

Honey Hole Whitetail Farm
21672 520th St.
Centerville, IA 52544

\$999,950
150± Acres
Appanoose County



Honey Hole Whitetail Farm
Centerville, IA / Appanoose County

SUMMARY

Address

21672 520th St.

City, State Zip

Centerville, IA 52544

County

Appanoose County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

40.725235 / -92.958544

Acreage

150

Price

\$999,950

Property Website

<https://arrowheadlandcompany.com/property/honey-hole-whitetail-farm-appanoose-iowa/93359/>



PROPERTY DESCRIPTION

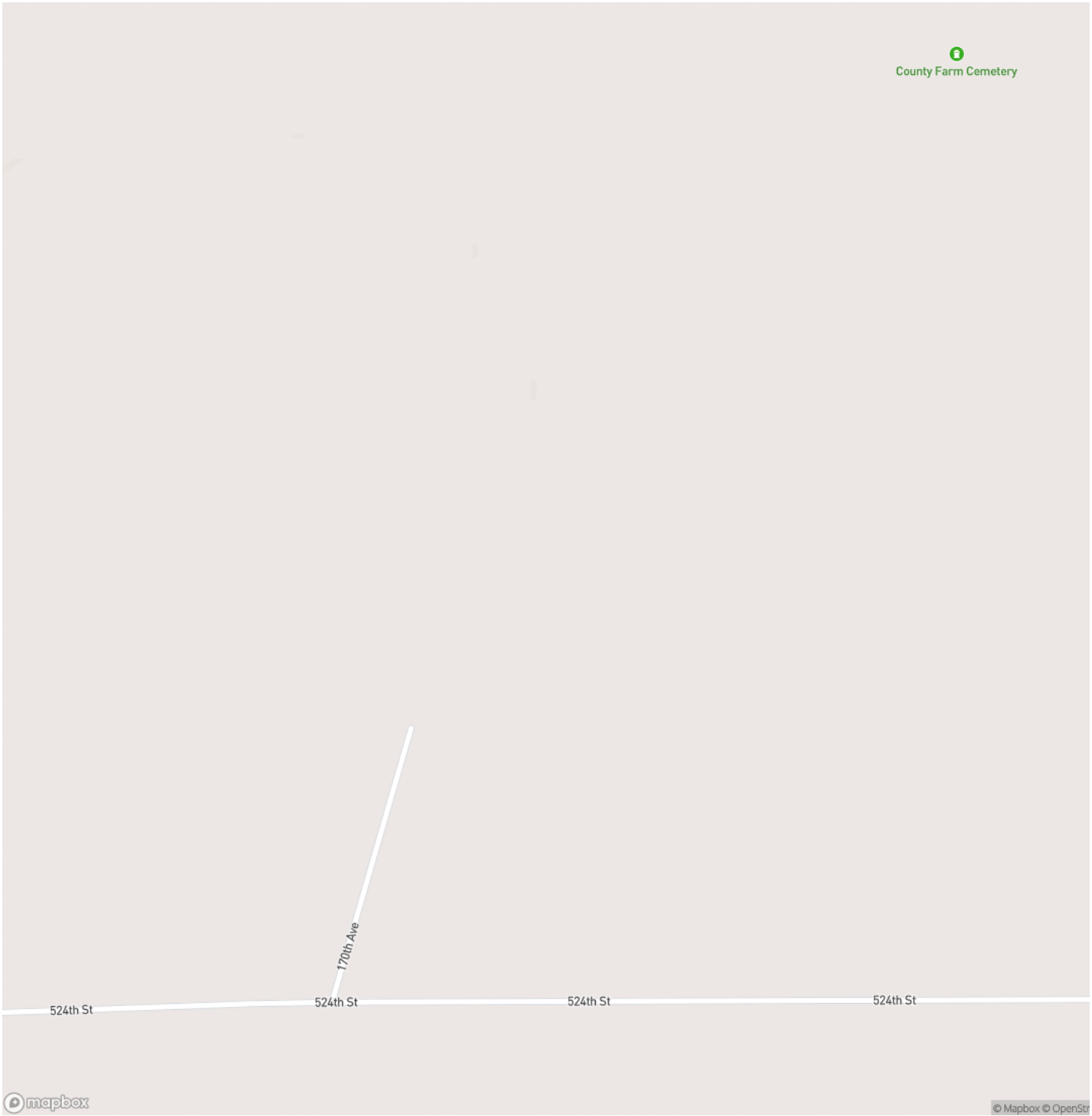
Finding a property that combines a number of great features into a well-rounded recreational farm can be very difficult. One look at this 150+/- acre parcel is all it will take for the serious whitetail hunter to understand the paradise this place can easily become. Located at the end of a dead-end lane, this property offers fantastic seclusion and strategic access from the south end of the farm. The 80+/- tillable acres averaging 41 CSR2 provides significant income potential, a great food source for the local deer herd, and the ability to quickly manipulate several sections into food plots, screens, bedding cover, or anything else a habitat manager desires. The timbered section of this farm includes a near harvest stage walnut crop of trees, great bedding and travel corridors for the deer, as well as providing several pinch points creating obvious, red-hot ambush locations for harvesting big bucks. The high-stem count cover within the timber ensures the property can hold deer extremely well during the fall and winter when they desire thick cover. Water on the property in the form of a creek winding throughout and a pond in the northeast corner means that deer can fill all of their needs without ever leaving the property. Excellent connecting habitat will lead to a solid inflow of new bucks cruising through to check does during the rut. Trail camera images from the property this year point to great mature targets as well as some excellent young deer for future years living on the property. This property is conveniently located 4+/- miles from Centerville, IA and 34+/- miles from Ottumwa, IA. Opportunities to own an incredible, diverse hunting property do not come along often, so do not hesitate to reach out and come see it for yourself! All showings are private and by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:6417999012).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

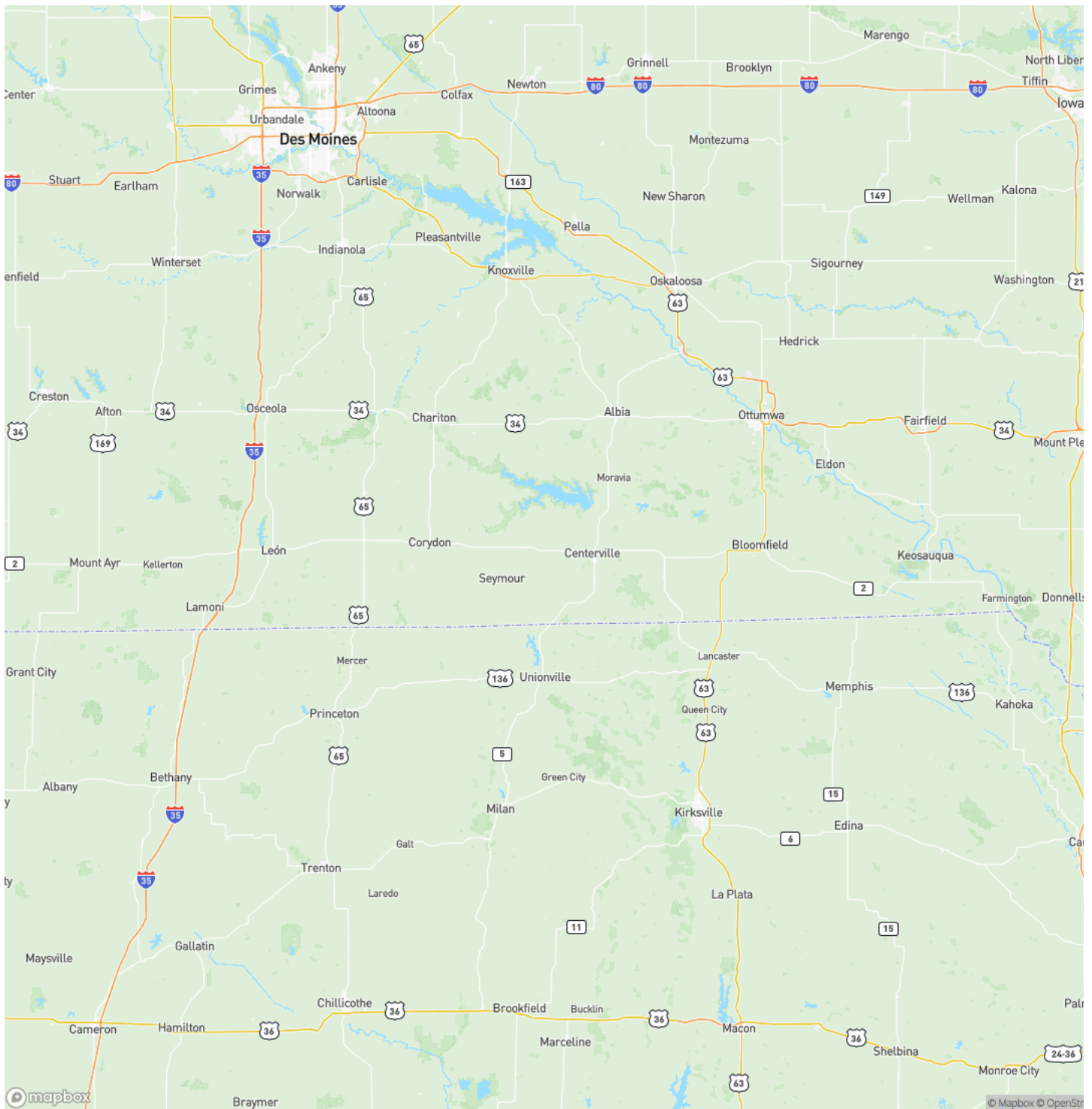
Honey Hole Whitetail Farm
Centerville, IA / Appanoose County



Locator Map



Locator Map



Satellite Map



Honey Hole Whitetail Farm
Centerville, IA / Appanoose County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Noble

Mobile

(641) 799-9012

Office

(309) 331-5767

Email

steve.noble@arrowheadlandcompany.com

Address

18587 74th. St.

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

