# Appanoose County Land for Sale
## 314th Avenue, Unionville, IA 52594

## 80 Acres
### $238,000



80+/- acres of mixed habitat sitting amongst some of Appanoose County, Iowa's best trophy whitetail country.

This property offers the opportunity to take advantage of huge blocks of timber and habitat surrounding for miles.

Along with the great Iowa hunting and potential to build; this Iowa land for sale would make a great pasture unit for a beginning farmer or add-on to an existing cattle operation.

This Iowa property is unique but offers multiple options for any buyer.

**United Country Real Estate**

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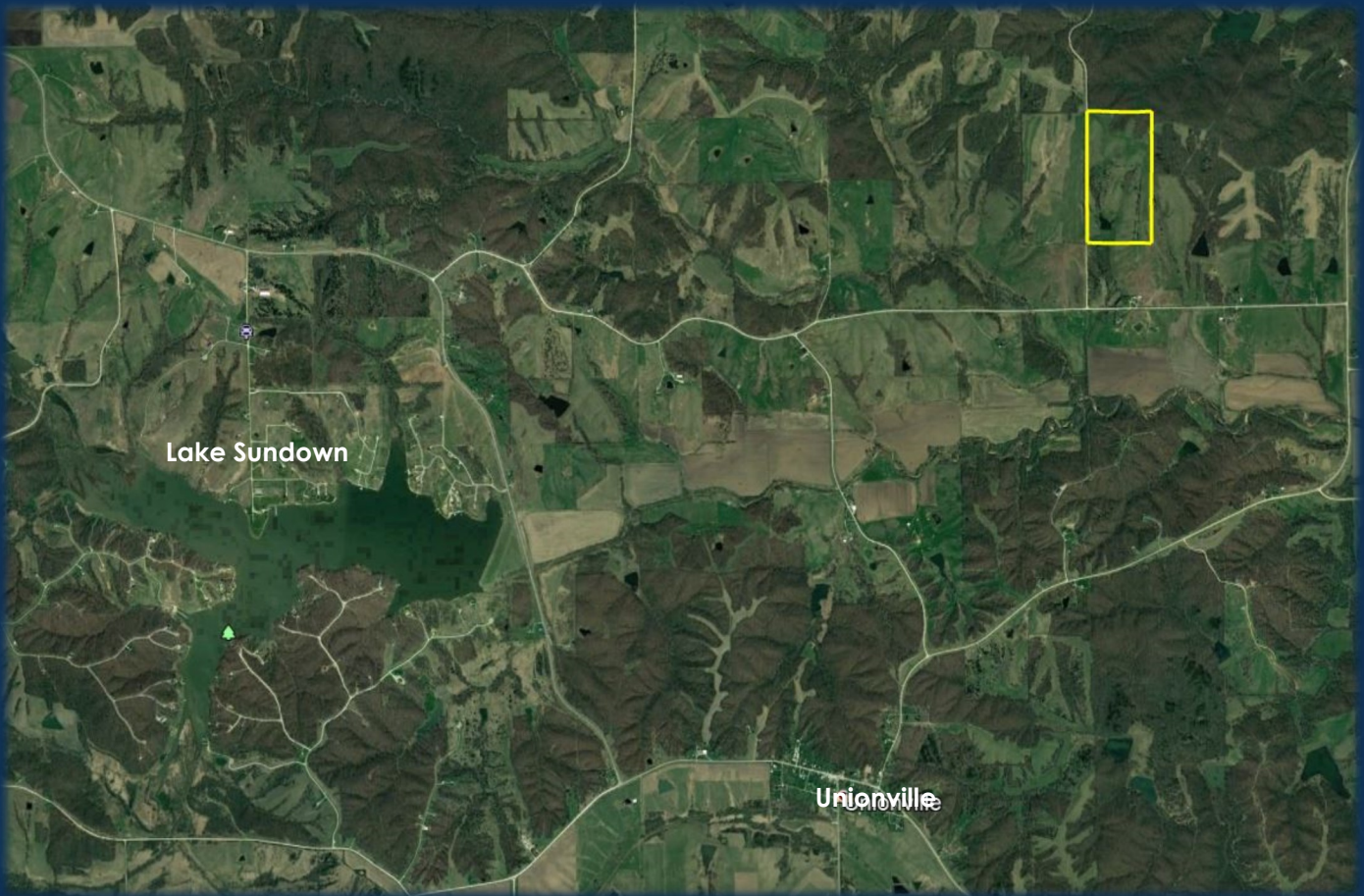Ryan Ammons, Broker Associate
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Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa.

This Iowa hunting property is located in a trophy rich area just north of Unionville, IA, known for holding and producing a healthy & abundant herd of wild game. Don't let the lack of timber fool you; this property has acres of food plots and opportunity for many more acres, that serve as a major draw from the surrounding heavy cover.  The lay out of this property just off the edge of neighboring, large white oak timber make it an excellent option to add a large food source as well as additional income across the best ridge on the back side of the property.  This property also offers great opportunity for a cabin or home site just off the road overlooking the beautiful southern Iowa landscape.