

# Land For Sale

**ACREAGE:**

**75.00 Acres, m/l**

**LOCATION:**

**Appanoose County, IA**



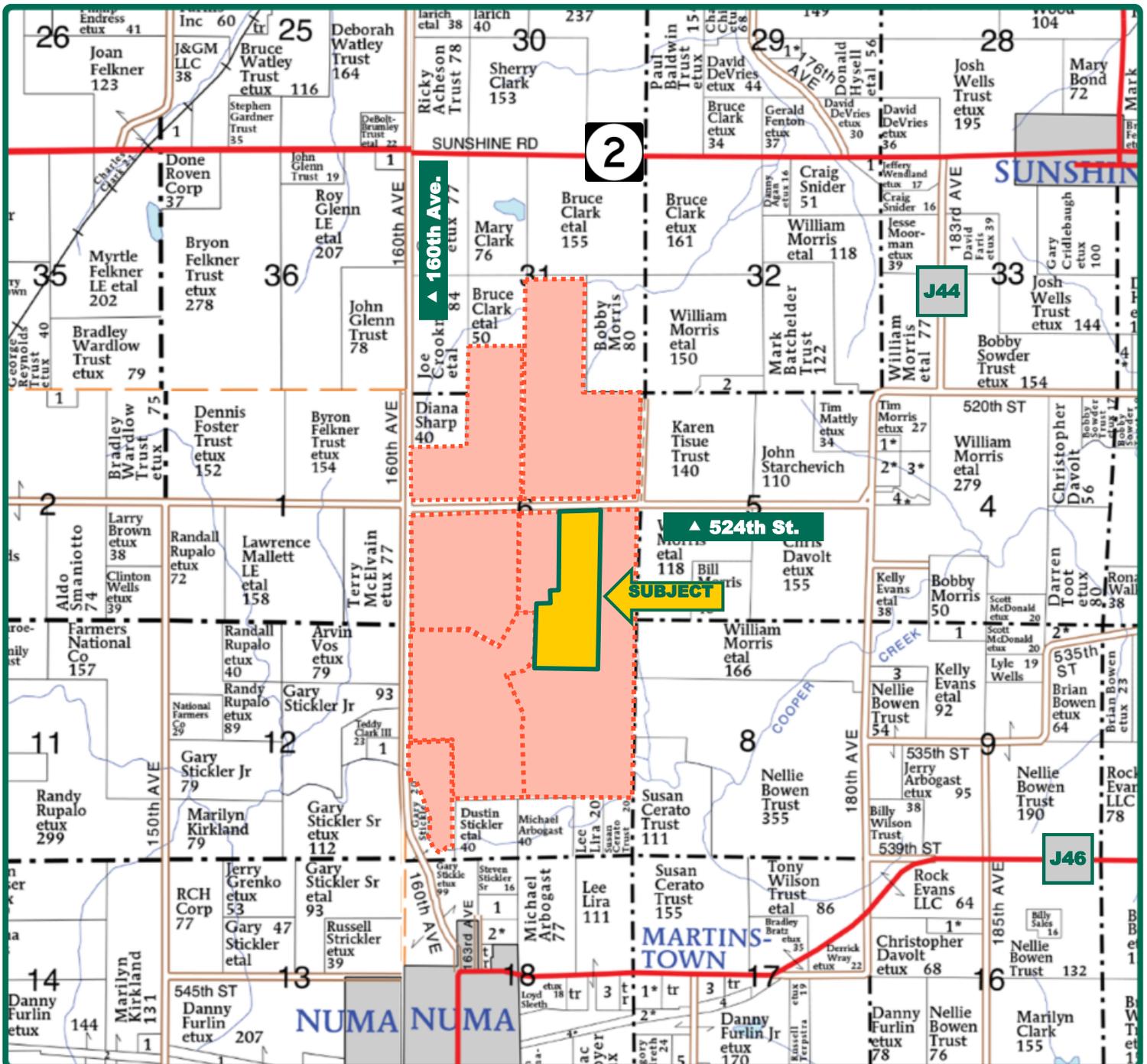
## Property Key Features

- Located 2 Miles North of Numa, IA
- 99% Tillable
- Nice Appanoose County Farm

**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**319.382.3343**  
1621 E. Washington St./ PO Box 914  
Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller, ALC**  
Licensed in IA  
**RachelleH@Hertz.ag**



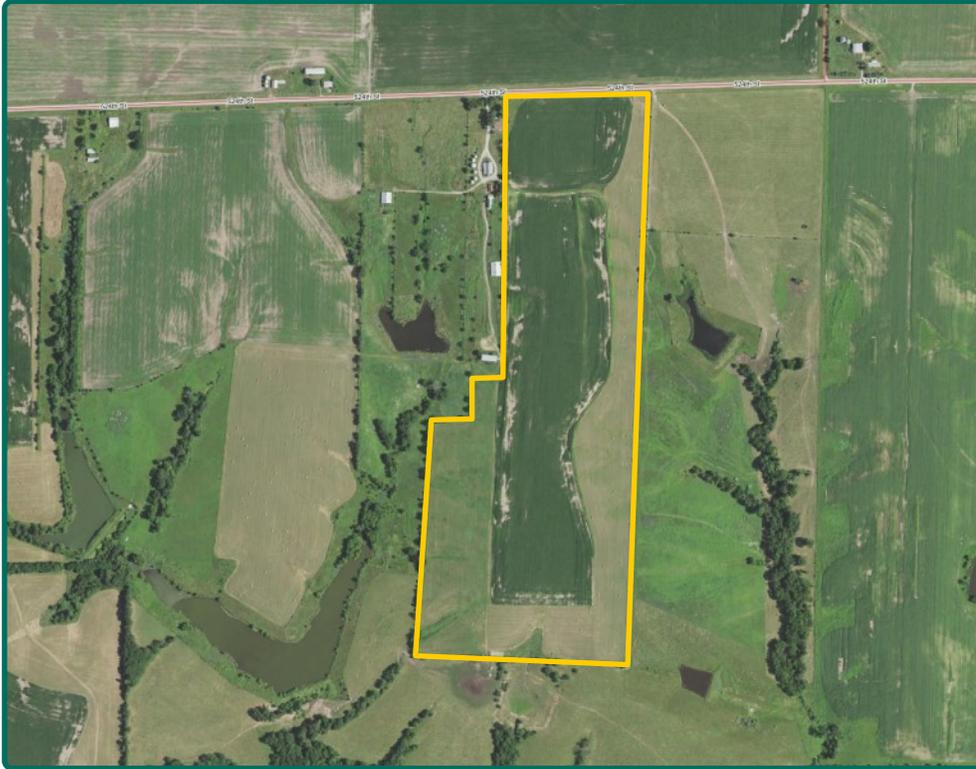
Map reproduced with permission of Farm & Home Publishers, Ltd.

**Additional Land Outlined  
in Orange**

**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**319.382.3343**  
1621 E. Washington St./ PO Box 914  
Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller, ALC**  
Licensed in IA  
**RachelleH@Hertz.ag**



**FSA/Eff. Crop Acres: 74.10\***

**Corn Base Acres: 18.16\***

**Bean Base Acres: 19.25\***

**Soil Productivity: 50.70 CSR2**

*\*Acres are estimated.*

## Property Information

**75.00 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 south side of the road.

### Legal Description

Part of the SE¼ of Section 6; and part of the N½ NE¼ of Section 7, all in Township 68 North, Range 18 West of the 5th P.M., Appanoose Co., IA.

### Price & Terms

- \$338,625
- \$4,515/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020-2021: \$1,014.33  
Gross Acres: 75.00  
Net Taxable Acres: 73.14  
Tax per Net Taxable Acre: \$13.87

### FSA Data

Part of Farm Number 3142, Tract 579  
FSA/Eff. Crop Acres: 74.10\*  
Corn Base Acres: 18.16\*  
Corn PLC Yield: 149 Bu.  
Bean Base Acres: 19.25\*  
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 Seymour, Edina and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 50.70. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural.

### Water & Well Information

None.

### Lease Status

Open lease for 2021 crop year.

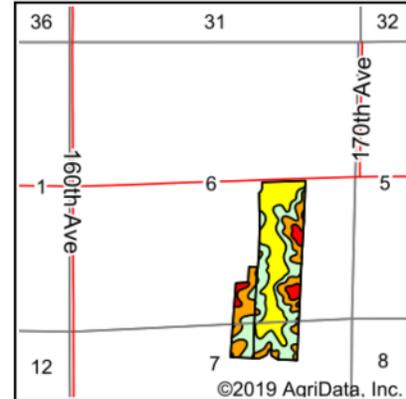
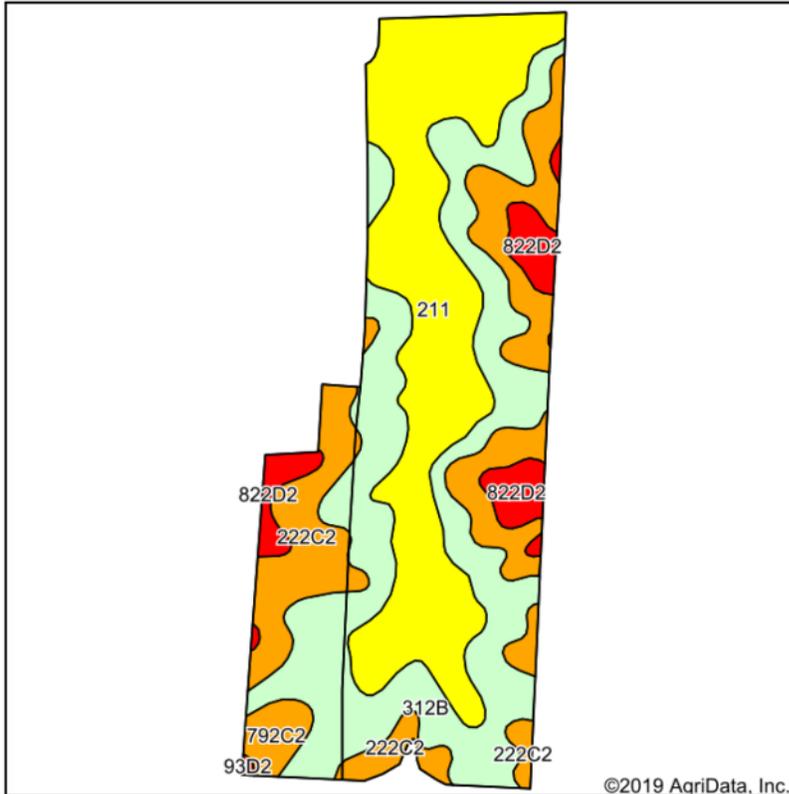
### Buildings/Improvements

None.

**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**319.382.3343**  
1621 E. Washington St./ PO Box 914  
Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller, ALC**  
Licensed in IA  
**RachelleH@Hertz.ag**



State: **Iowa**  
 County: **Appanoose**  
 Location: **6-68N-18W**  
 Township: **Bellair**  
 Acres: **74.1**  
 Date: **6/19/2020**



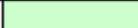
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IA007, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
312B	Seymour silt loam, 2 to 5 percent slopes	27.16	36.7%		IIIe	64	60
211	Edina silt loam, 0 to 1 percent slopes	25.10	33.9%		IIIw	59	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.98	21.6%		IVw	28	25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.10	5.5%		IVe	10	15
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.61	2.2%		IIIe	31	26
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.15	0.2%		IVe	17	25
<b>Weighted Average</b>						<b>50.7</b>	<b>49.2</b>

### Access Easement

This parcel is currently accessed from a driveway located on the parcel to the east. Contact agent for details.

### Additional Land for Sale

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

### Survey

Final acres are subject to survey.

*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.*

**Adam Sylvester, AFM**  
 Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**319.382.3343**  
 1621 E. Washington St./ PO Box 914  
 Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller, ALC**  
 Licensed in IA  
**RachelleH@Hertz.ag**

Looking Southeast



Looking Southeast



Looking Northwest



Looking South

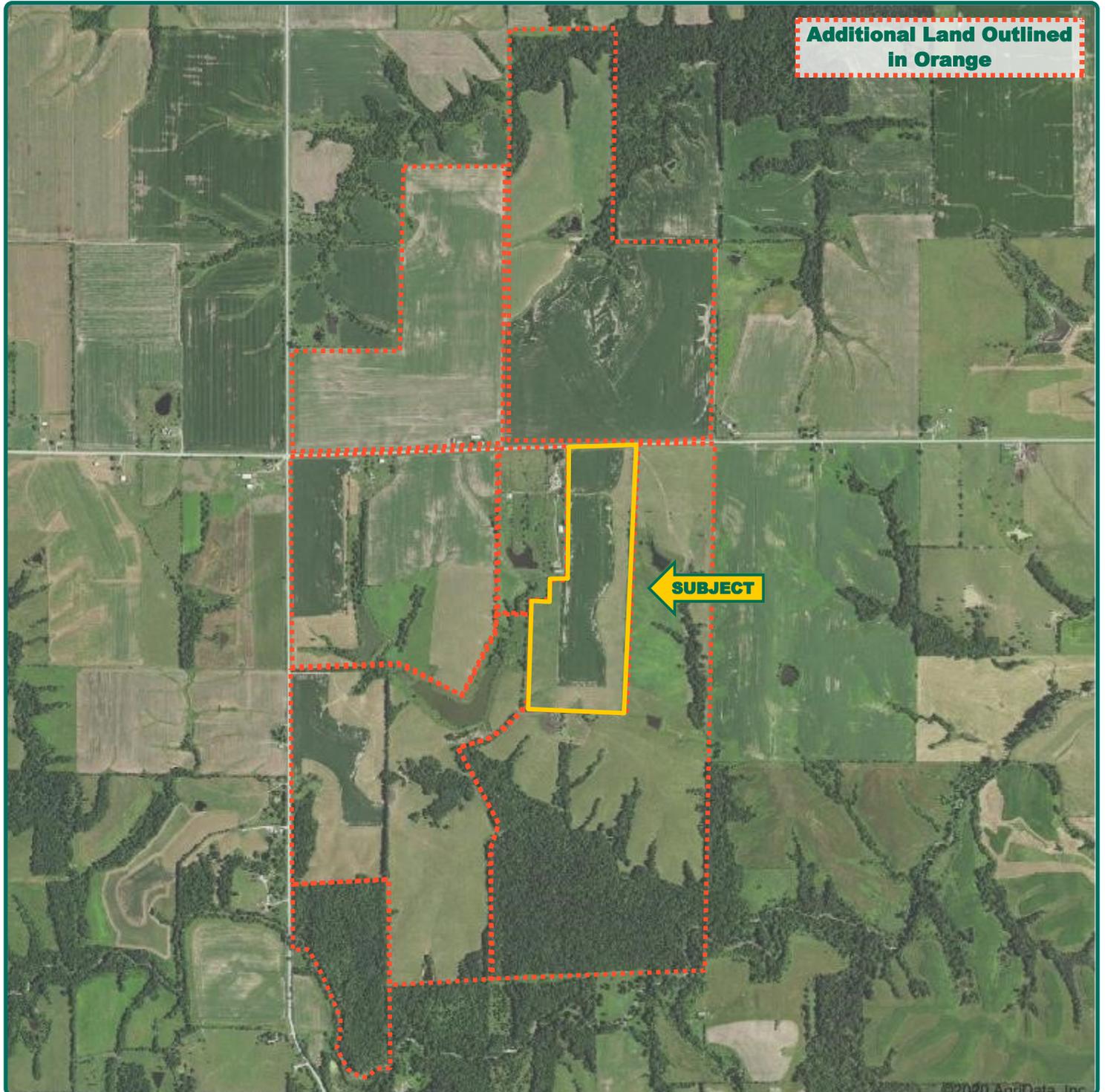


**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
[AdamS@Hertz.ag](mailto:AdamS@Hertz.ag)

**319.382.3343**  
1621 E. Washington St./ PO Box 914  
Washington, IA 52353  
[www.Hertz.ag](http://www.Hertz.ag)

**Rachelle Heller, ALC**  
Licensed in IA  
[RachelleH@Hertz.ag](mailto:RachelleH@Hertz.ag)

# Additional Land Aerial Photo



**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**319.382.3343**  
1621 E. Washington St./ PO Box 914  
Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller, ALC**  
Licensed in IA  
**RachelleH@Hertz.ag**