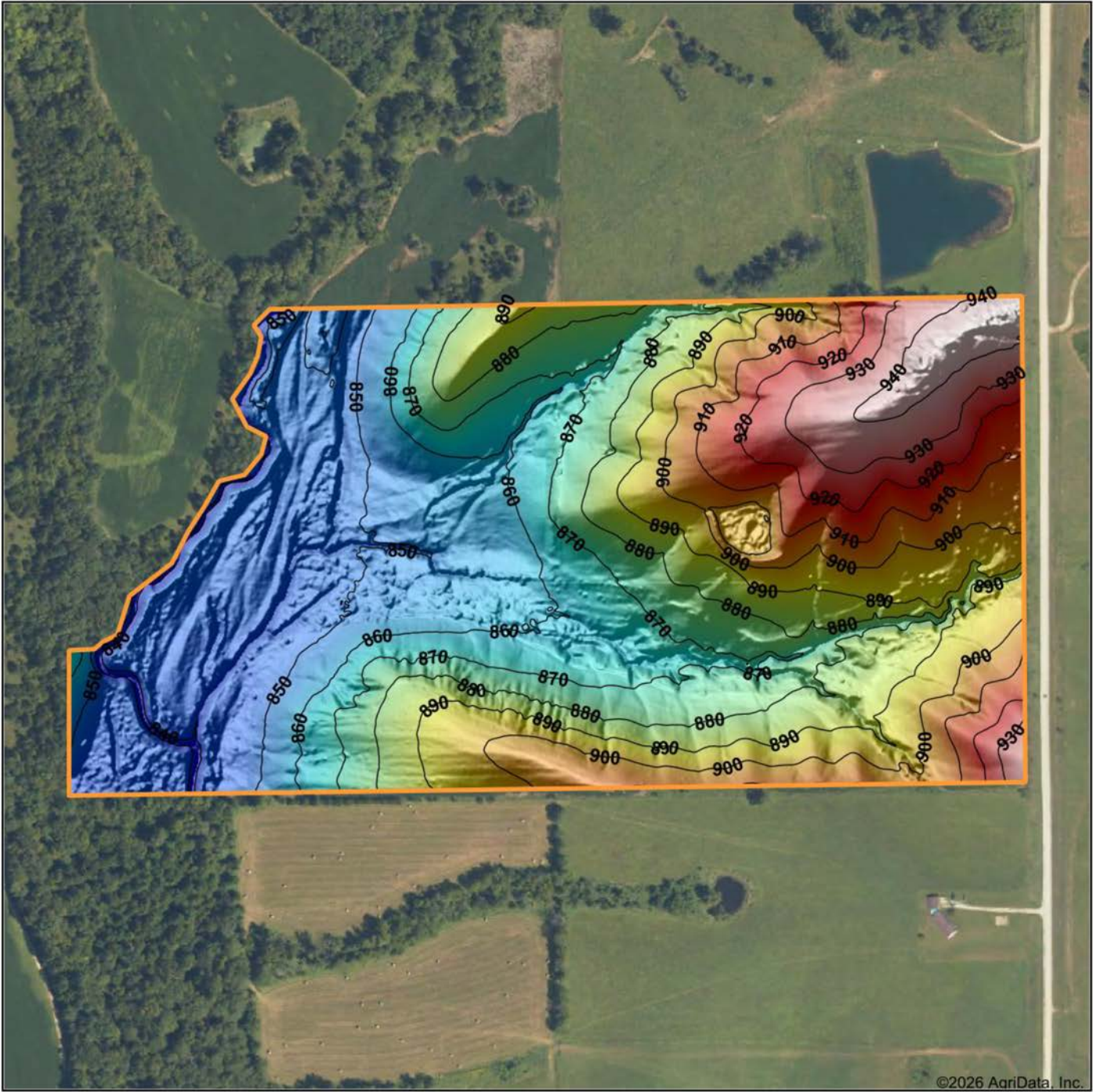


7/8/2026

4-67N-16W
Appanoose County
Iowa

Boundary Center: 40° 37' 58.96, -92° 42' 0.41

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 837.3

Max: 946.7

Range: 109.4

Average: 880.6

Standard Deviation: 27.17 ft

0ft 419ft 838ft



7/8/2026

4-67N-16W
Appanoose County
Iowa

Boundary Center: 40° 37' 58.96, -92° 42' 0.41

OVERVIEW MAP



AGENT CONTACT

Chris Janis serves landowners across Eastern Iowa with a steady, disciplined approach shaped by more than 20 years of service as a senior NCO in the U.S. Army. That experience instilled a deep commitment to integrity, accountability, and clear communication, qualities his clients depend on when navigating the complexities of buying and selling land.

A graduate of Liberty University, where he earned his degree magna cum laude with a business-focused interdisciplinary study, Chris combines his education with proven experience in land sales throughout Eastern Iowa. He has further strengthened his ability to serve clients as a graduate of the Western College of Auctioneering and holds a Part 107 drone certification, equipping him with additional strategies to help maximize property value and deliver strong results.

Now based in Coralville, Chris lives with his wife, Deann, and their three children, Christian, Campbell, and Alivia. His connection to the outdoors began with fishing in southern Florida and grew through years of hunting across the country during his military career. Today, he is an accomplished outdoorsman with consistent success pursuing mature whitetails, along with experience in waterfowl, upland bird, and turkey hunting. He is also a National Deer Association Deer Steward II, reflecting his commitment to conservation, habitat management, and responsible land stewardship.

Faith and service are central to Chris's life. He is actively involved in men's ministry and is passionate about mentoring others and giving back to his community, including volunteering his time to introduce youth and veterans to hunting and fishing.

Chris takes a strategic, detail-oriented approach to every transaction, ensuring his clients are well-informed and confident at every step. His strong work ethic, passion for land stewardship, and commitment to serving others set him apart as a trusted partner for those looking to buy or sell land.



CHRIS JANIS

LAND AGENT

319.400.3040

CJanis@MidwestLandGroup.com



MidwestLandGroup.com

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