

**FARMLAND AVAILABLE**

**Appanoose County, Iowa**

**181.18**  
**ACRES M/L**

**LISTING #18827**



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Peoples Company is pleased to present 181.18 acres m/l, located west of Exline in Appanoose County, Iowa. This excellent pasture and recreational farm is situated just south of Centerville, Iowa at the intersection of Highway 5 and Highway T30 in Section 30 of Caldwell Township.

This farm presents a rare opportunity to acquire a large, contiguous pasture and recreational tract with paved road access in the heart of Southern Iowa cattle country. The property has historically remained in pasture and consists of approximately 181.18 acres m/l of high-quality grass and legume mix, well-suited for productive grazing. Additional features include well-maintained perimeter fencing and excellent access from pavement, conveniently located just off Highway 5 and Highway T30.

The farm includes a moderately sized pond along with reliable water sources throughout, making it ideal for seasonal or extended livestock grazing, including winter carry. This tract would be a strong addition to an established cattle operation or an excellent opportunity for a beginning livestock producer seeking quality pasture in a proven area.

Additionally, the property features excellent wildlife cover and habitat along portions of the property, offering a clean slate for converting portions of this property to more of a recreational use.

Please contact one of the Listing Agent's for more information on this property!



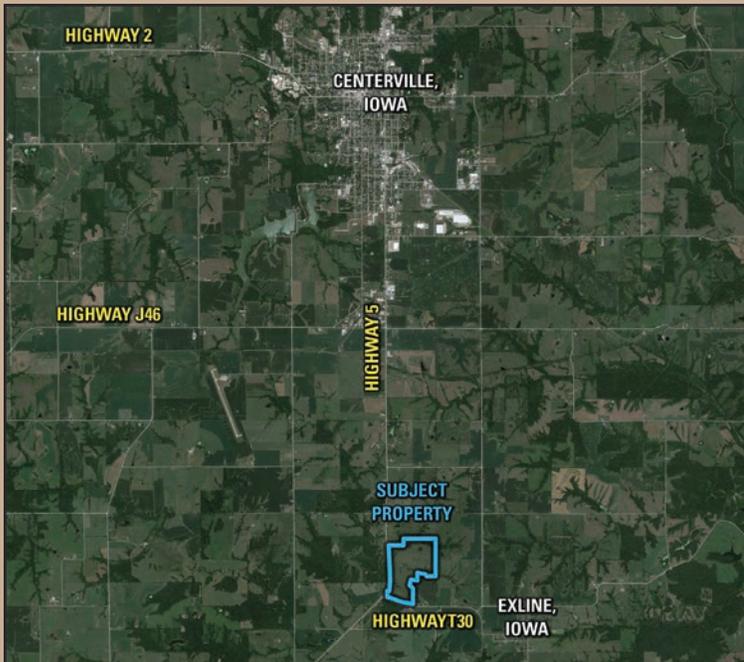
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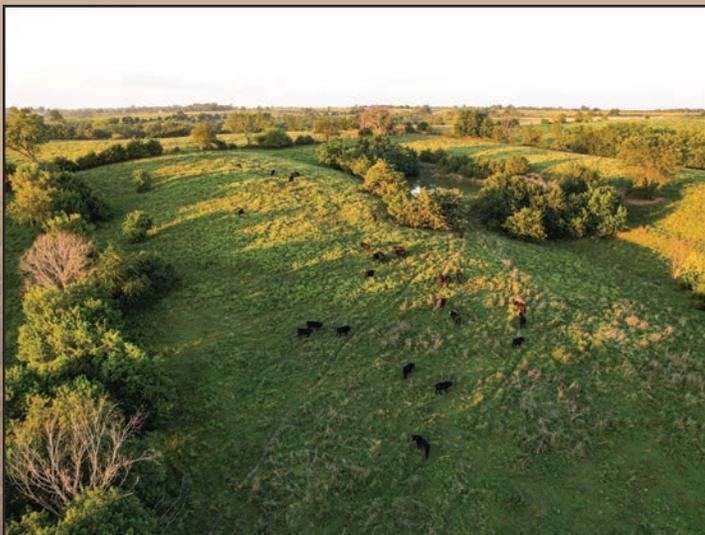
# Directions



**From Centerville, Iowa:** Travel south on Highway 5 for approximately four miles. The property will be located on the left. Watch for Peoples Company signage.

**From Exline, Iowa:** Travel west on 230th Avenue, then continue onto Highway T30 for approximately 1.5 miles. The property will be located on the right. Look for Peoples Company signage.

**From Unionville, Missouri:** Travel north on Highway 5 for approximately 17 miles. The property will be located on the right. Watch for Peoples Company signage.



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