

Land For Sale

ACREAGE:

282.00 Acres, m/l

LOCATION:

Appanoose County, IA



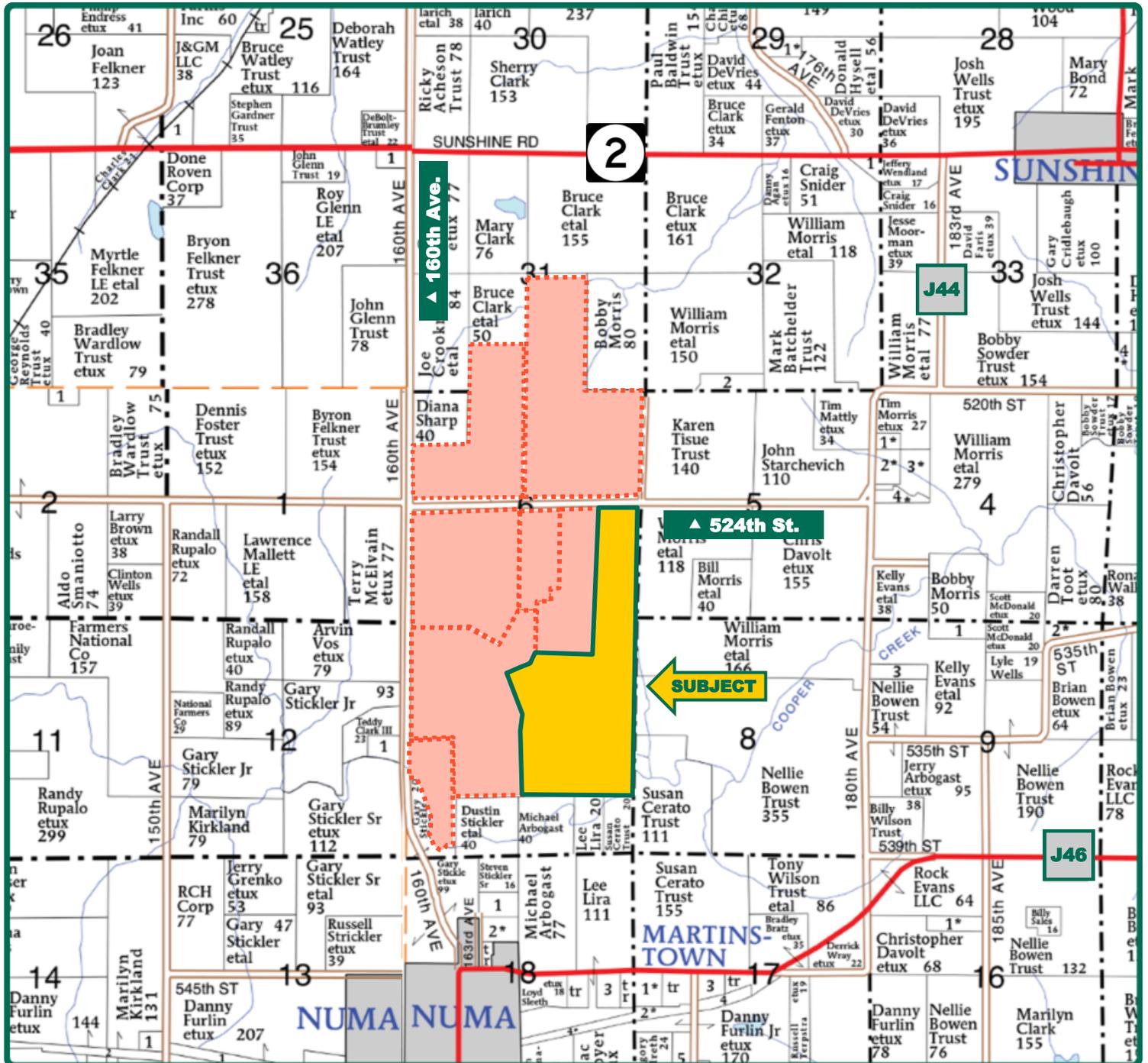
Property Key Features

- Located 2 Miles North of Numa, IA
- Combination of Certified Grass, Livestock Pasture and Timber
- Excellent Potential for Hunting and Recreation

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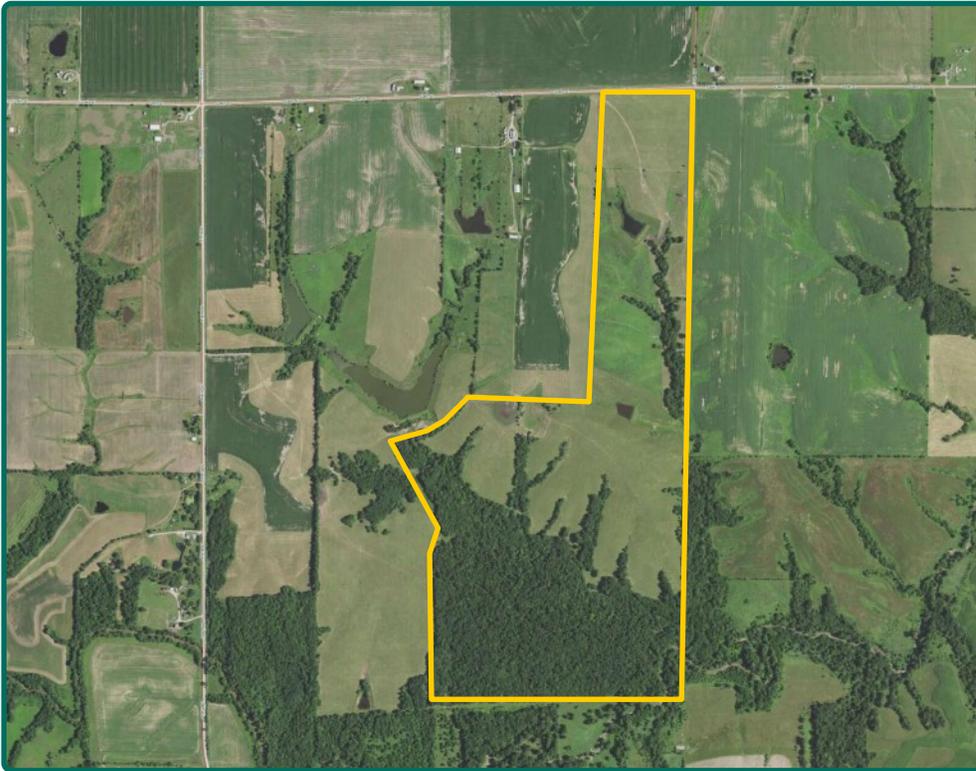
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**Additional Land Outlined
in Orange**

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FSA/Eff. Crop Acres: 128.93*

Cert. Grass Acres: 128.93*

Soil Productivity: 32.50 CSR2

**Acres are estimated.*

Property Information

282.00 Acres, m/l

Location

From Numa: Go 2 miles north on 160th Ave., then 1 mile east on 524th St. The property is on the south side of the road.

Legal Description

N $\frac{1}{2}$ SE $\frac{1}{4}$ and part of NE $\frac{1}{4}$ of Section 7; and part of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 6, all in Township 68 North, Range 18 West of the 5th P.M., Appanoose Co., IA.

Price & Terms

- \$729,750
- \$2,587.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$3,307.59
Gross Acres: 282.00
Net Taxable Acres: 281.34
Tax per Net Taxable Acre: \$11.76

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142, Tract 579
FSA/Eff. Crop Acres: 128.93*
Cert. Grass Acres: 128.93*
**Acres are estimated pending reconstitution of farm by the Appanoose County FSA Office.*

Soil Types/Productivity

Primary soils are Armstrong, Gara and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 32.50. See soil map for detail.

Land Description

Gently rolling to steep.

Drainage

Natural.

Water & Well Information

There are two ponds on this property.

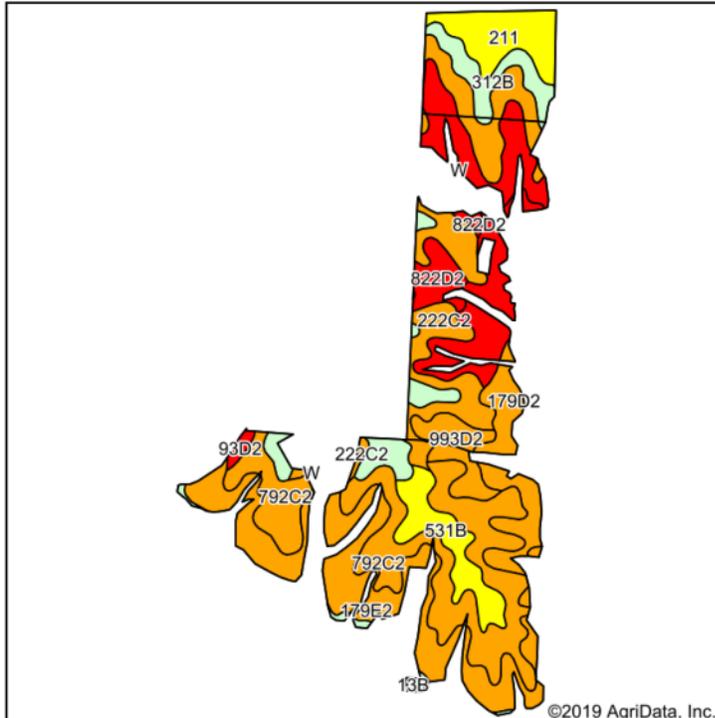
Survey

Final acres subject to survey.

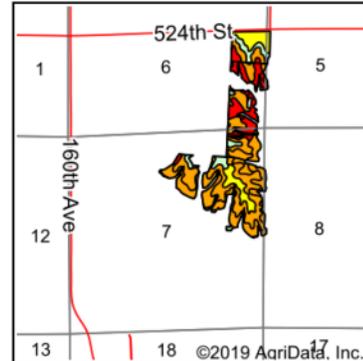
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Appanoose**
Location: **7-68N-18W**
Township: **Bellair**
Acres: **128.93**
Date: **6/19/2020**



Area Symbol: IA007, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	27.54	21.4%			IIIe	31 26
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	22.43	17.4%			VIe	24 33
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	19.01	14.7%			IVw	28 25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.23	9.5%			IVe	10 15
312B	Seymour silt loam, 2 to 5 percent slopes	10.17	7.9%			IIIe	64 60
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	8.78	6.8%			IVe	17 25
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	8.04	6.2%			IVe	38 43
211	Edina silt loam, 0 to 1 percent slopes	7.76	6.0%			IIIw	59 60
531B	Kniffin silt loam, 2 to 5 percent slopes	7.10	5.5%			IIIe	55 58
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	4.89	3.8%			IVe	22 20
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.98	0.8%			IIw	79 68
Weighted Average						32.5	33.6

Additional Land for Sale

Seller has 7 additional tracts of land for sale located in the immediate area. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking Southeast



Looking Northwest



Looking Southwest



Looking East

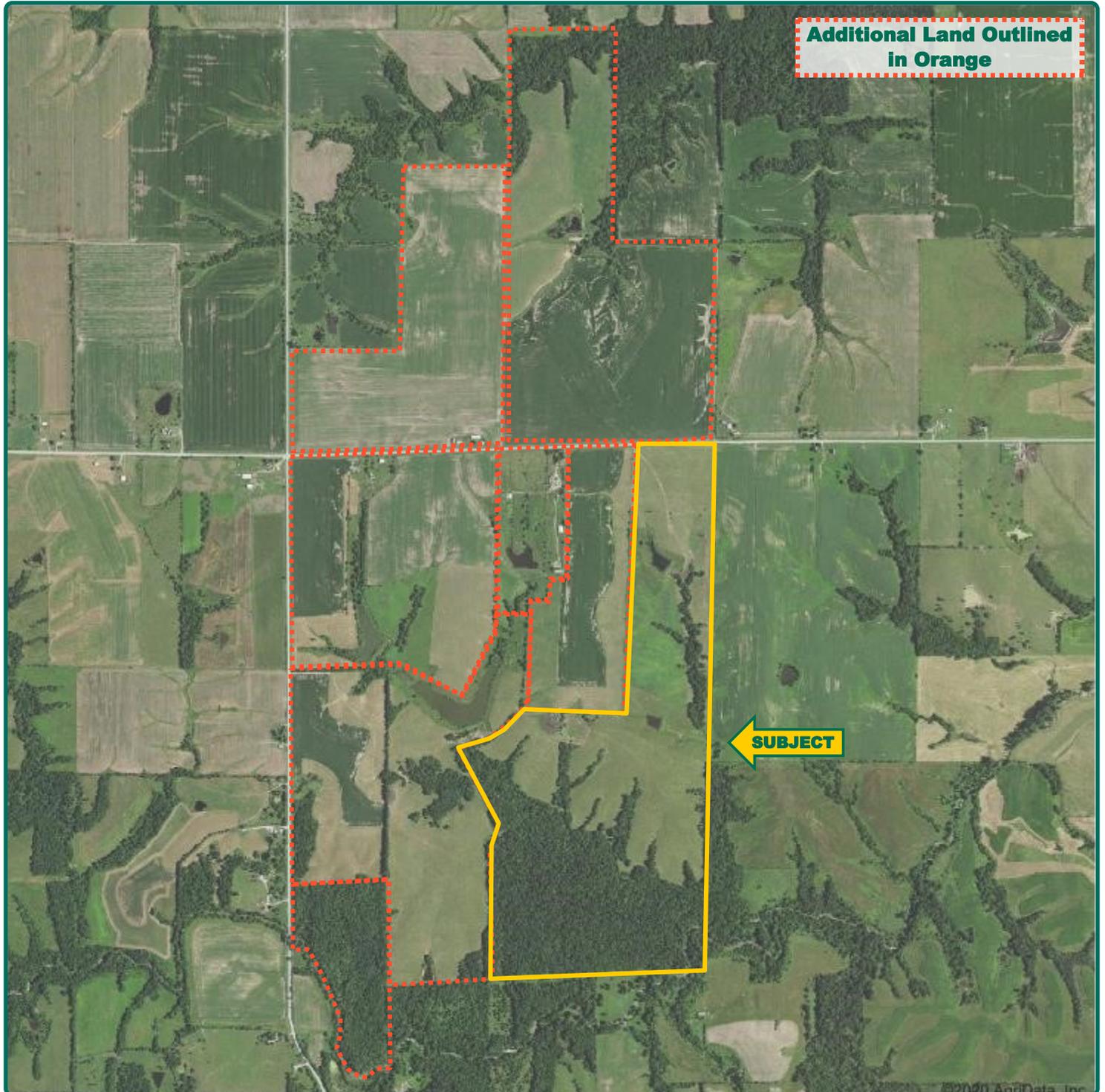


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