

MIDWEST LAND GROUP PRESENTS

326 ACRES

APPANOOSE COUNTY, IA

16665 524TH STREET, CENTERVILLE, IOWA 52544



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

326 +/- ACRES OF PREMIER IOWA HUNTING LAND WITH UPDATED HOME & SHOP

Exceptional opportunities to own a large recreational property in Southern Iowa are hard to find. Located in Appanoose County just a few miles south of Lake Rathbun, this 326 +/- acre farm offers an outstanding combination of proven whitetail hunting, diverse habitat, established food plots, and comfortable country living.

The farm consists of approximately 125 acres of open ground, with the balance in timber and wildlife habitat. An established trail system provides access throughout the property, making it easier to reach hunting locations, maintain food plots, and manage the farm year-round.

For the serious whitetail hunter, this property has a history of producing quality bucks. Impressive trail camera photos and a strong harvest history of nice bucks showcase the hunting potential this farm offers. The combination of timber, open ground, food plots, and established access provides an excellent foundation for managing and hunting mature Southern Iowa whitetails for years to come. 10 Redneck blinds will go with the sale of this property.

Adding to the property's appeal, the approximately 125 acres of open ground will be available for the 2027 crop year, giving the next owner an opportunity to establish

a new tenant relationship and customize the agricultural and wildlife management plan. Potential uses include traditional row-crop production, alfalfa, native grasses, or a combination of these options. This flexibility allows a buyer to pursue agricultural income while tailoring portions of the farm to their personal hunting and habitat objectives.

The updated, approximately 1,600 square foot brick home features 3 bedrooms and 2 bathrooms, providing comfortable accommodations during hunting season and throughout the year.

A substantial 36'x70' detached shop offers ample space for tractors, UTVs, hunting equipment, and property maintenance. Multiple older outbuildings provide additional storage and utility as well.

Situated just a few miles south of Lake Rathbun, the property also offers convenient access to additional outdoor recreation, adding to its appeal as a year-round getaway.

Whether you're searching for a premier Southern Iowa whitetail hunting farm, a private retreat for family and friends, or a large recreational property with agricultural flexibility and substantial improvements, this 326 acre offering deserves serious consideration.

PROPERTY FEATURES

COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **326**

- Proven whitetail hunting history
- Approximately 125 open acres
- Available for 2027 crop year
- Diverse timber & wildlife habitat
- Established food plots and trail system
- 10 Redneck hunting blinds
- Updated 1,600 sq. ft. brick home
- 36'x70' detached shop
- Multiple older outbuildings
- Minutes from Lake Rathbun



UPDATED 1,600 SQ. FT. BRICK HOME

The updated, approximately 1,600 square foot brick home features 3 bedrooms and 2 bathrooms, providing comfortable accommodations during hunting season and throughout the year.



36'X70' DETACHED SHOP



125 +/- OPEN ACRES



MATURE TIMBER



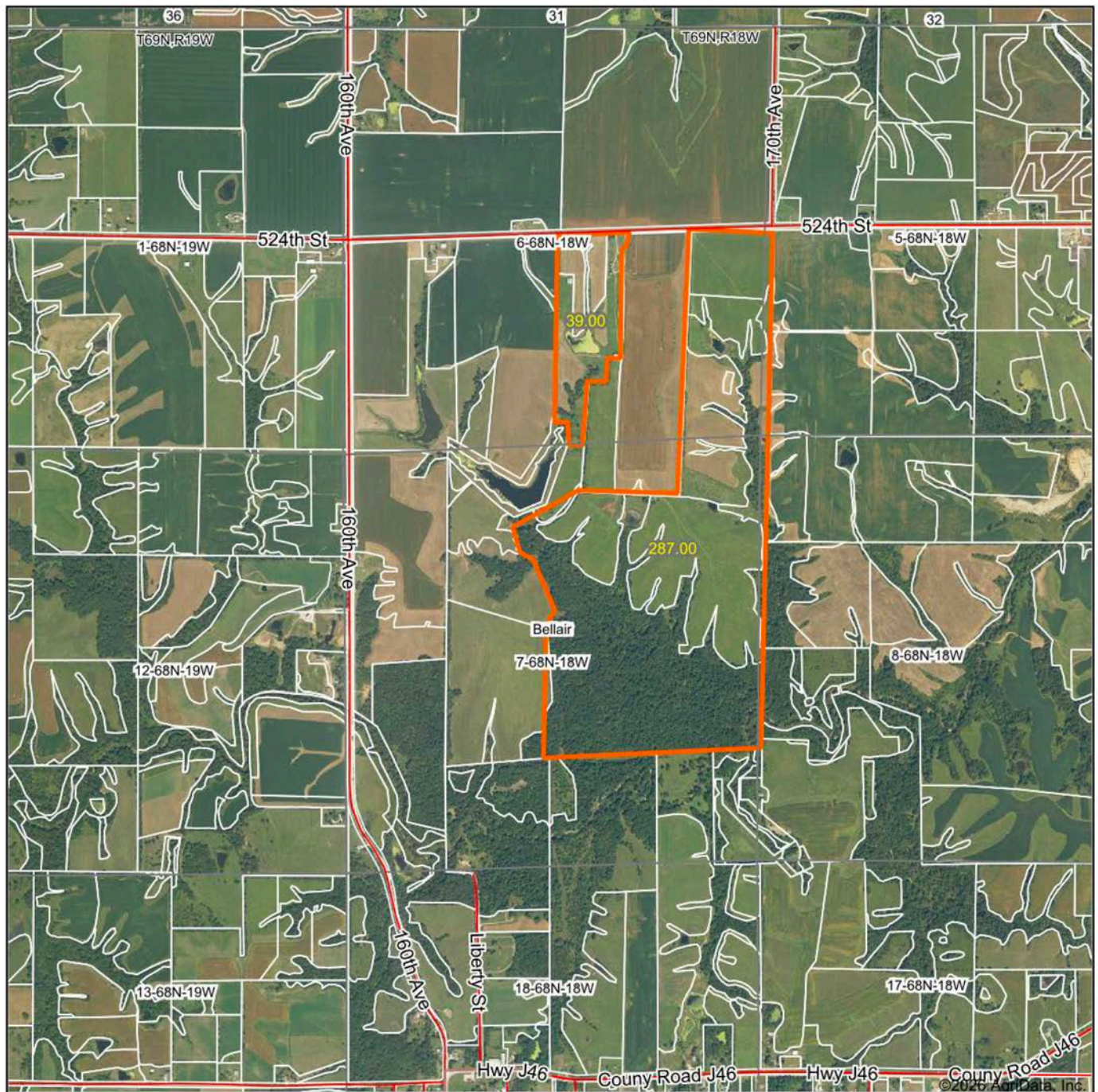
10 REDNECK HUNTING BLINDS



PROVEN WHITETAIL HUNTING HISTORY



AERIAL MAP



Boundary Center: 40° 42' 32.26, -92° 58' 9.38

0ft 1932ft 3865ft

7-68N-18W
Appanoose County
Iowa



10/13/2026

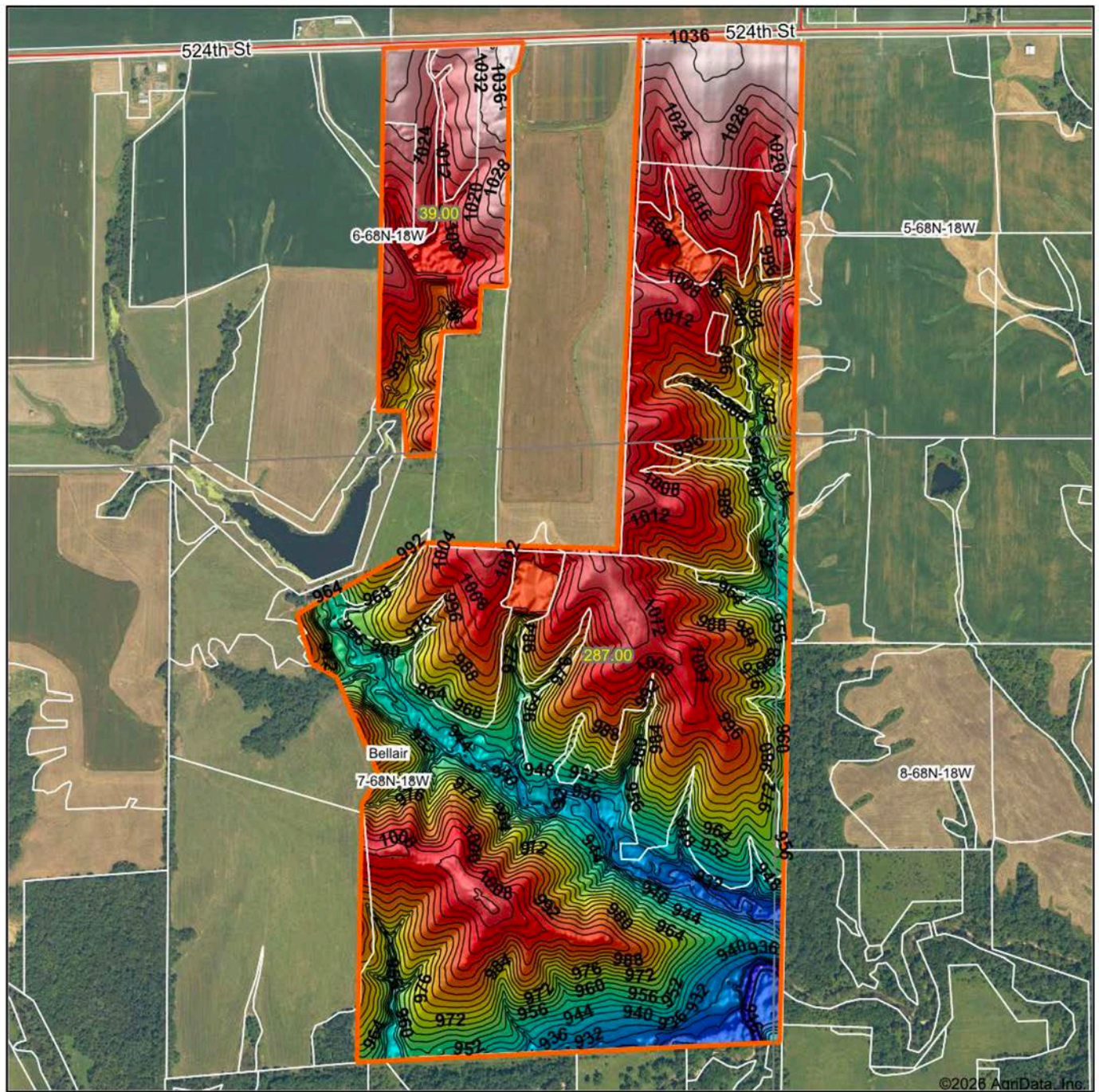


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 3 meter dem

Interval(ft): 4

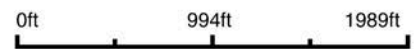
Min: 908.8

Max: 1,039.8

Range: 131.0

Average: 986.0

Standard Deviation: 29.13 ft



10/13/2026

7-68N-18W
Appanoose County
Iowa

Boundary Center: 40° 42' 32.26, -92° 58' 9.38



Maps Provided By:

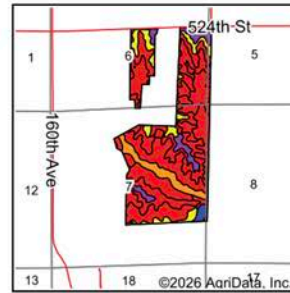
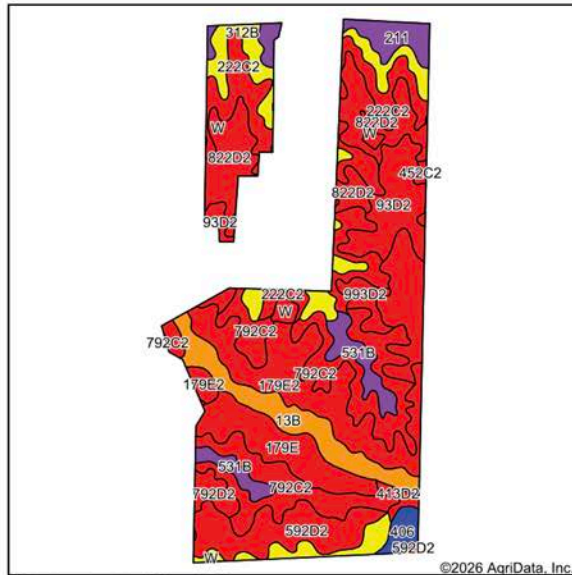
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP

Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **7-68N-18W**
 Township: **Bellair**
 Acres: **326**
 Date: **10/13/2026**



Maps Provided By:
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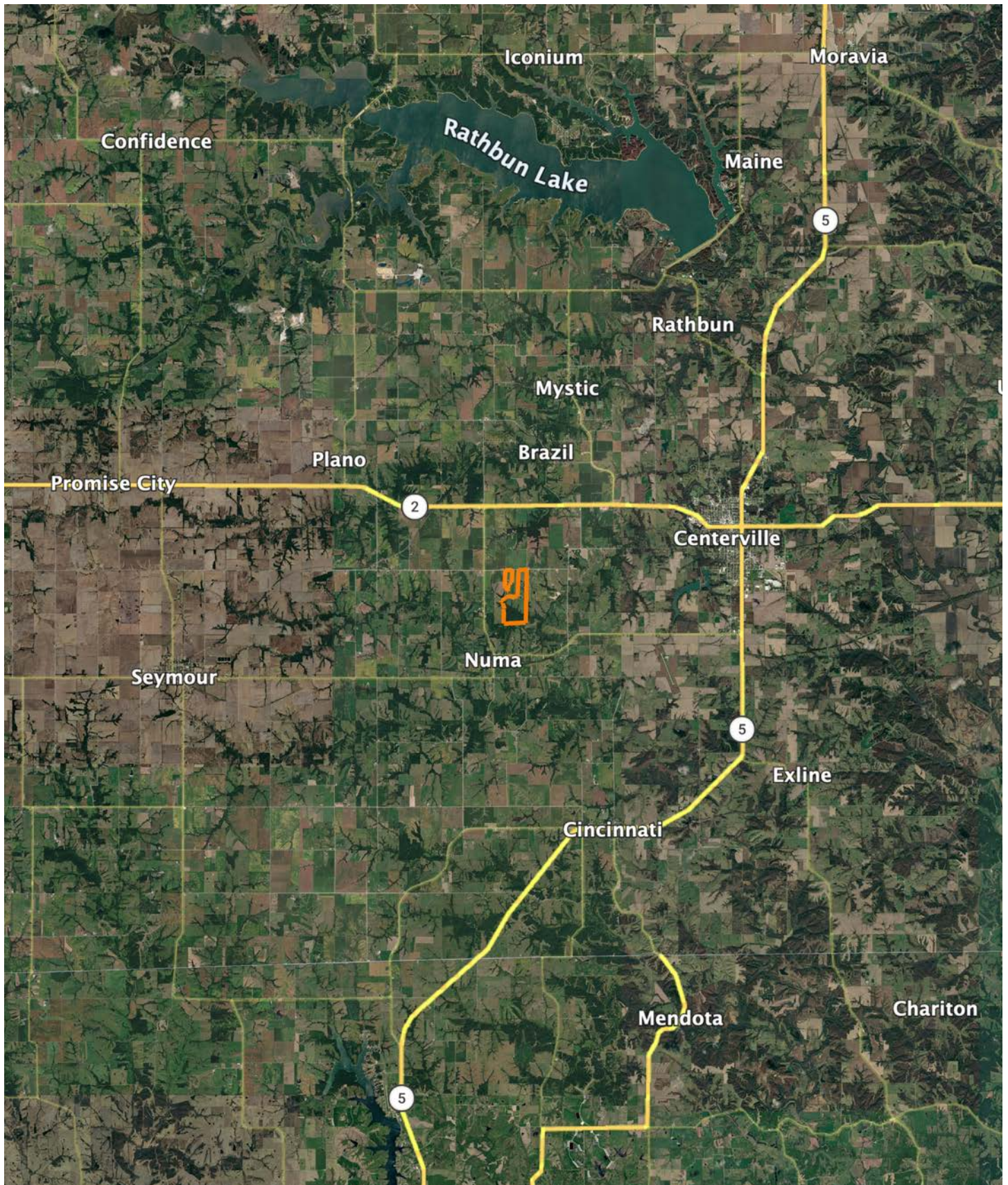


Soils data provided by USDA and NRCS.

Area Symbol: 1A007, 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	48.28	14.8%		IIIe	123.2	35.7	31	26	65	65	47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	40.98	12.6%		VIe	80.0	23.2	24	33	62	62	44
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	36.20	11.1%		IVw	140.8	40.8	28	25	54	54	42
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	30.04	9.2%		IVe	100.8	29.2	10	15	63	63	49
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	22.57	6.9%		IVe	88.0	25.5	10	5	68	68	49
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	21.61	6.6%		IVe	139.2	40.4	17	25	67	67	47
179E	Gara loam, 14 to 18 percent slopes	20.90	6.4%		VIe	144.0	41.8	30	35	66	66	52
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	20.87	6.4%		IIw	192.0	55.7	79	68	86	81	80
312B	Seymour silt loam, 2 to 5 percent slopes	20.85	6.4%		IIIe	80.0	23.2	64	60	70	70	65
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	14.89	4.6%		IVe	163.2	47.3	38	43	66	66	48
531B	Kniffin silt loam, 2 to 5 percent slopes	11.51	3.5%		IIIe	80.0	23.2	55	58	69	64	66
211	Edina silt loam, 0 to 1 percent slopes	10.71	3.3%		IIIw	177.6	51.5	59	60	70	70	64
T132B	Weller silt loam, terrace, 2 to 5 percent slopes	6.80	2.1%		IIIe	80.0	23.2	68	60	89	89	80
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	4.95	1.5%		IVe	131.2	38.0	22	20	66	66	47
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	4.22	1.3%		IVe	88.0	25.5	9	11	62	62	43
406	Kennebec-Amana silt loams complex	4.14	1.3%		Iw	224.0	65.0	88	90	92	91	84
W	Water	3.35	1.0%			0.0	0.0	0	0			
413D2	Sogn-Gosport-Clanton complex, 9 to 18 percent slopes, moderately eroded	2.18	0.7%		VIe	88.0	25.5	9	5	35	35	23
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	0.95	0.3%		IIIe	80.0	23.2	46	30	71	71	52
Weighted Average						119.8	34.7	33.3	33.5	*n 65.6	*n 65.1	*n 51.7

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

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