

# \$19,900

## 2.7 Acres +/-

### RECREATIONAL-HUNTING LAND FOR SALE Appanoose County Iowa



#### GENERAL INFORMATION

Sale Acres      2.7 m/l  
Topography      Level to Rolling  
Taxes            \$8 annual

2.7 acres m/l Appanoose County in Southern Iowa for sale. Affordable hunting and recreational property surrounded by privately owned and state of Iowa owned hunting land in great QDMA area. Property would make great landing spot to access state land on secluded road or recreational spot for primitive cabin off the beaten path. 2.7 Acres of straight timber hammered with heavy sign from local whitetail and turkey herds and limited access for encroachment. The majority of this property is inaccessible to the public.

#### KEY FEATURES

Hunting  
Whitetail & Turkey  
Habitat  
Recreational  
Timber  
Primitive Cabin Bldg Site

The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



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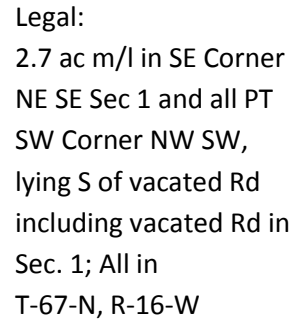
**THE "AMMONS" FAMILY**

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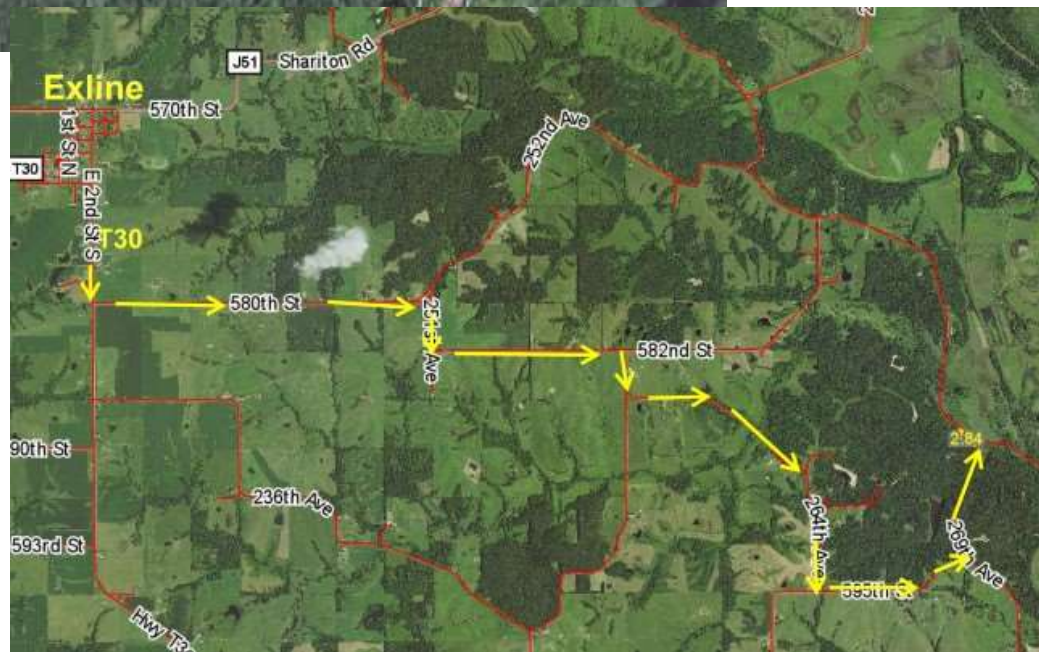




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***ving Southern Iowa & Northern Missouri"***



Exact legal to come from survey at Sellers expense.



Directions: From Exline Hwy T30 S, approx 1 mile; left on 580th St 1.8 miles; right on 251st Ave .2 miles; left on 582nd St approx. 1 mile; right on 263rd Ave about .2 mi; left on 264th Ave 1.7 mile; left on 595th St go approx. 1 mile; left on 269<sup>th</sup> Ave (dead-end road) approx. .7 mi arrive at property on left.

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