

LAND FOR SALE



62 ACRES M/L APPANOOSE COUNTY, IOWA



LISTING #13628

PRICE: \$205,000 (\$3,306/Acre)

DESCRIPTION: This 62 acres has it all, highway location, return, and recreation. The farm has been recently enrolled in CRP at 186 per tillable acres for a total payment of 8,851 annually. The farm can still be left out of CRP if you want to add these acres to add to your tillable operation. The 51.15 tillable acres carry a CSR2 of 46.8 and a CSR of 42.8. If you want to build rural water and electric go by the property and the 20 x 18 grain bin is included. If left in CRP this farm has a 3.37 percent return at list price. Water and electric are at the highway and easily accessible.

DIRECTIONS: From Centerville: Travel 9 miles east on highway 2 to highway 202 Moulton Exit. Take Highway 202 south through Moulton to property. The farm sits approximately 2 1/2 miles south of Moulton on the east side of Hwy 202.

TAXES: \$584.00 Annually

FARM PROGRAM INFORMATION:

51.15 acres FSA Tillable
Corn: 26 Base Acres with a PLC
Yield of 96
Beans: 25.2 Base Acres with a PLC
Yield of 28
Enrolled in ARC County

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