

**Walnut Creek Hunting Farm**  
TBD 160th Ave  
Mystic, IA 52574

**\$598,000**  
104± Acres  
Appanoose County



**Walnut Creek Hunting Farm**  
**Mystic, IA / Appanoose County**

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**SUMMARY**

**Address**

TBD 160th Ave

**City, State Zip**

Mystic, IA 52574

**County**

Appanoose County

**Type**

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

**Latitude / Longitude**

40.7558 / -92.9759

**Acreage**

104

**Price**

\$598,000

**Property Website**

<https://arrowheadlandcompany.com/property/walnut-creek-hunting-farm/appanoose/iowa/100129/>



## Walnut Creek Hunting Farm Mystic, IA / Appanoose County

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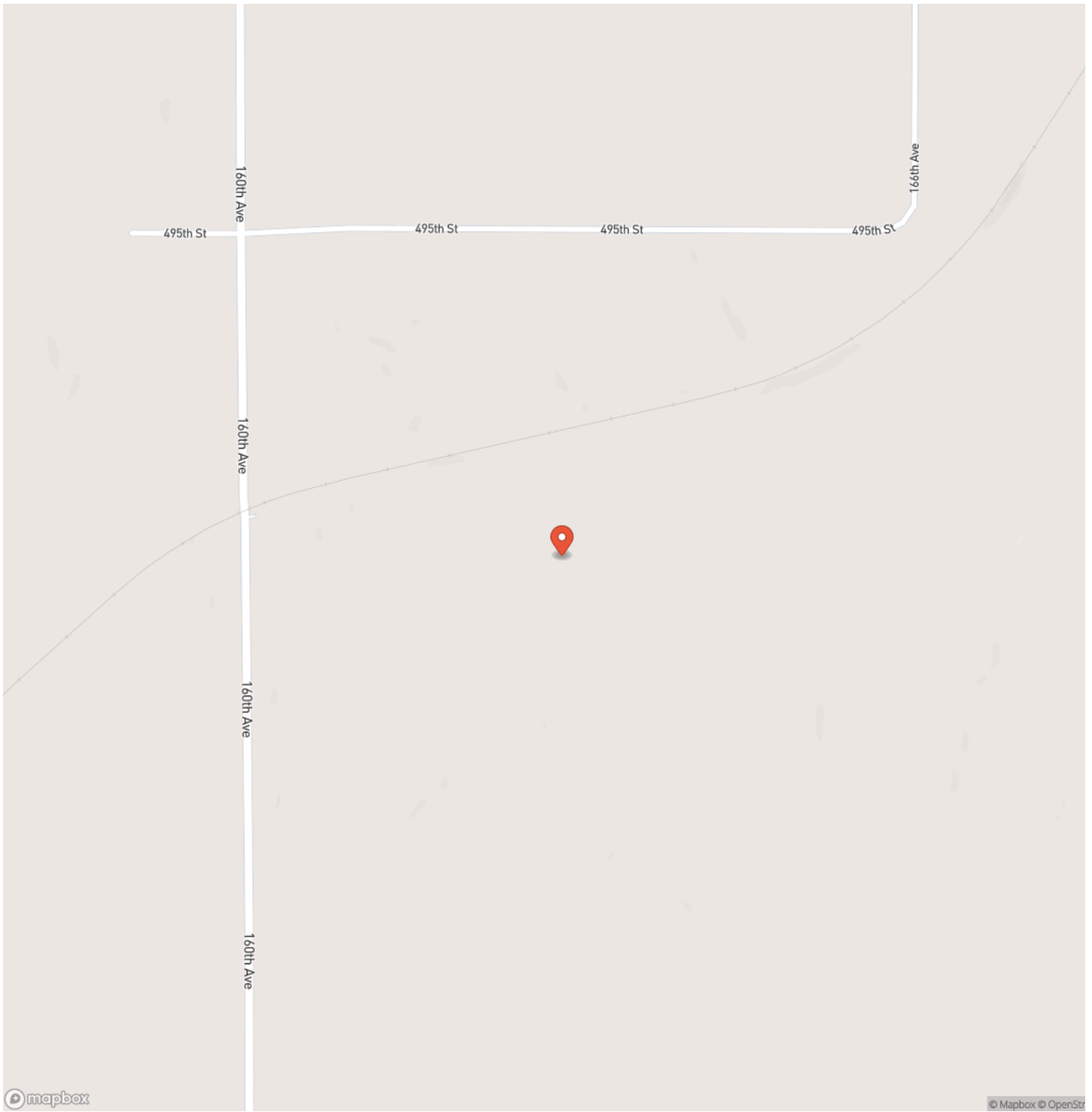
### **PROPERTY DESCRIPTION**

Introducing the Walnut Creek Hunting Farm, an exceptional 104 +/- acre recreational farm in Appanoose County, Iowa! Finding a property of this caliber at the price point it's at is extremely rare! The farm is conveniently located just 2+/- miles from Mystic, Iowa, and 5+/- miles from Centerville. This property is settled into an area that quietly boasts over 2,000 +/- highly managed acres, ensuring you will have several mature bucks using the property every single year. The habitat on this property is class A, with a combination of winding creek bottom interlaced with small fields and pockets of cover, sections of warm-season grasses and cedars, and gently rolling hardwood timber. The creek located onsite holds water year-round, ensuring your deer herd and turkey flock never have to leave to find water. Roughly 15 +/- acres of tillable dirt and food plots broken up into several sections allows a hunter to absolutely stack this property with food, and potentially pull some tillable income off of the place if one wishes. A newly installed trail system allows access into every part of the property on foot or with equipment, meaning there isn't a single acre that can't be easily utilized. Two box blinds and a handful of treestands will stay with the property upon a sale, making this place truly turn-key from a hunter's perspective. Do not overlook the strong turkey population on the property either, adding another source of enjoyment during the spring months. Road access from the West side and a gate to be included with the sale add convenience and security. Quality hunting properties that leave no box unchecked at this price point are a rare find on the market today, so don't wait around to schedule your own viewing of this fantastic property! 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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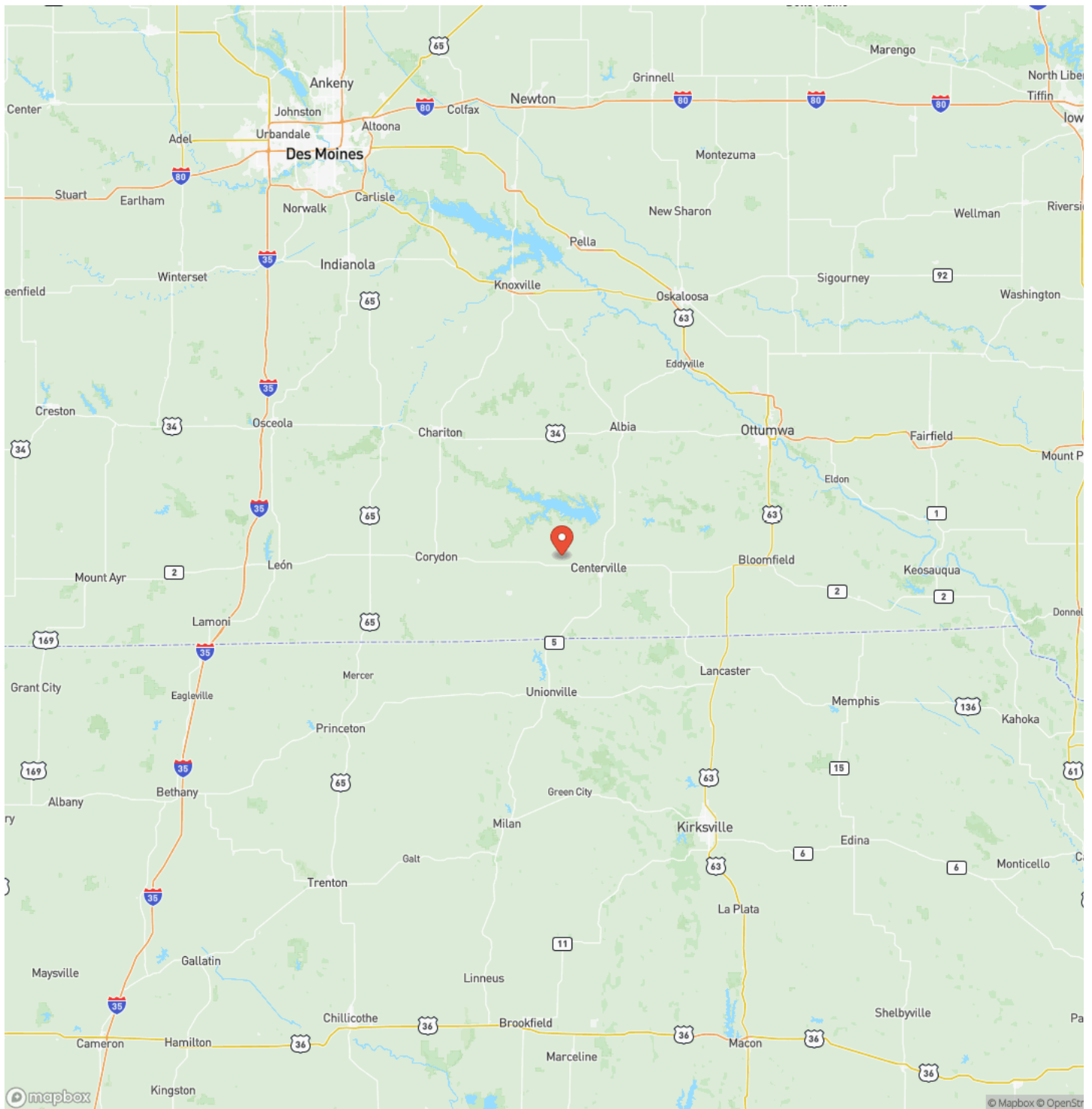
## Locator Map



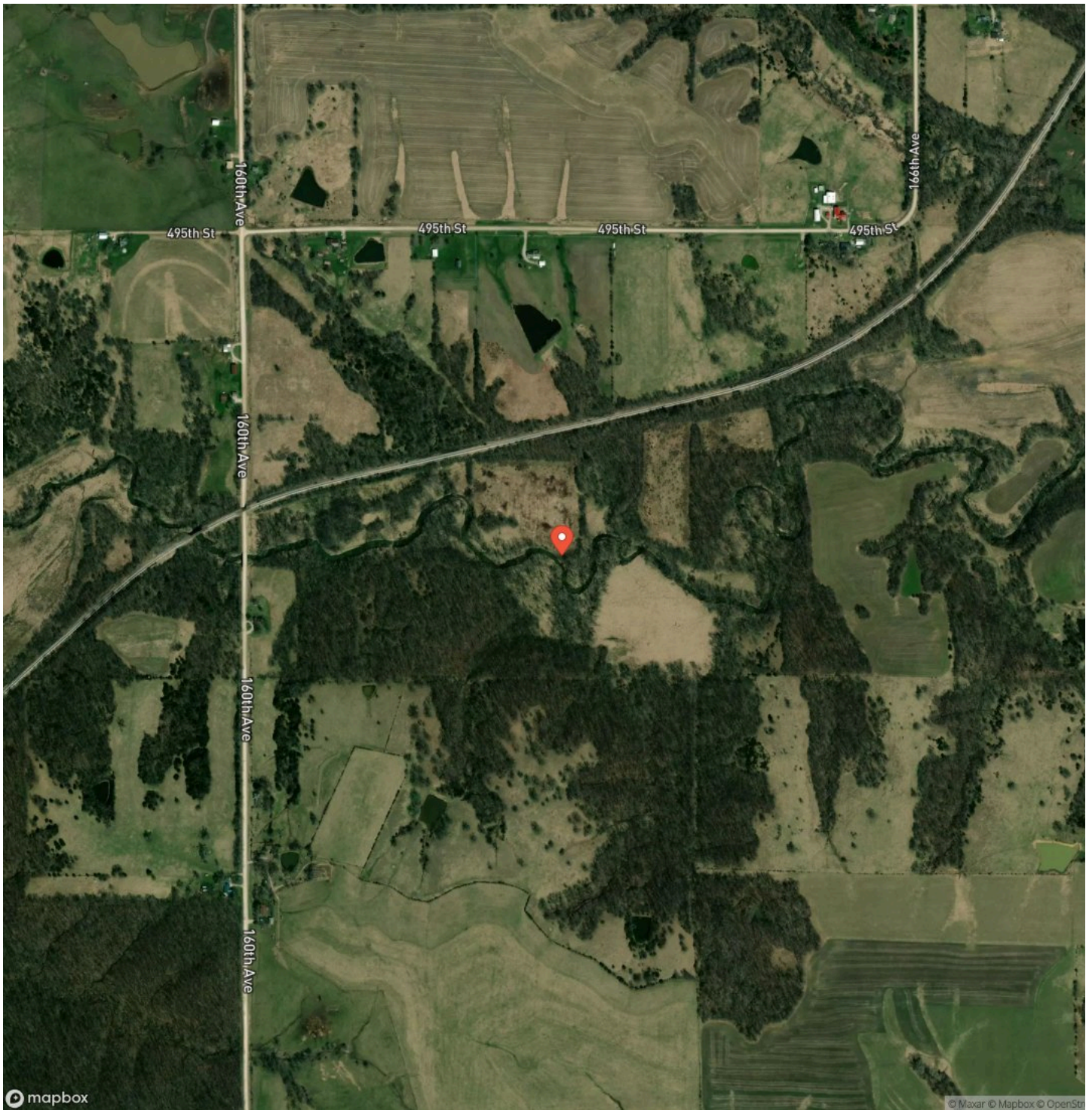
mapbox

© Mapbox © OpenStr

# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.

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