

Land For Sale

ACREAGE:

162.20 Acres, m/l

LOCATION:

Appanoose County, IA



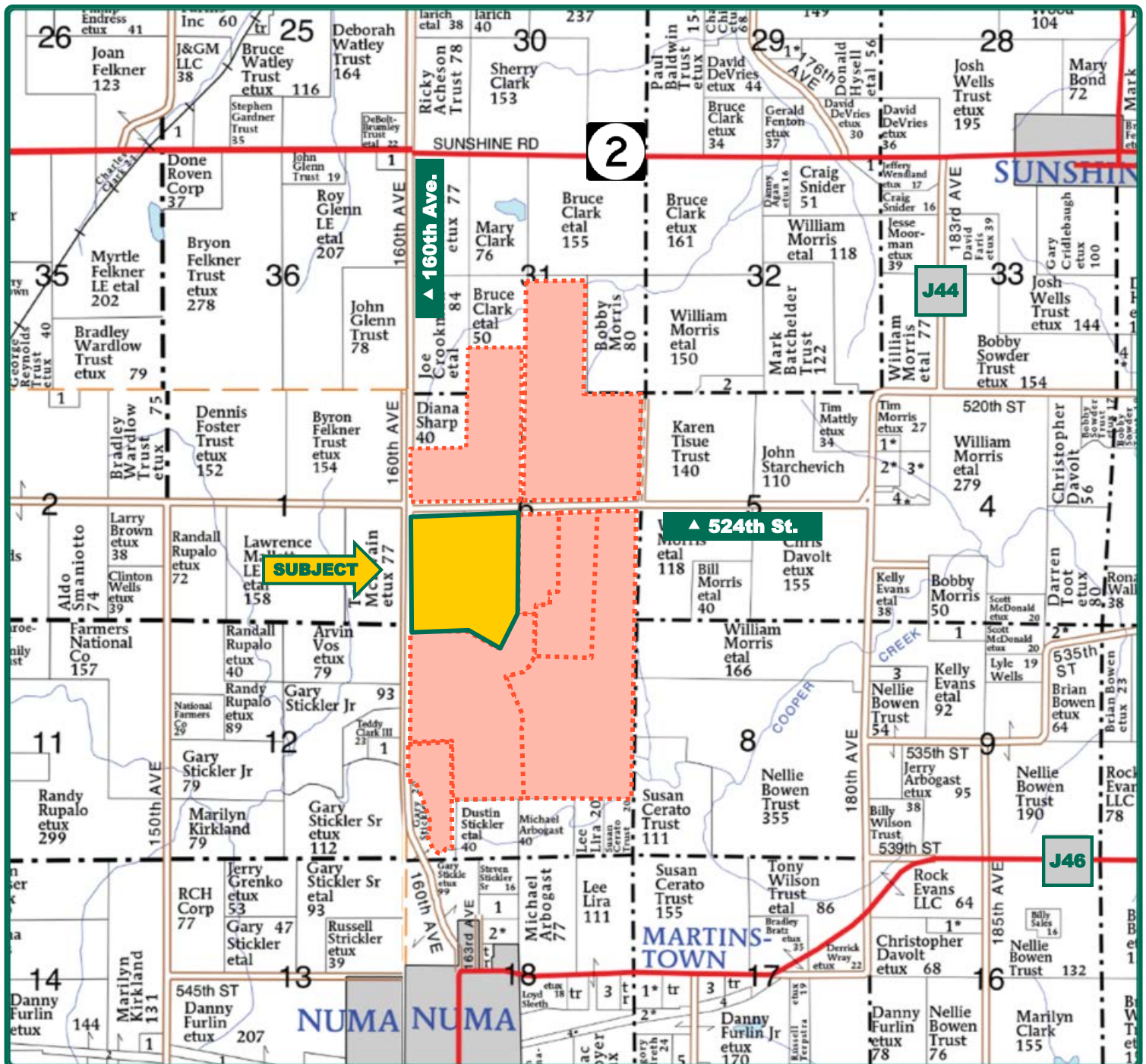
Property Key Features

- Located 1½ Miles North of Numa, IA
- Combination of Row Crop and Certified Grass Acres
- 3-Acre Pond

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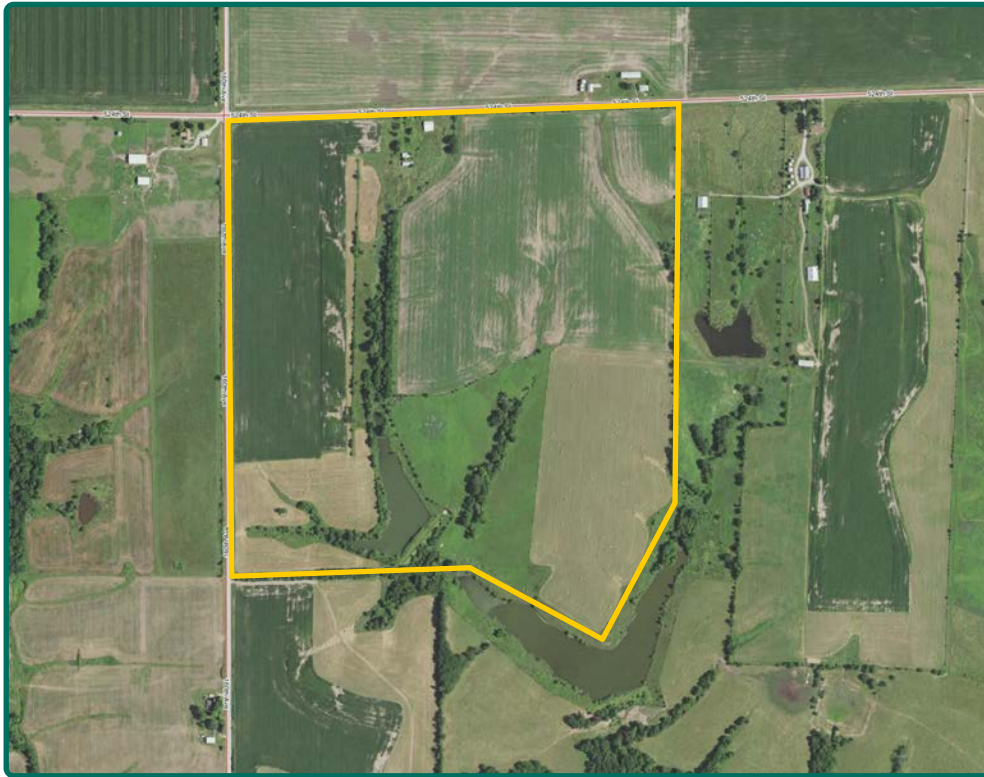
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**Additional Land Outlined
in Orange**

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FSA/Eff. Crop Acres: 105.96*
Cert. Grass Acres: 67.99*
Corn Base Acres: 32.55*
Bean Base Acres: 33.64*
Soil Productivity: 51.10 CSR2

**Acres are estimated.*

Property Information

162.20 Acres, m/l

Location

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

Legal Description

SW¼ of Section 6 and part of the NE¼ NW¼ of Section 7, all in Township 68 North, Range 18 West of the 5th P.M., Appanoose Co., IA.

Price & Terms

- \$672,000
- \$4,143.03/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$2,783.00
 Gross Acres: 162.20
 Net Taxable Acres: 157.82
 Tax per Net Taxable Acre: \$17.63

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142,
 Tracts 2609 & 579
 FSA/Eff. Crop Acres: 105.96*
 Cert. Grass Acres: 67.99*
 Corn Base Acres: 32.55*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 33.64*
 Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of the 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 51.10. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

Natural.

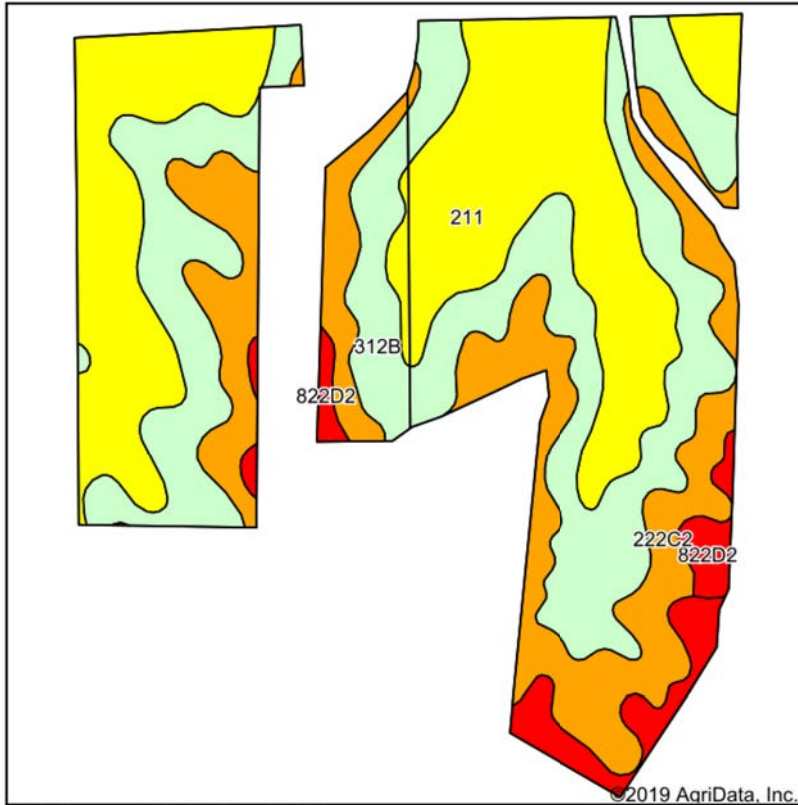
Buildings/Improvements

- 52' x 52" Pole Barn
- 25' x 40' Shed
- 20' x 60' Shed
- 12' x 14' Shed

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State: **Iowa**
County: **Appanoose**
Location: **6-68N-18W**
Township: **Bellair**
Acres: **105.96**
Date: **6/19/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: JA007, 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	38.40	36.2%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	37.15	35.1%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	24.60	23.2%		IVw	28	25
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.36	3.2%		IVe	17	25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.45	2.3%		IVe	10	15
Weighted Average						51.1	49.7

Water & Well Information

This property has a 3-acre pond.

Survey

Final acres are subject to survey.

Additional Land for Sale

Seller has 7 additional tracts of land for sale located in 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 Southwest



Looking Northeast



Looking South



Looking North

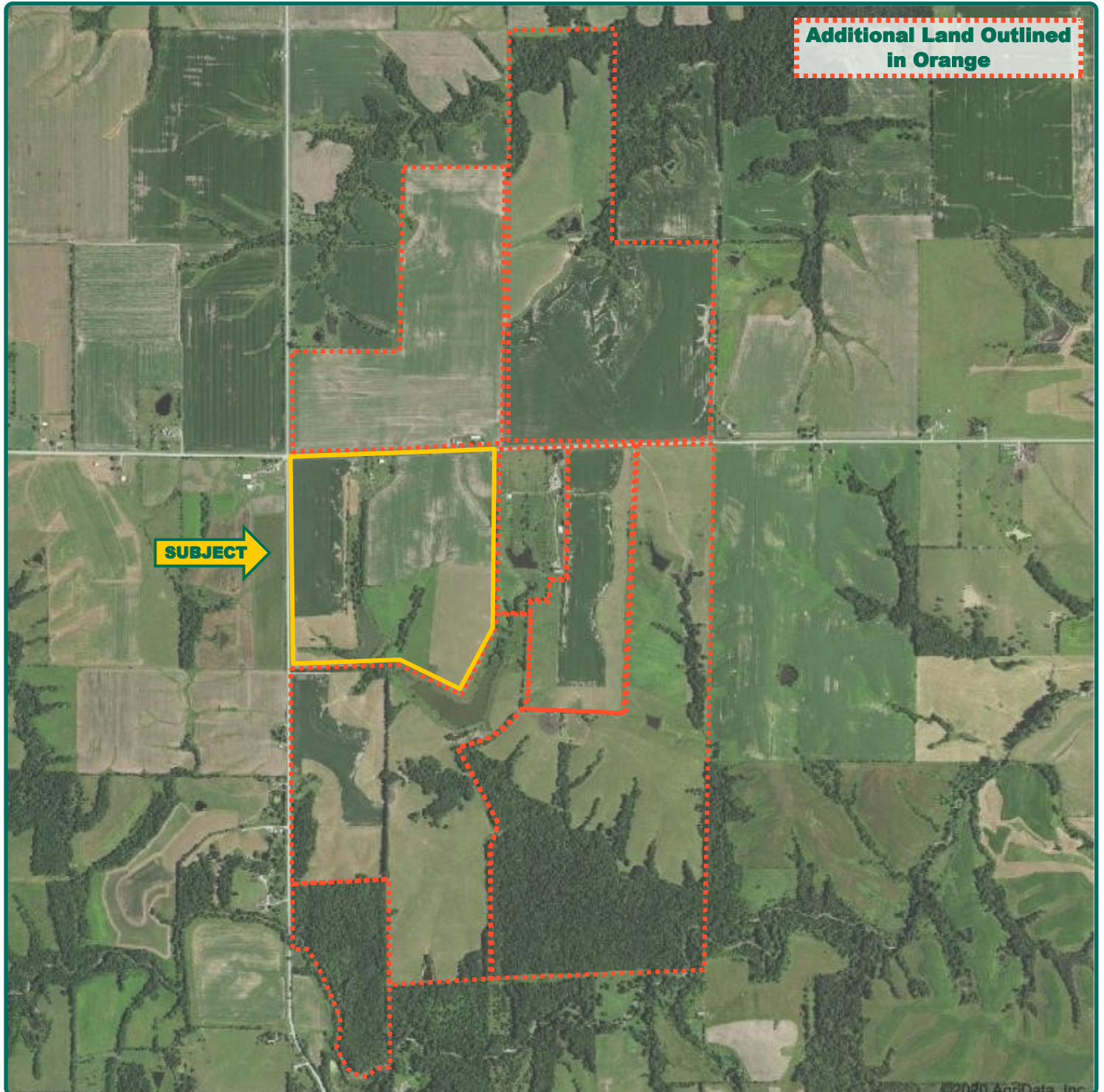


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