

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

APPANOOSE COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED LAKEVIEW ESCAPE IN SOUTHERN IOWA

Tucked away in the wooded hills of Appanoose County, this 3 bedroom, 2 bathroom home offers a peaceful setting on approximately 2 acres just 4.5 miles from Unionville. With a short walk to the lake, access to multiple shared lakes, and established ATV trails throughout the development, this property offers plenty of opportunities to enjoy the outdoors right from home.

Inside, the open-concept kitchen and living room feature vaulted ceilings and plenty of natural light. Large windows in the family room provide year-round views of the lake and surrounding landscape, while the large deck gives you a great place to relax, entertain, or enjoy the scenery. The spacious master bedroom includes a walk-in closet and private bathroom with a walk-in shower.

Outside, the property features a partially fenced yard, storage shed, and detached 1-car garage with concrete floors. The insulated crawl space includes a vapor barrier and ample insulation while providing additional

storage space. The property also comes with a zero-turn lawnmower, making maintenance of the 2-acre property a little easier.

The kitchen includes a refrigerator, microwave, and dishwasher. The home is serviced by rural water, propane, electricity, and septic. The development's HOA fee is approximately \$500 per year and includes road maintenance, trash service, and snow removal.

For those who enjoy the outdoors, the property is conveniently located near Sundown Lake, Tubaugh Wildlife Area, and Soap Creek Wildlife Area. The shared lakes and ATV trail system provide additional recreational opportunities close to home, while Unionville, Albia, and Bloomfield are all within an easy drive.

Whether you're looking for a full-time residence, weekend getaway, or a place to enjoy the outdoors, this property offers a unique combination of lake views, recreation, and privacy in the hills of southern Iowa. Showings are by appointment only.



PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **2**

- Located in the wooded hills of Appanoose County, just 4.5 miles from Unionville
- 3 bedroom, 2 bathroom home situated on approximately 2 acres
- Open-concept kitchen and living room with vaulted ceilings and plenty of natural light
- Large family room windows offering year-round views of the lake and surrounding scenery
- Large deck overlooking the lake, providing a great spot to relax or entertain
- Short walk to the lake with access to multiple shared lakes within the development
- Spacious master bedroom with a walk-in closet and private bathroom with a walk-in shower
- Metal roof
- Kitchen appliances included: refrigerator, microwave, and dishwasher
- Partially fenced yard
- Detached 1-car garage with concrete floors
- Insulated crawl space with vapor barrier and ample insulation, providing additional storage space
- Storage shed for garden tools and outdoor equipment
- Zero-turn lawnmower included with the property
- Rural water, propane, electricity, and septic
- Close to Sundown Lake, Tubaugh Wildlife Area, and Soap Creek Wildlife Area
- Approximately 25 miles from Albia and 20 miles from Bloomfield
- Showings by appointment only



OPEN-CONCEPT HOME

Tucked away in the wooded hills of Appanoose County, this 3 bedroom, 2 bathroom home offers a peaceful setting on approximately 2 acres just 4.5 miles from Unionville. Inside, the open-concept kitchen and living room feature vaulted ceilings and plenty of natural light.



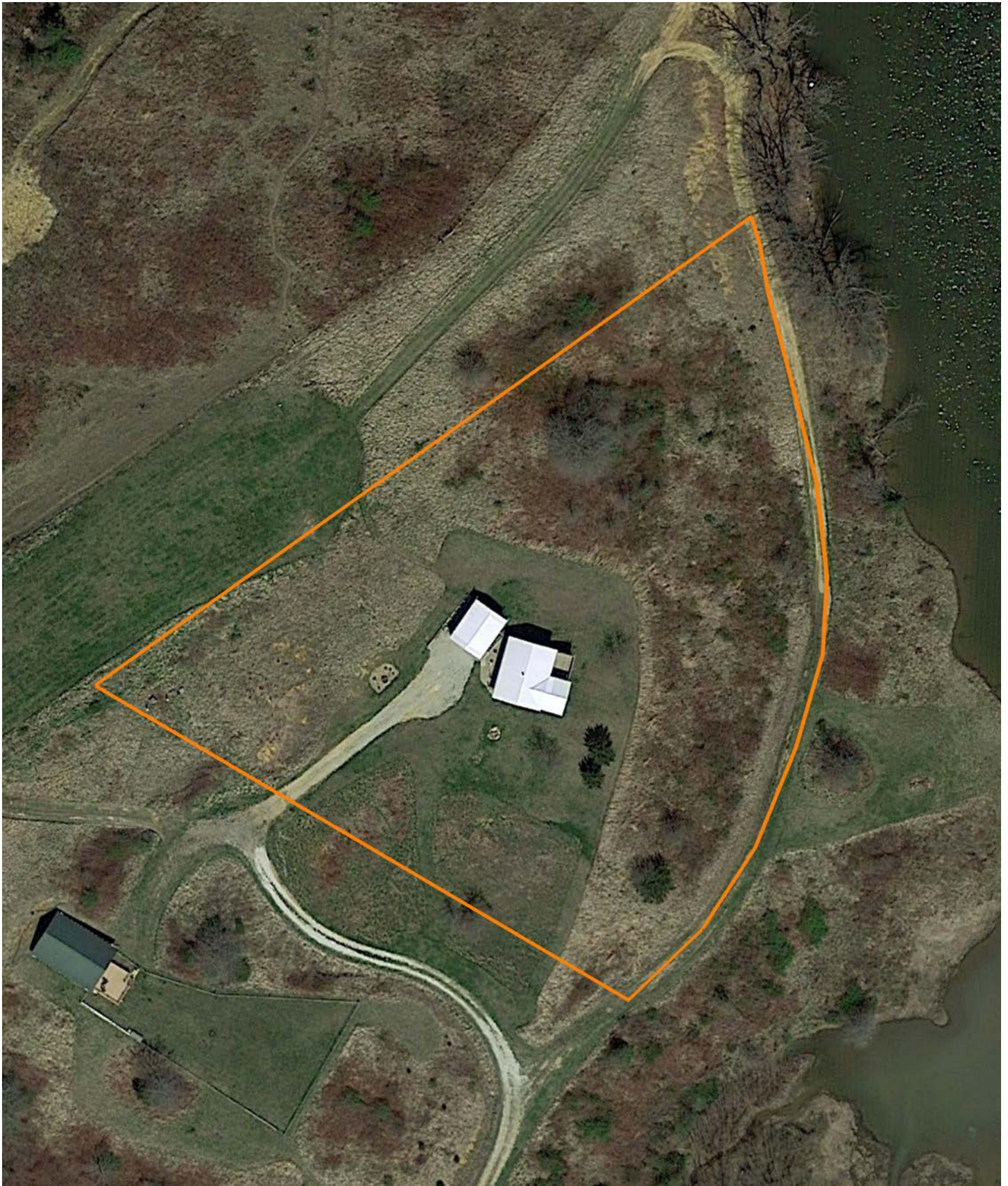
LAKE VIEWS



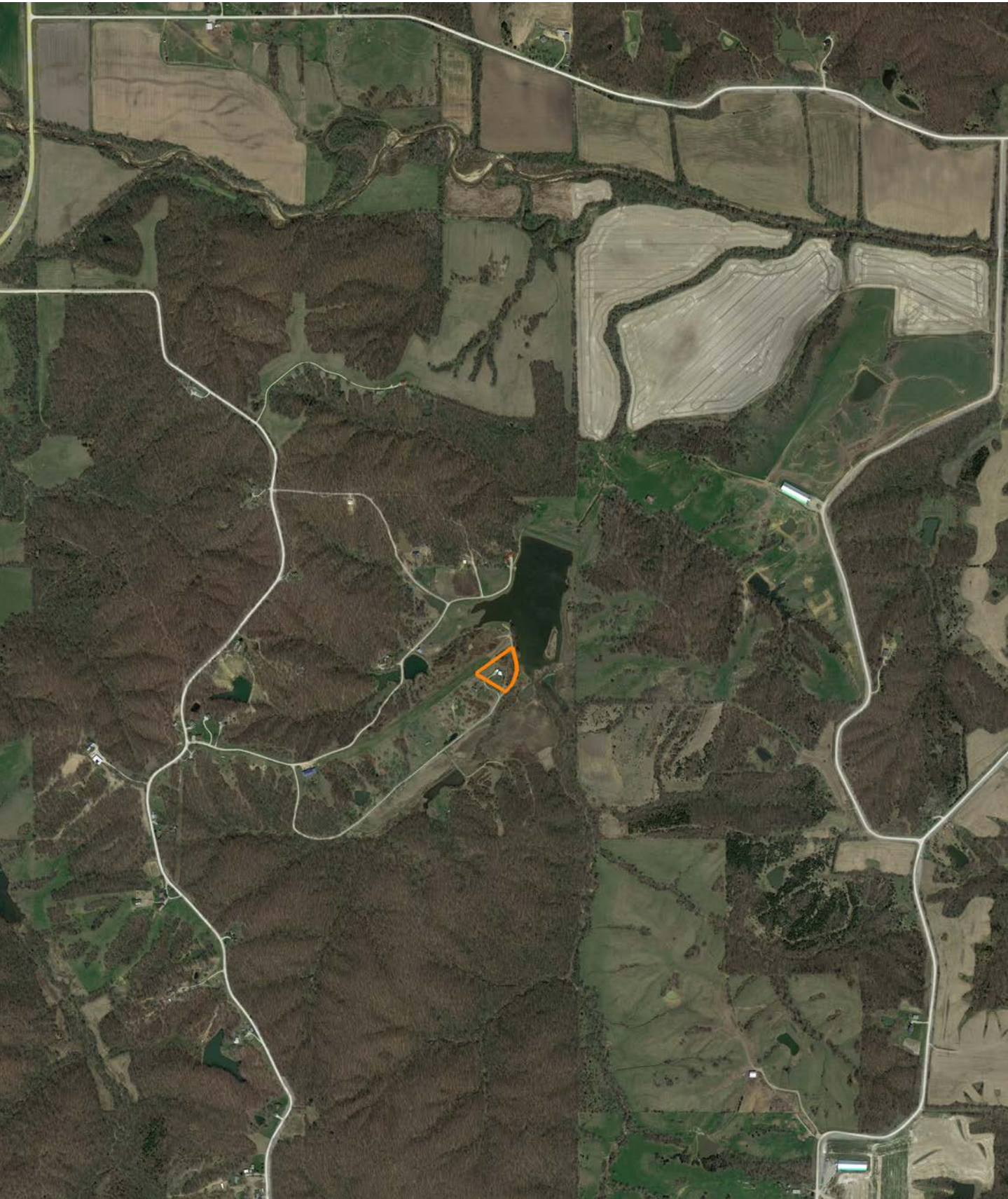
DETACHED GARAGE & STORAGE SHED



AERIAL MAP



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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