

Highly Tillable Appanoose County Farm



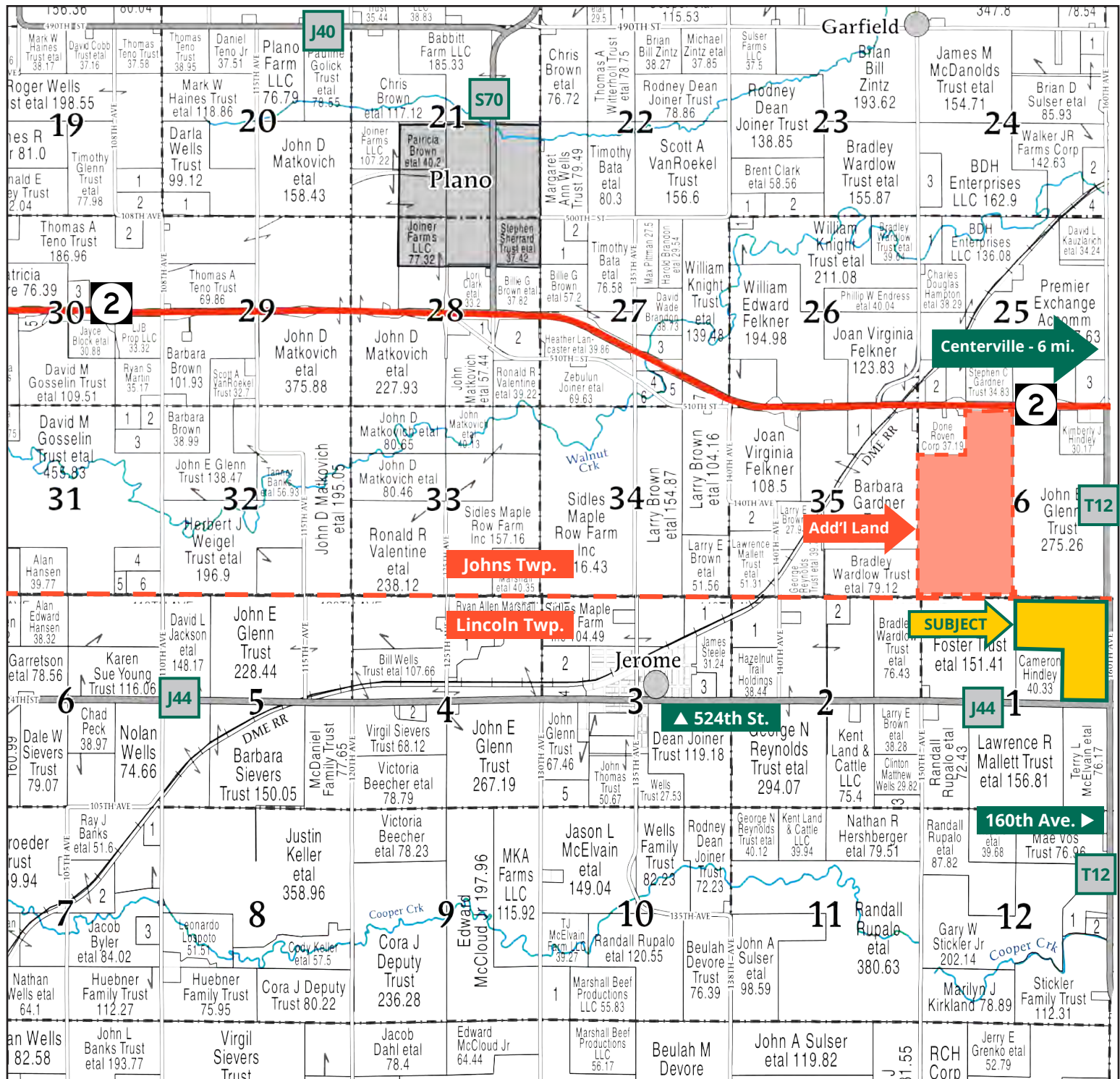
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115.11 Acres, m/I
Appanoose County, IA



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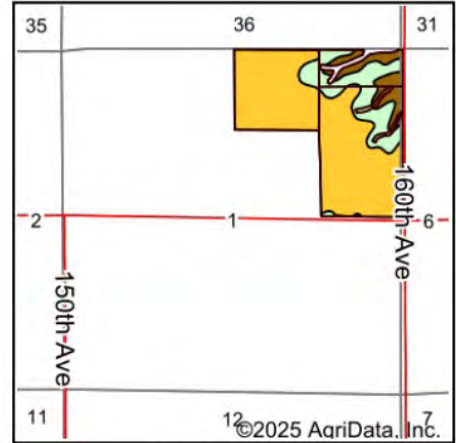
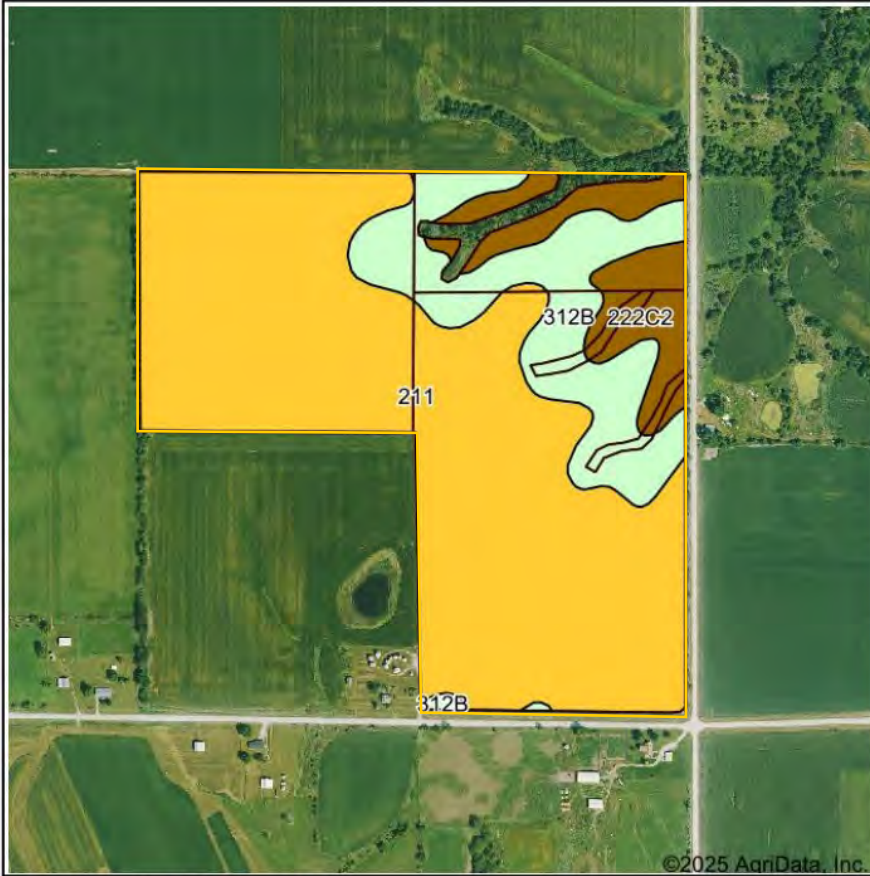
Est. FSA/Eff. Crop Acres: 110.62 | Soil Productivity: 56.90 CSR2



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State: **Iowa**
 County: **Appanoose**
 Location: **1-68N-19W**
 Township: **Lincoln**
 Acres: **110.62**
 Date: **9/19/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
211	Edina silt loam, 0 to 1 percent slopes	78.62	71.1%		IIIw	59
312B	Seymour silt loam, 2 to 5 percent slopes	21.16	19.1%		IIIe	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.84	9.8%		IVw	28
Weighted Average					3.10	56.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Centerville: Go west on IA Hwy 2 for 5½ miles and then 1½ miles south on 160th Ave. Property is located on the west side of the road.

Simple Legal

N½ NE¼ and SE¼ NE¼, all in Section 1, Township 68 North, Range 19 West of the 5th P.M., Appanoose Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,059,012
- \$9,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,538.00
Net Taxable Acres: 115.11
Tax per Net Taxable Acre: \$22.05

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 5977, Part of Tract 5037
FSA/Eff. Crop Acres: 110.62*
Corn Base Acres: 39.49*
Corn PLC Yield: 99 Bu.
Bean Base Acres: 61.62*
Bean PLC Yield: 36 Bu.
**Acres are estimated pending reconstitution of farm by the Appanoose County FSA office.*

Soil Types/Productivity

Primary soils are Edina, Seymour, and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 56.90. See soil map for detail.

Land Description

Nearly level to moderately sloping.

Drainage

Natural.

Water & Well Information

None.

First Right of Refusal

There is a First Right of Refusal on the SE¼ SE¼ of Section 1. Please contact agent for details.

Comments

Highly tillable Appanoose County farm with an open lease for the 2026 crop year.

Additional Land for Sale

Seller has an additional tract of land for sale located northwest of this property. See Additional Land Aerial Photo.



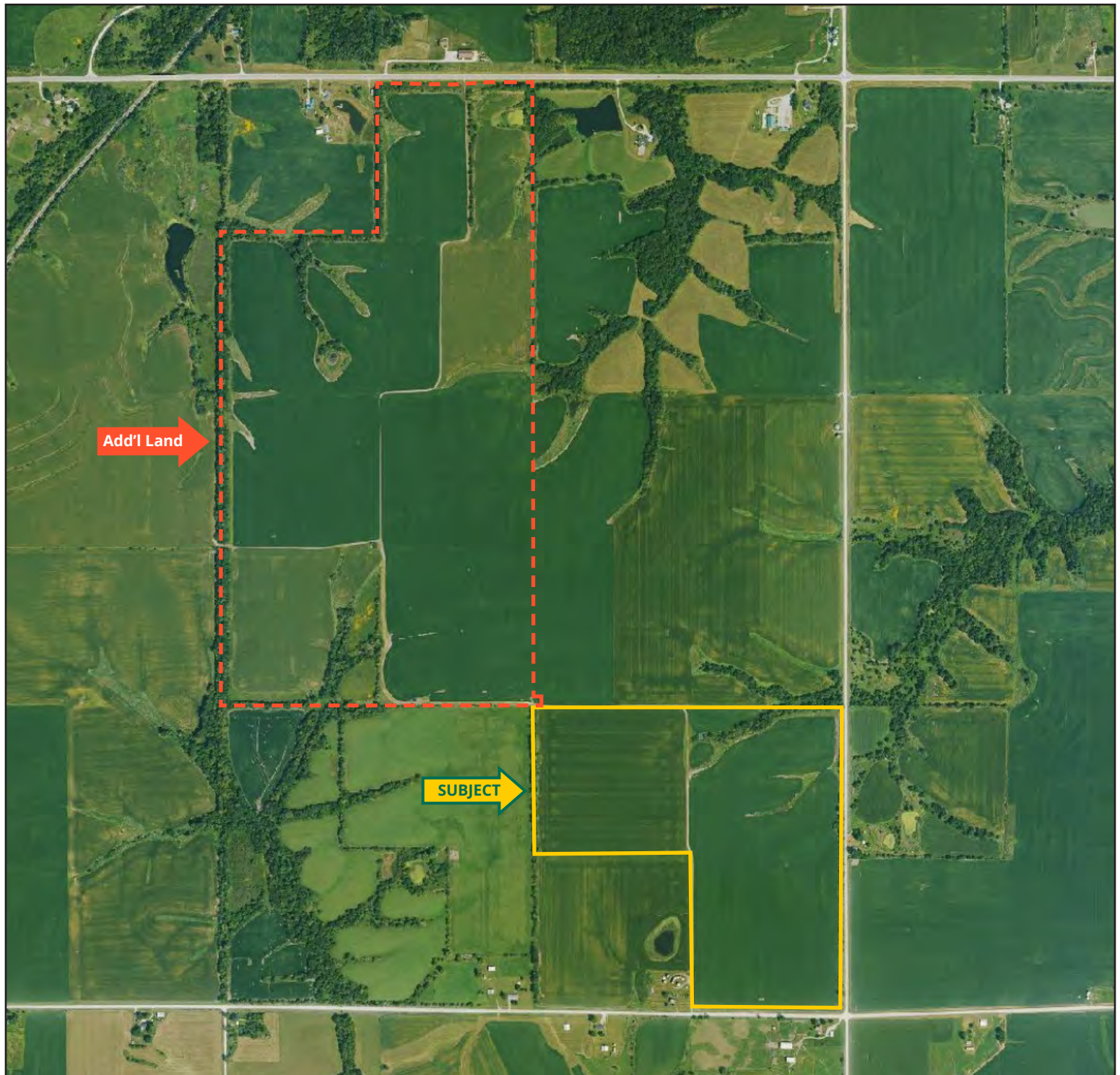
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Looking North



Looking Southeast



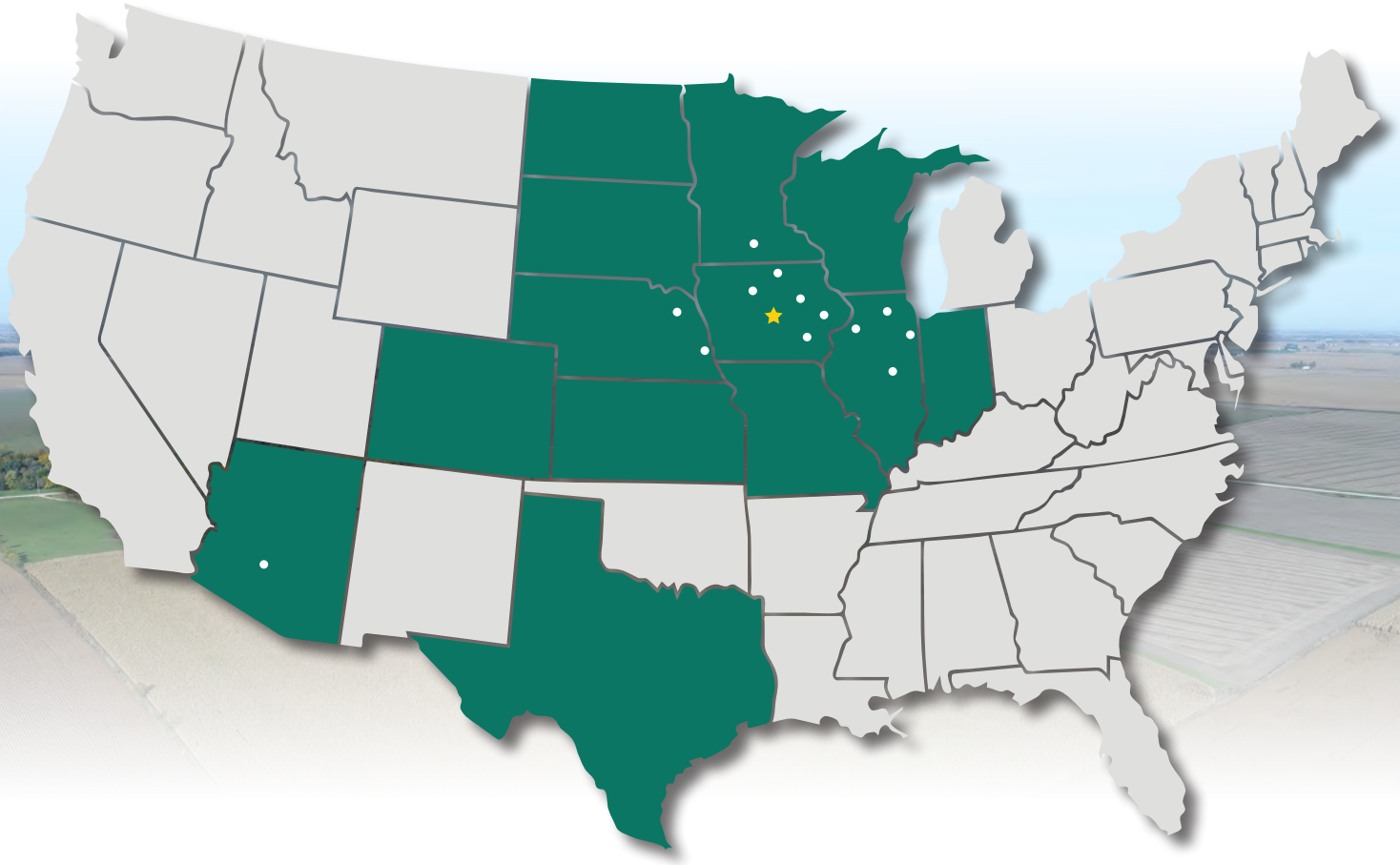


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