

Second Heaven Farm
27043 264 Th Ave
Moulton, IA 52572

\$2,400,000
217± Acres
Appanoose County



Second Heaven Farm
Moulton, IA / Appanoose County

SUMMARY

Address

27043 264 Th Ave

City, State Zip

Moulton, IA 52572

County

Appanoose County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Business Opportunity

Latitude / Longitude

40.625657 / -92.777204

Dwelling Square Feet

6500

Bedrooms / Bathrooms

9 / 5

Acreage

217

Price

\$2,400,000

Property Website

<https://arrowheadlandcompany.com/property/second-heaven-farm-appanoose-iowa/83582/>



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PROPERTY DESCRIPTION

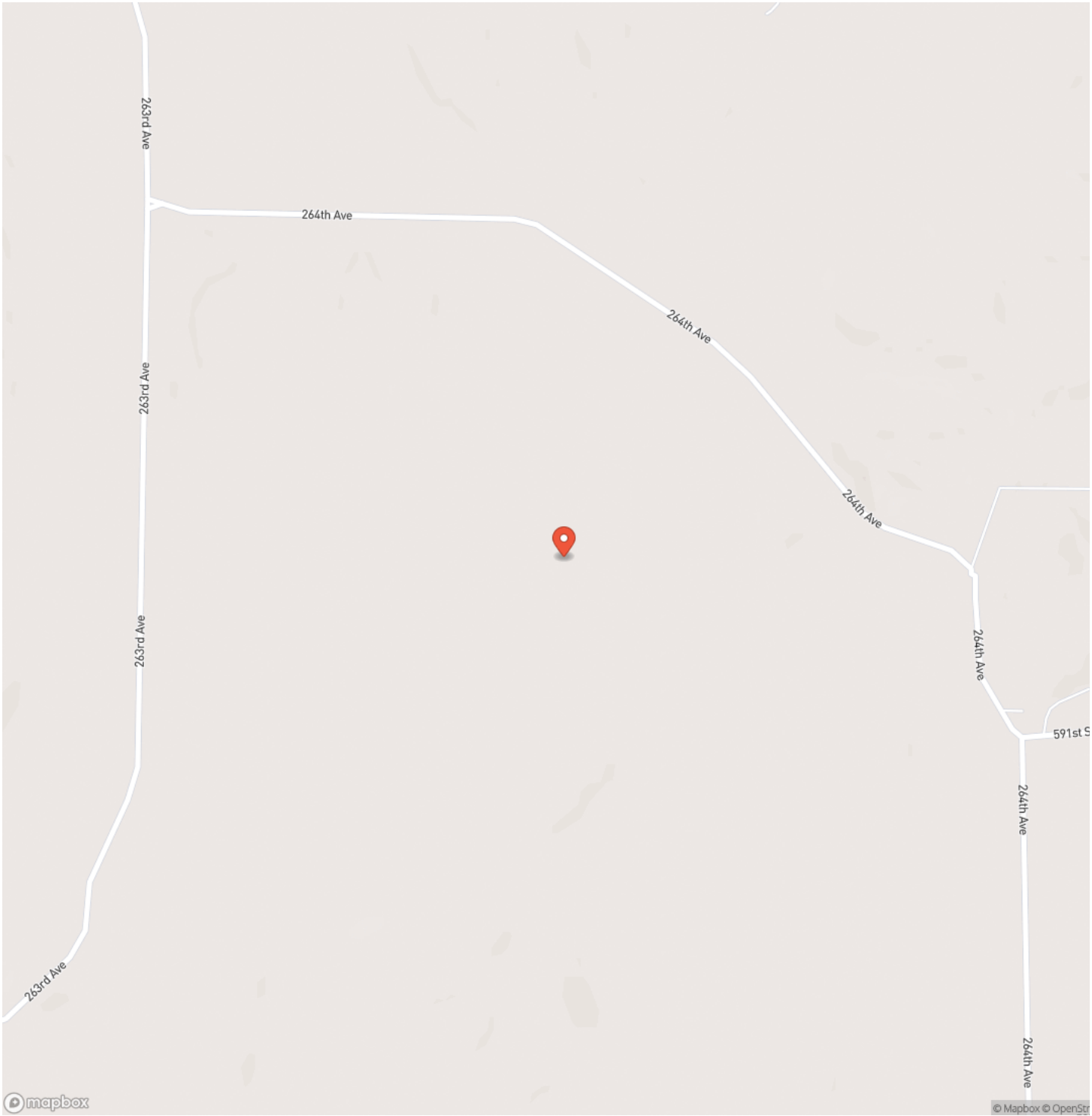
Welcome to Second Heaven Farm, a 217 +/- acre property located in Southern Iowa's, Appanoose County! Second Heaven is in an area known for producing trophy whitetails! This is a farm built for the serious outdoorsman or investor. This area of Southern Iowa is in one of those pockets that offers the hunting experience that has come to make Iowa famous. With a strong track record for giant whitetails in the area, and the evidence is everywhere. Rolling terrain, mature hardwoods, cedar thickets, and spring-fed water sources create the ideal mix of cover and habitat. Packard Creek runs through the center of the farm providing you thick bedding and other stand locations for cruising bucks in November. On top of that, having the 92 +/- tillable acres in the heart of the farm, you've got both income potential and a robust food source to hold and pattern game throughout the year. Access is no issue; with five separate road entrances and nearly seven miles of established trails—including well-maintained creek crossings—you can move through the property with purpose and ease, regardless of wind direction or time of year. The hunting is exceptional, but Second Heaven offers so much more. Cast a line in the spring-fed pond, stocked with bass, bluegill, and catfish. With a heavy population of turkeys, your spring is sure to be filled with chasing gobblers! This is a property that invites year-round connection with the land providing you with unforgettable experiences. Through the beautiful front gate, you are met by the massive, 6,500 +/- square foot lodge! Built by one of Southern Iowa's most respected craftsmen, the quality and functionality are evident in every corner. The home features 9 bedrooms and 5 bathrooms—plenty of space for guests or outfitting operations—anchored by a large master suite with office space and panoramic views across the farm. Vaulted ceilings, hardwood floors, and a well-designed kitchen make it as comfortable as it is functional. The home is energy-independent, powered by a recently installed 50kW solar system valued at \$200,000. Combined with an outdoor wood furnace, it has run entirely off-grid since Fall 2024 with zero issues—bringing both sustainability and reliability. Each wing of the home has its own single-car garage with direct home access. The courtyard area of the lodge can be accessed from multiple areas of the lodge and can be utilized for hangouts or however envisioned. There is a heated 60x40 outbuilding with concrete floor and solar power that provides ample space for equipment and storage. The possibilities of Second Heaven being your home, your getaway, or the opportunity to run an investment business in beautiful Southern Iowa is an opportunity that should be pursued! The Second Heaven Farm is 12 +/- miles from Centerville, 28 +/- miles from Bloomfield, 48 +/- miles from Ottumwa, and 98 +/- miles from the Des Moines International Airport. All showings are 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.

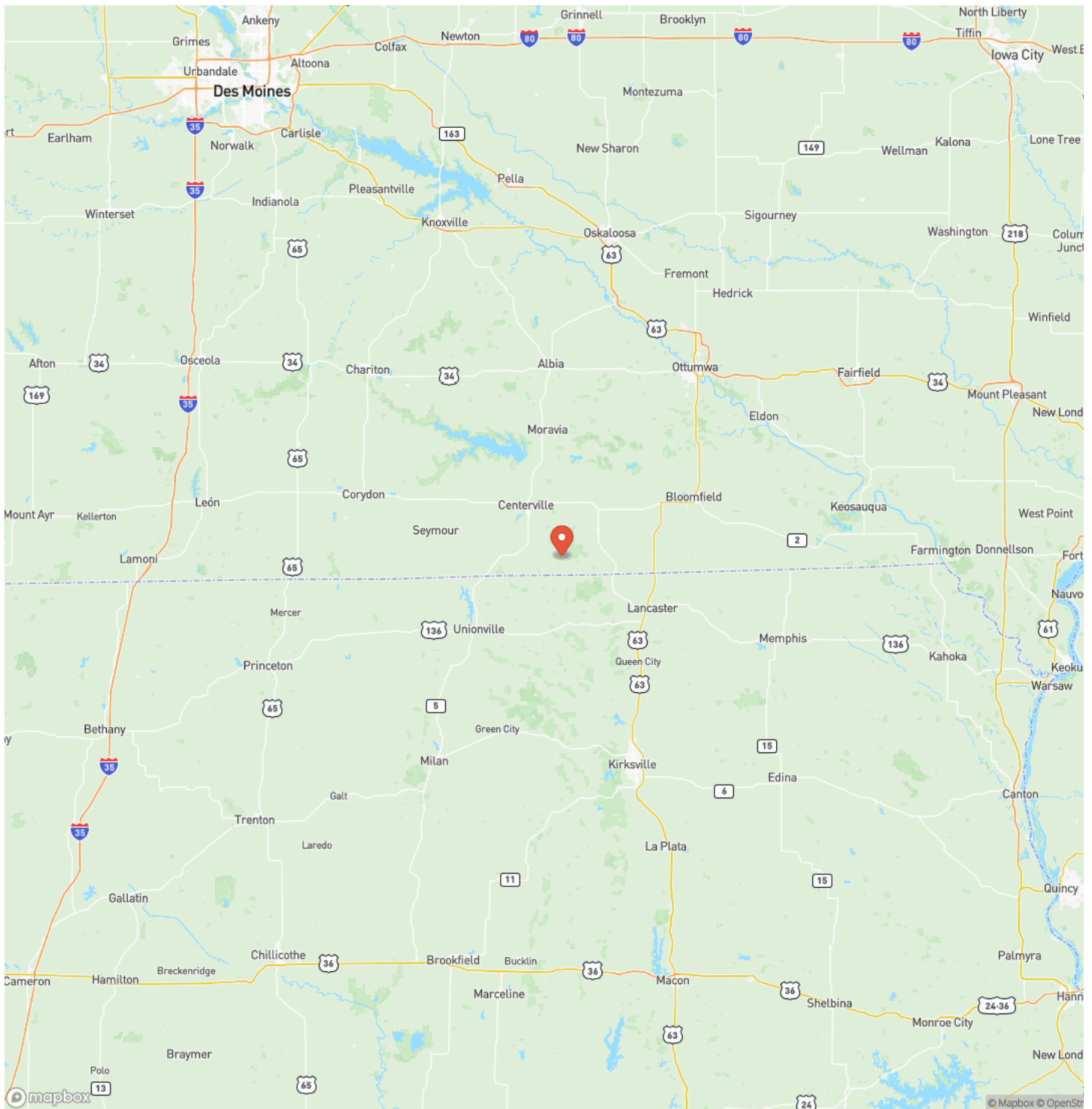
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Locator Map



Locator Map



Satellite Map



Second Heaven Farm
Moulton, IA / Appanoose County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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DISCLAIMERS

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