

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### Newer Constructed 4 bed/2 bath home in Appanoose Co. Iowa

Address: 32880 437th St, Unionville, IA



**Tyler Boley**

(641) 799-7837(cell)  
tyler@boleyrealestate.com

**Price:** \$575,000

**Acres:** 35

**Finished Sq. Ft.:** 3200

**Gross Taxes:** \$1,234

**School:** EBF

**County:** Appanoose

**Bedrooms:** 4

**Bathrooms:** 2

**Residential**

**House With Acreage**

**Farm and Ag**

#### Newer Construction on 35± Acres – Appanoose County, Iowa

Rare opportunity to own a nearly brand-new home on acreage in southern Iowa! Built in the fall of 2025, this spacious 3,200 sq. ft. home offers 4 bedrooms and 2 bathrooms with quality finishes and thoughtful design throughout.

The open floor plan seamlessly connects the kitchen, dining, and living areas—perfect for entertaining or everyday living. The kitchen features stainless steel appliances (which stay with the home) and ample cabinet space. A mudroom just off the side entrance adds convenience, while the welcoming front porch provides the perfect spot to relax and take in the peaceful surroundings.

The oversized master suite includes a huge private bathroom complete with a walk-in shower and soaker tub. Storage is abundant throughout the home, including a large attic storage room that could easily be finished into an additional bedroom, office, or game room.

Energy efficiency was top of mind with full spray-foam insulation throughout the home.

Outside, the 35± acres offer both recreation and income potential. The property features two large stocked ponds, ideal for fishing and outdoor enjoyment. The land is currently being hayed, providing supplemental income. A couple of outbuildings offer additional storage and flexibility for livestock, equipment, or hobbies.

Conveniently located between Blakesburg and Unionville right off the highway with less than ¼ mile of gravel road, this property offers easy access while maintaining privacy.

# Newer Constructed 4 bed/2 bath home in Appanoose Co. Iowa

Albia- 641-932-1234  
boleyrealestate.com

Aerial Map



Aerial Map

