

Land For Sale

ACREAGE:

235.00 Acres, m/l

LOCATION:

Appanoose County, IA



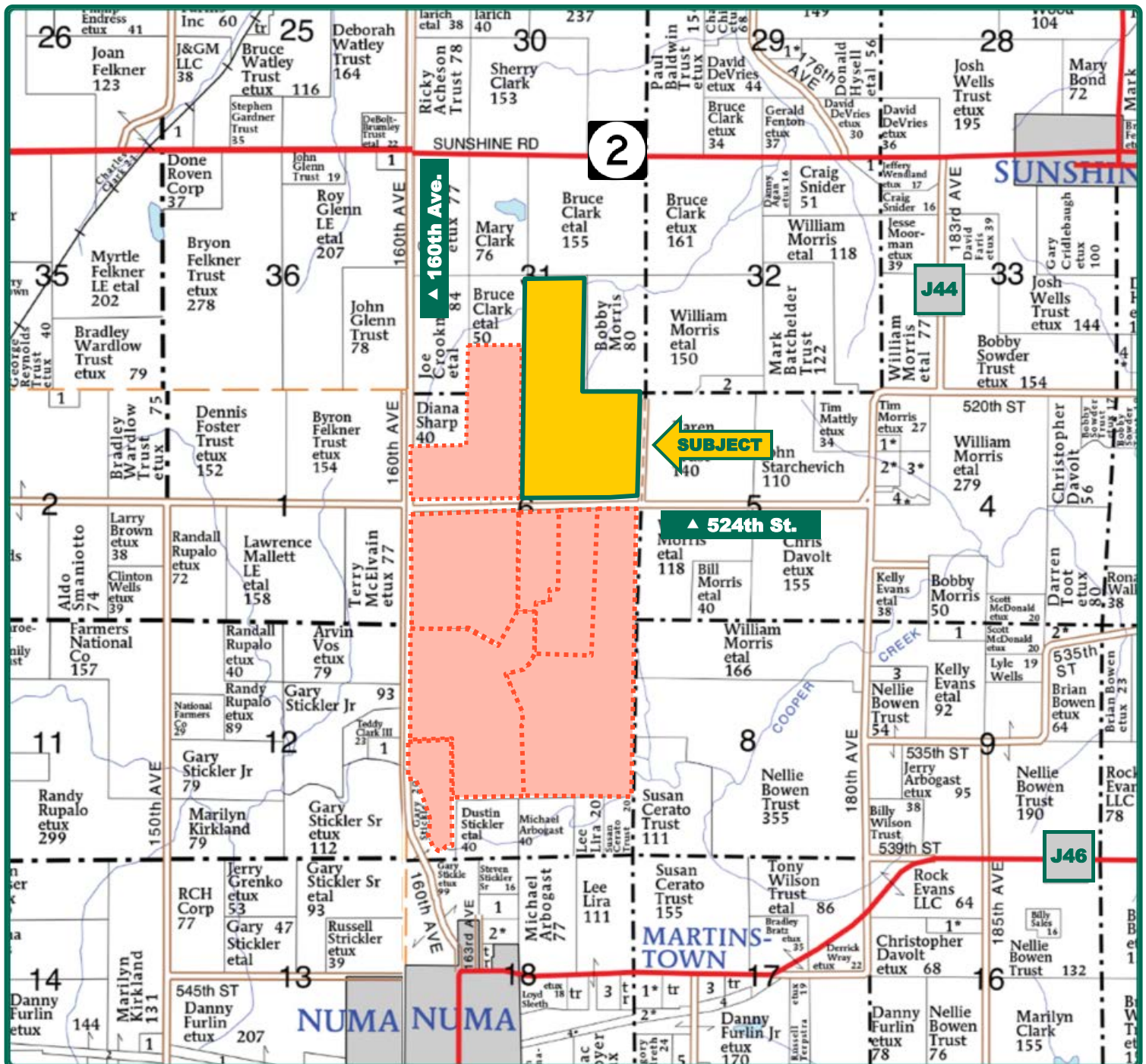
Property *Key Features*

- Located 2 Miles North of Numa, IA
- Combination of Row Crop and Hay/Pasture
- Nice Mixed-Use Farm

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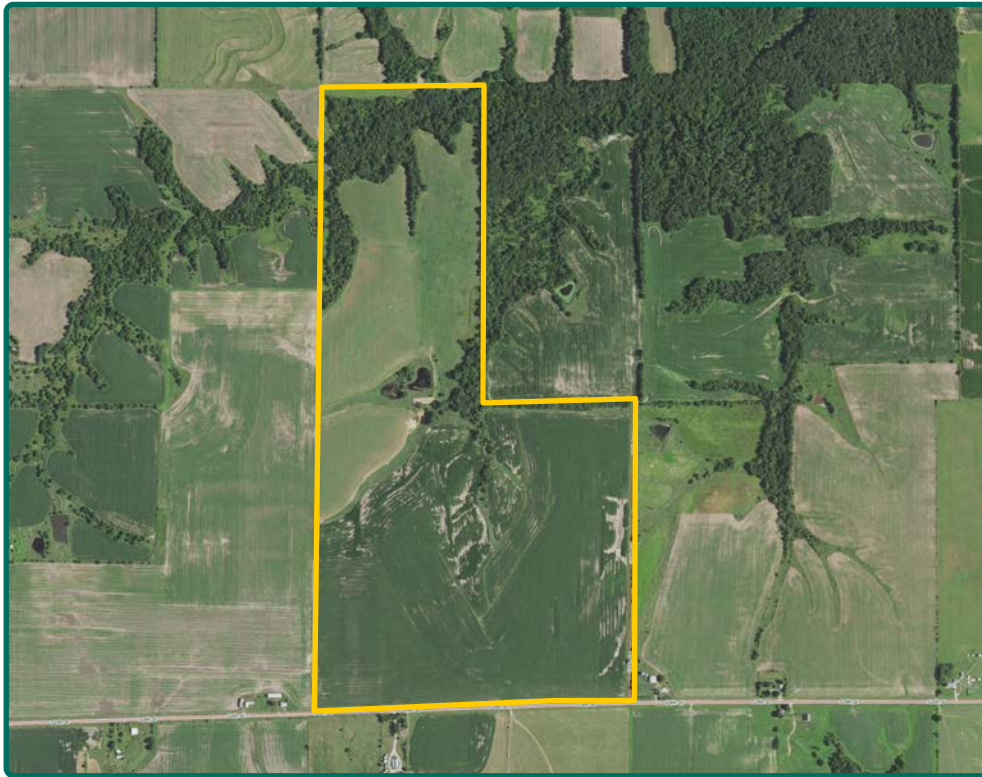
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**Additional Land Outlined
in Orange**

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FSA/Eff. Crop Acres: 190.31*

Corn Base Acres: 60.58*

Bean Base Acres: 64.20*

Soil Productivity: 51.70 CSR2

**Acres are estimated.*

Property Information

235.00 Acres, m/l

Location

From Numa: Go 2 miles north on 160th Ave., then a ½ mile east on 524th St. The property is on the north side of the road.

Legal Description

NE¼, Section 6, Range 68 North; W½ SE¼ Township 69 North, all in Range 18 West of the 5th P.M., Appanoose Co., IA.

Price & Terms

- \$1,098,625
- \$4,675/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$4,482.00
Gross Acres: 235.00
Net Taxable Acres: 231.85
Tax per Net Taxable Acre: \$19.33

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142, Tract 579
FSA/Eff. Crop Acres: 190.31*
Corn Base Acres: 60.58*
Corn PLC Yield: 149 Bu.
Bean Base Acres: 64.20*
Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of the farm by the Appanoose Co. FSA office.*

Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 51.70. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

Natural.

Water & Well Information

Livestock waterers are fed by Rathbun Rural Water Association and two ponds.

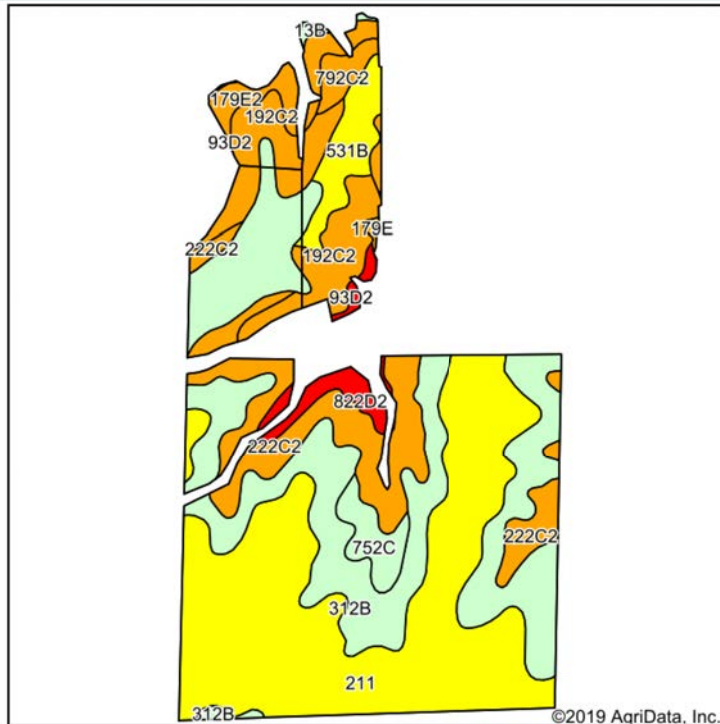
Survey

Final acres are subject to survey.

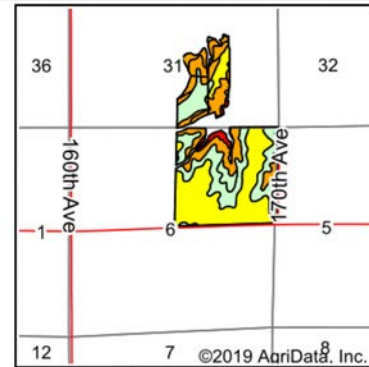
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Appanoose**
Location: **6-68N-18W**
Township: **Bellair**
Acres: **190.31**
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
211	Edina silt loam, 0 to 1 percent slopes	69.95	36.8%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	56.20	29.5%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	23.41	12.3%		IVw	28	25
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	16.34	8.6%		IIIe	29	30
531B	Kniffin silt loam, 2 to 5 percent slopes	6.77	3.6%		IIIe	55	58
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.11	2.7%		VIe	24	33
752C	Lineville silt loam, dark variant, 5 to 9 percent slopes	4.33	2.3%		IIIe	71	40
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.56	1.9%		IVe	10	15
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	3.00	1.6%		IIIe	31	26
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.86	0.5%		IVe	17	25
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.50	0.3%		IIw	79	68
179E	Gara loam, 14 to 18 percent slopes	0.28	0.1%		VIe	30	35
Weighted Average						51.7	50.3

Additional Land for Sale

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

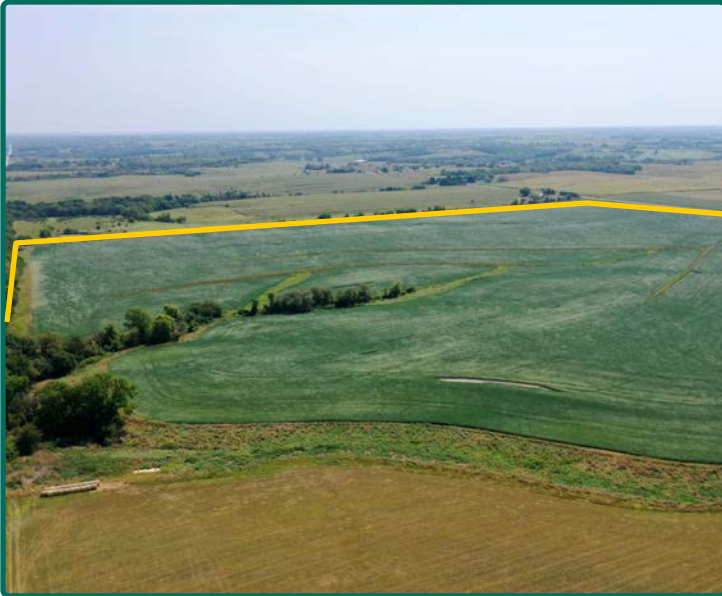
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Looking East



Looking Northwest



Looking Northeast



Looking Northwest

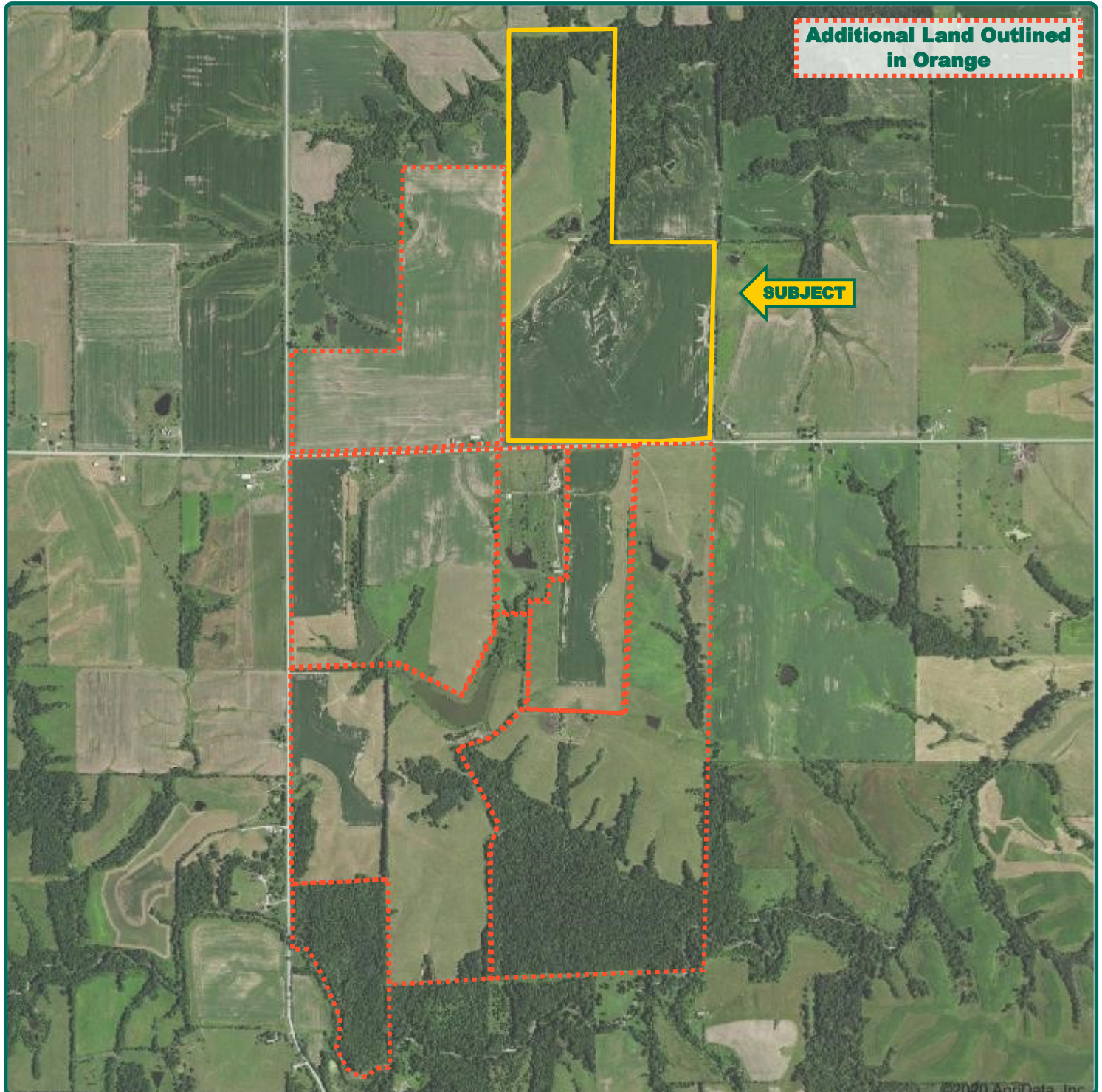


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Additional Land Aerial Photo



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