

COUNTY HIGHWAY S56

85.63
ACRES M/L

LUXURY COUNTRY RETREAT

WAYNE COUNTY

Premier Outdoor Experience For Sale

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Listing #19202

Property Details

Luxury Country Retreat with Premier Outdoor Experiences - Escape to the beauty of Southern Iowa with this stunning 85.63-surveyed-acre m/l lifestyle and recreational retreat in northeast Wayne County. Located along paved County Highway S56, this property offers the perfect blend of privacy, comfort, and outdoor adventure—an ideal destination for those seeking a peaceful country getaway or a luxury hunting retreat.

At the heart of the property sits a beautifully finished 38' x 48' Bando-minium, originally built in 2017, and recently completed with modern living spaces designed for relaxation and entertaining. The residence features three bedrooms and two bathrooms, a bright open living area, and a stylish kitchen equipped with new appliances and quality cabinetry. Large windows capture scenic views of the rolling countryside, while the upstairs bedrooms provide a quiet place to unwind and wake up to breathtaking Southern Iowa sunrises. The expansive garage space creates the perfect gathering hub after a day outdoors ideal for storing ATVs, trucks, and recreational gear, or hosting friends and family after a day of hunting, trail riding, or exploring the land. Whether you're enjoying quiet mornings on the property or evenings sharing stories around a fire, this retreat was built for making lifelong memories.

The land itself offers a remarkable mix of open fields for income potential, CRP habitat, and hearty, big-wood timbered bottomland, creating a classic Southern Iowa landscape rich in wildlife and natural beauty. Towering hardwoods, rolling hills, and secluded draws provide exceptional habitat for trophy whitetail deer, wild turkey, bobcats, squirrels, and upland birds, while the natural terrain creates ideal travel corridors and stand locations for hunters. Established ponds and Goodwater Creek provide reliable water sources and further enhance the property's thriving ecosystem.

Beyond the property, adventure continues just minutes away at Rathbun Lake, one of Iowa's premier outdoor destinations. With boating, fishing, hiking, and lakeside dining available near Honey Creek Resort State Park, owners can enjoy year-round recreation while still returning home to the privacy and tranquility of their own countryside retreat. Whether you're seeking a luxurious rural escape, an elite hunting destination, or a place to unplug and reconnect with nature, this exceptional Wayne County property offers a rare opportunity to experience the very best of Southern Iowa living.



Appliances

Kitchen: Brand new Maytag stainless steel electric glass-top stove and oven (Model MFES6030RZ), Maytag stainless steel dishwasher (Model MDTs4224PZ0), Maytag 36" wide stainless steel French door refrigerator (Model MF12570FEZ16), and all new cabinetry with Bertch soft-close drawers.

Storage Closet: Brand new 40-gallon Reliance water heater and the Central Heating electric Unit (Model ASPT29B14AB)

Bathroom: Brand new top-load Criterion washing machine (Model CTW41N1AW) and front-load Criterion clothes dryer (Model CDE41N1AW).

Garage: Brand new 200 Amp Diamond D breaker box.

Outside: Central Air-Conditioning Unit - Amana (Model ASZ14024KD)

- **School District:** Wayne County Community School District
- **General Area:** South of Russell, Iowa
- **Sewer:** Septic Tank
- **Zoning:** Agriculture
- **Bedrooms:** 3 (upstairs)
- **3/4 Bathrooms:** 2 (1 upstairs, 1 main floor)



Tillable Soils

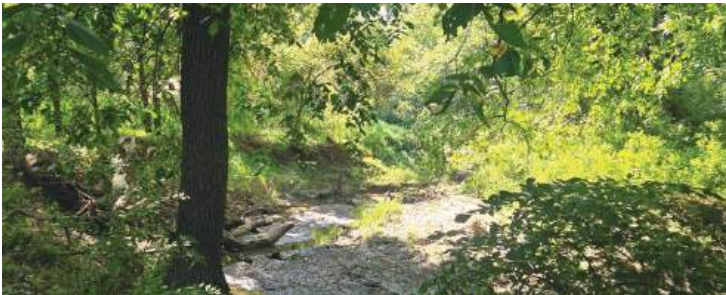
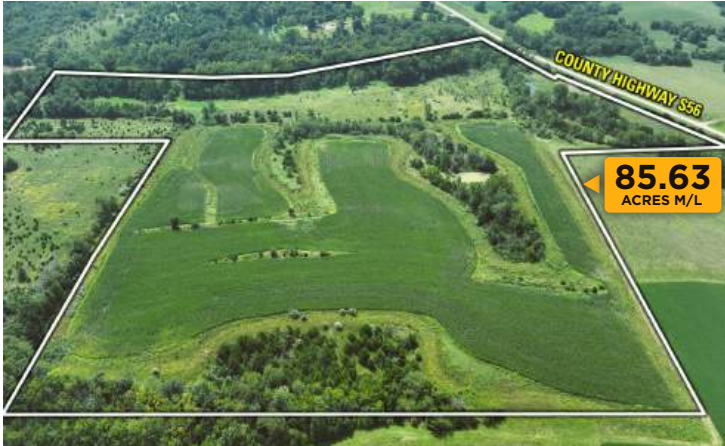
CODE		DESCRIPTION	ACRES	% OF FIELD	CSR2 RATING
792C2	■	Armstrong Loam	10.95	24.79%	31
993D2	■	Gara-Armstrong Complex	8.86	20.06%	32
451D3	■	Caleb Clay Loam	7.90	17.89%	36
531C2	■	Kniffin Silty Clay Loam	7.38	16.71%	48
2698	■	Humeston Silty Clay Loam	4.11	9.29%	71
269	■	Humeston Silty Clay Loam	3.22	7.28%	70
531C	■	Kniffin Silt Loam	1.00	2.26%	52
Average:				42.5	

Map



1066 S56 Highway, Russell, IA 50238

Aerial Map



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19202



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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Directions

From Russell, Iowa:

Head south on County Highway S56 for approximately 8 miles. The property will be located on the east side of the road, approximately 0.75 miles south of the Lucas-Wayne County line. Look for the Peoples Company sign.

From Centerville, Iowa:

Head west out of town on Iowa Highway 2 for approximately 13 miles and turn right (north) onto County Highway J56. Continue north for 8.50 miles to Confidence, Iowa and turn left (west) and continue for 1.50 miles. Turn right (north) and continue for 1.50 miles and the property is on the east side of the highway. Look for the Peoples Company sign.

From Rathbun Dam:

Continue west for 8 miles on Highway J5T to County Highway S70. Turn right (north) and continue for approximately 3.50 miles to County Highway J18 and turn left (west). Continue west for approximately 6 miles, while going through Confidence, Iowa to County Highway J56. Turn right (north) for 1.50 miles and the property is located along the east side of the highway. Look for the Peoples Company sign.

Google Far

