



## LAND FOR SALE

80 +/- ACRES  
APPANOOSE COUNTY, IA  
WALNUT TOWNSHIP

PRICE:  
\$440,000 OR  
\$5500 PER ACRE



### LAND OVERVIEW

Located in Appanoose County, this remarkable 80 +/- acre farm is just 3 miles South of Rathbun Lake. Featuring highly productive tillable acres to exceptional hunting opportunities from a plentiful population of deer and turkeys. 50 +/- FSA tillable acres with the remaining land consisting of timber made up of young walnut and mature oaks. With access from the south combined with a couple of food plots, this farm would have an ideal set up. Whether for recreation or investment, the possibilities are endless on this one. For more information, please contact Farm & Rec Real Estate Broker Glen Salow at 515-494-5560.

### PROPERTY FEATURES

- 50 +/- FSA tillable acres (Farm is open for 2025)
- Estimated annual farm income of \$10,000 for 2025
- Abundant population of deer and turkeys
- Area has a stellar track record of consistently producing trophy whitetails
- Lots of young walnut for future financial gain
- Just 3 miles from Rathbun Lake
- Several potential building sites with all utilities available
- 15-minute drive to Centerville that offers all necessities
- 2022 property taxes \$1226
- Located approximately one hours and 45 minutes Southeast of Des Moines or 2 miles Northeast of Mystic at the corner of 472nd St and 163rd Avenue.

CONTACT US



641-508-0028  
515-494-5560



Sales@farmandrec.com



Farm & Rec Real Estate LLC  
18639 65th Avenue  
New Virginia, IA 50210  
Broker # 2017012662