

Productive Iowa Cropland Southern Appanoose County

\$748,800
\$3900/ac

Farm Information:

FSA Farm : #3875
Sale Acres: 192 acres m/l
Tillable Acres: 175 acres
Topography: Gently Rolling,
Good Drainage
Taxes: \$2252
School District: Centerville Community School District
Listing #61972

Key Features:

Investment
175 acres Tillable-Row Crop
4.7% Return at Current Rate
Southern Iowa Farmland
Hunting & Recreational Opportunities
Good Access



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye
Farm Mgmt &
Real Estate**



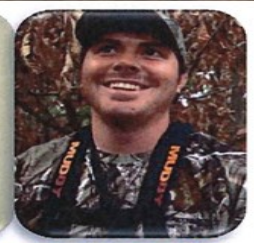
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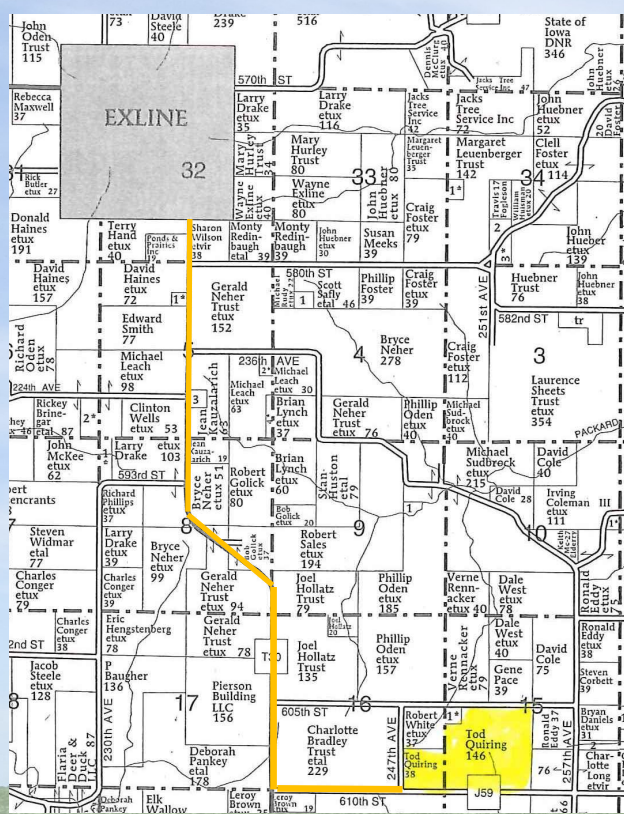
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AMMONS



**Hawkeye
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LEGAL:

To Come from Abstract

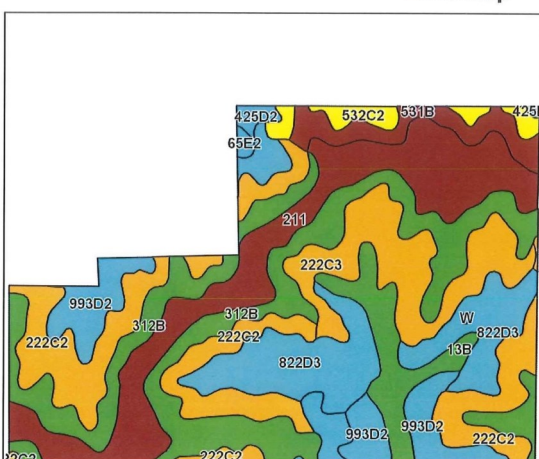
DIRECTIONS:

**Follow T30 South from Exline to 610th Street
(approximately 4.4 miles),**

**take a left on 610th street Follow to 247th Ave Farm starts
on NE corner of intersection**



Soils Map



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Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
312B	Seymour silt loam, 2 to 5 percent slopes	41.32	21.6%		IIIe	64
211	Edina silt loam, 0 to 1 percent slopes	33.37	17.5%		IIIw	59
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	32.85	17.2%		IVw	34
822D3	Lamoni soils, 9 to 14 percent slopes, severely eroded	23.25	12.2%		VIe	5
222C3	Clarinda soils, 5 to 9 percent slopes, severely eroded	18.80	9.8%		VIe	36
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	15.63	8.2%		IVe	22
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	9.78	5.1%		IIw	79
531B	Kniffin silt loam, 2 to 5 percent slopes	7.26	3.8%		IIIe	55
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	4.19	2.2%		IIIe	47
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	2.59	1.4%		IIIe	24
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.09	0.6%		IVe	9
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.53	0.3%		VIe	29
425D3	Keswick soils, 9 to 14 percent slopes, severely eroded	0.15	0.1%		VIe	5
W	Water	0.10	0.1%			0
Weighted Average						43.6