



APPANOOSE COUNTY, IOWA RECREATIONAL LAND AUCTION

46.56± ACRES OFFERED IN 1 TRACT

Representing Helen M. Turner

HWY J5T, Mystic, Iowa | Section 34 of Walnut Township



**Hawkeye
Real Estate**







Bidding Open Now until August 19, 2026 at 12:00 PM

ONLINE AUCTION ONLY | [UCIOWA.COM/AUCTIONS](https://uciowa.com/auctions)

Located just southwest of the Rathbun Lake Dam, this 46.56 +/- acre Appanoose County property offers an outstanding combination of recreation, income, and future development potential. Enjoy quality whitetail deer and turkey hunting while being just minutes from Rathbun Lake's boating, fishing, camping, and hiking opportunities. With hard-surfaced road frontage, the property also presents excellent possibilities for a future home, campground, cabin rentals, or boat storage facility.

Conveniently located between Albia and Centerville and only 1.5 hours from Des Moines, this tract offers both accessibility and versatility. The property currently generates income through a row crop lease, providing immediate return while allowing for future development or recreational use.

This property is being offered through an online auction with bidding open now until August 19, 2026, at 12:00 PM. Opportunities to purchase recreational and investment properties this close to Rathbun Lake are becoming increasingly rare. For more information, auction terms, or to schedule a private showing, contact Luke Nissen, ALC – Iowa Land Specialist, at 712-304-4827 or email luke@uciowa.com.

Representing Attourney: Joseph Coppola - Wasker, Dorr, Wimmer & Marcouiller, P.C.

KEY FEATURES INCLUDE:

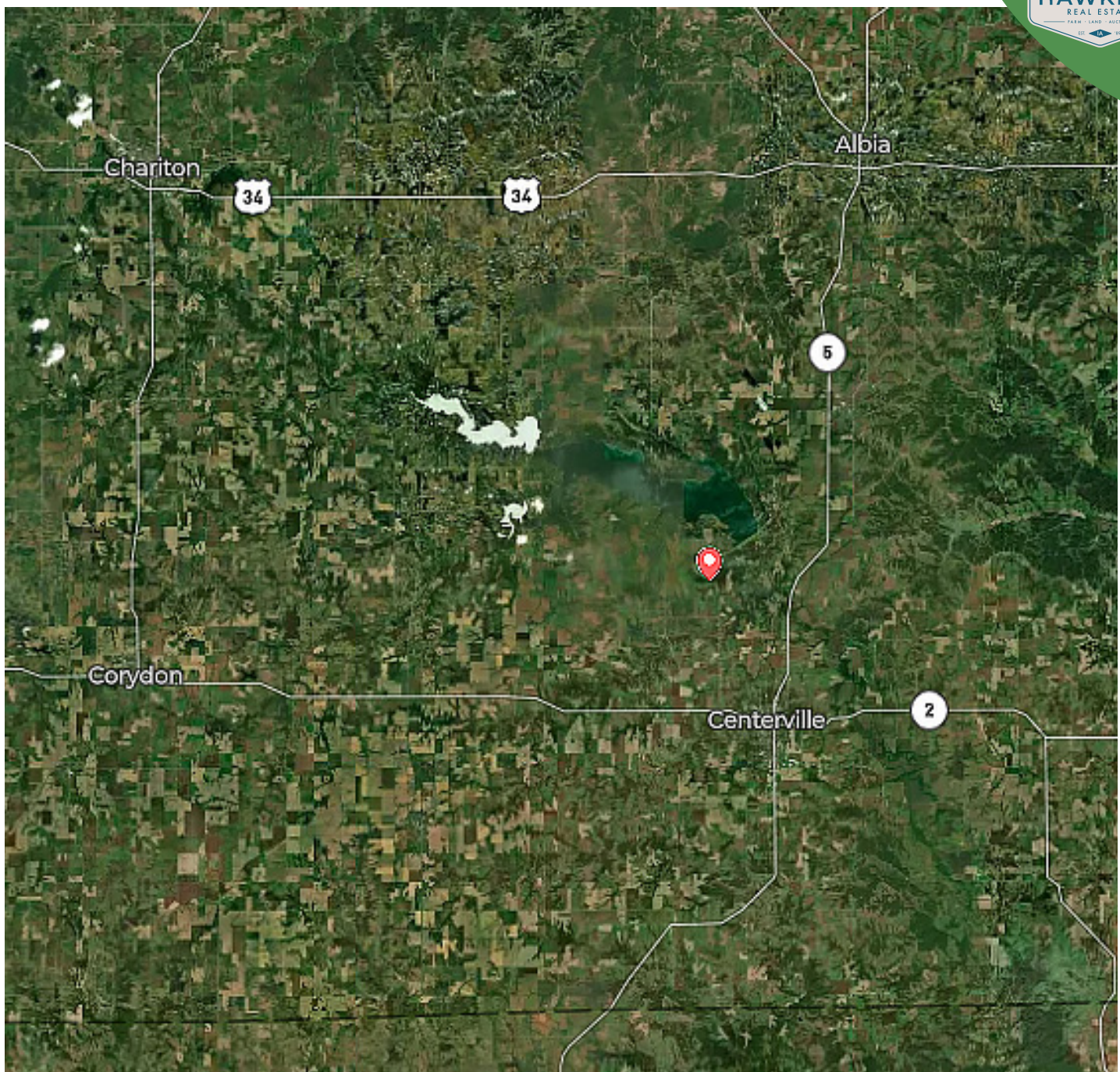
- Income-Producing Row Crop Lease
- Hard-Surface Road Frontage
- Quality Whitetail & Turkey Hunting
- Minutes from Lake Rathbun
- 2 Tax Parcels | \$486 Annual Tax

NOTE:

- Potential Building Site
- Located between Albia & Centerville
- Hunting Possession: Granted upon Closing
- Full Farm Possession: March 1, 2027

SCAN FOR MORE
INFO





DIRECTIONS FROM RATHBUN, IA

From Rathbun, IA - leave town heading North on HWY J29. Continue on HWY J29 for 1.5 miles. Turn left heading Southwest on HWY J5T. Continue on HWY J5T 3/4 miles. Property is located on the right-hand side of the road.



AERIAL MAP

Helen M. Turner | Walnut Township | Appanoose County

Aerial Map

Boundary Lines Are Approximate



Hawkeye Farm Mgmt & Real Estate



22 N Main, Albion IA Phone: 641-932-7796
Email: hawkeye@ucicwa.com
On the web: www.uciwa.com
www.iowawhitetailfarms.com

Boundary Center: 40° 48' 51.03, -92° 54' 51.77

0ft 288ft 576ft

34-70N-18W
Appanoose County
Iowa



Maps Provided By:



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6/10/2025

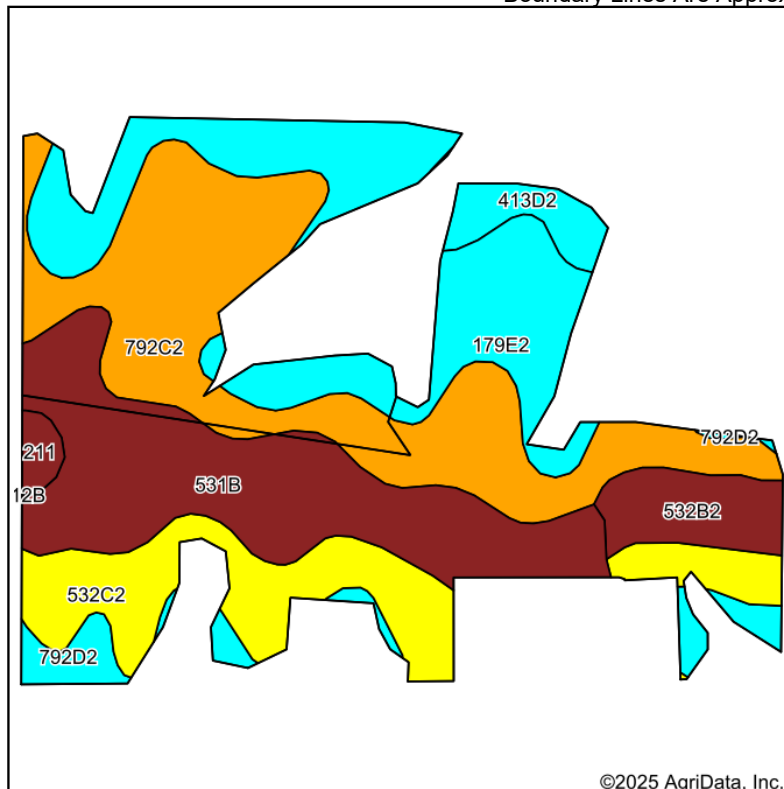


TILLABLE SOILS MAP

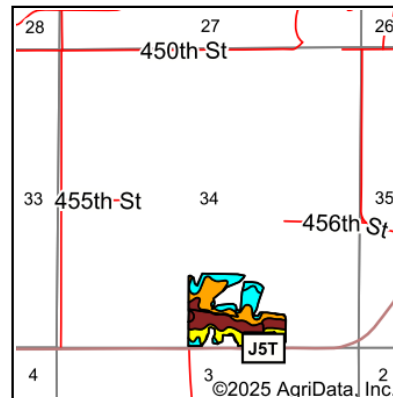
Helen M. Turner | Walnut Township | Appanoose County

Soils Map

Boundary Lines Are Approximate



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Appanoose**
Location: **34-70N-18W**
Township: **Walnut**
Acres: **31.77**
Date: **6/10/2025**

Hawkeye Farm Mgmt & Real Estate

United Country
Real Estate
22 N Main, Albia IA Phone: 641-932-7796
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www.iowawhitefarm.com

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Area Symbol: IA007, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	8.78	27.6%		IIIe	31	26	65	47
531B	Kniffin silt loam, 2 to 5 percent slopes	7.39	23.3%		IIIe	55	58	64	66
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	6.78	21.3%		VIe	24	33	62	44
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	4.70	14.8%		IIIe	44	28	72	51
532B2	Rathbun silty clay loam, 2 to 5 percent slopes, moderately eroded	1.55	4.9%		IIIe	52	43	74	54
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.34	4.2%		IVe	9	11	62	43
413D2	Sogn-Gosport-Clanton complex, 9 to 18 percent slopes, moderately eroded	0.91	2.9%		VIe	9	5	35	23
211	Edina silt loam, 0 to 1 percent slopes	0.32	1.0%		IIIw	59	60	70	64
Weighted Average						3.77	36.8	35.2	*n 64.7
									*n 51

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



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LUKE NISSEN, ALC
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AUCTION TERMS AND CONDITIONS

Seller: Helen M. Turner

Representing Attorney: Joseph Coppola – Wasker, Dorr, Wimmer & Marcouiller, P.C.

Sale Date: Online only auction. Bidding concludes 12:00 PM August 19, 2026 which will be open for participation through the deadline with United Country Hawkeye Farm Mgmt & Real Estate's Bidwrangler auction platform.

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: 46.56 +/- Acres. Farm will be sold in one single tract. Auction Method: The property will be sold on a price per acre basis based on acres obtained from the Appanoose County Treasurer. The auction can be viewed through a Virtual Online Auction.

Online Bidding Process: To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the live auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform. Auction Closing & Auto Extend – The Auto-Extend feature will be used during this auction, if applicable. If a bid is placed within one minute of the auction's scheduled end, the auction will extend for 2 minutes. This gives bidders an additional opportunity to place a bid. If no further bids are received, the auction will close, and United Country Hawkeye Farm Management will contact the winning bidder. However, if a new bid is placed during the extension, the auction will remain open, and all bidders will have another chance to bid. This process will continue until no bids are placed during the final extension. United Country Hawkeye Farm Management will contact the winning bidder.

Bidder Registration: Prospective bidders must register with Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. Hawkeye Farm Management & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

FSA: All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Management & Real Estate.

As is-where is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller

is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen at 712-304-4827 for private showing prior to day of sale.

Taxes: Taxes will be pro-rated to the date of closing and based on tax acres as sold per Appanoose County Treasurer.

Possession: Farm leased for the 2026 growing season and full farm possession will be given March 1, 2027. Possession for Hunting will be granted upon completion of the closing. No amount of cash rent will be credited to the buyer at closing.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before October 2, 2026. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2024-2025 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country Farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller.

**THE BIDDING WILL ONLY LAST A FEW MINUTES,
AND THE AUCTIONEER HAS FINAL SAY.**



HAWKEYE

— REAL ESTATE —

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