







**Hawkeye
Farm Mgmt &
Real Estate**



Appanoose County Recreational & Hunting Land with Home
32798 407th Street, Unionville, IA 52594
171 +/- Acres
\$1,296,000

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PROPERTY DESCRIPTION



171+/- acres of premier Iowa trophy whitetail hunting and recreational land with a top-quality home & buildings in Appanoose County, Iowa. This 171+/- acre property has been manicured and maintained and offers top-end hunting with incredible views across the rolling terrain in one of the best areas of Southern Iowa known for producing world class whitetails. Iowa land located between Blakesburg and Unionville near the four corners of Monroe-Wapello-Appanoose-Davis Counties is highly sought after for the proven world class hunting and recreational opportunities and this property sits amongst thousands of acres of intensely managed hunting land.

This property has had little to no hunting pressure for the last several years and the big ridges of heavily timbered rolling terrain funnel out across the property offering a multitude of hunting options regardless of the season. There are manicured trails throughout and multiple open fields that could be used for modest income or large food plots along wildlife travel corridors. As an added bonus, there are multiple ponds and water holes across the farm, one of which is an over 2.5+/- acre watershed above Soap Creek which meanders along the southern border of the farm.

The home and detached garage have been beautifully & functionally remodeled in the last several years and offer a nearly new rural living opportunity and a great base camp with multiple access points to the rest of the farm. High on the main ridge overlooking the farm, the 48'x80'x14' pole building offers full concrete inside with large concrete aprons outside, spray foam insulation, and electric with two large overhead doors and water plumbed right outside. This is truly a must-see, dream property offering Iowa's best hunting and recreational opportunities with a top-of-the-line home and outbuildings in one great package that rarely comes available.

OTHER DETAILS

- House constructed in 1992
- 1,200 Finished Square Feet
- 2 Bedrooms - 1 Full Bathroom
- Slab Foundation
- Annual Taxes \$2,900
- New Septic System in March 2023
- New Heating & Cooling Systems in May 2023
- New Hot Water Heater & Windows in 2016
- 48'x80'x14' Pole Building
- 20'x29' Attached Garage
- 30'x40' Detached Garage

PROPERTY PHOTOS



PROPERTY MAPS



T-70-N

UNION PLAT

R-16-W

(Landowners)
MONROE CO

