

Land For Sale

ACREAGE:

146.0 Acres, m/l

LOCATION:

Appanoose County, IA

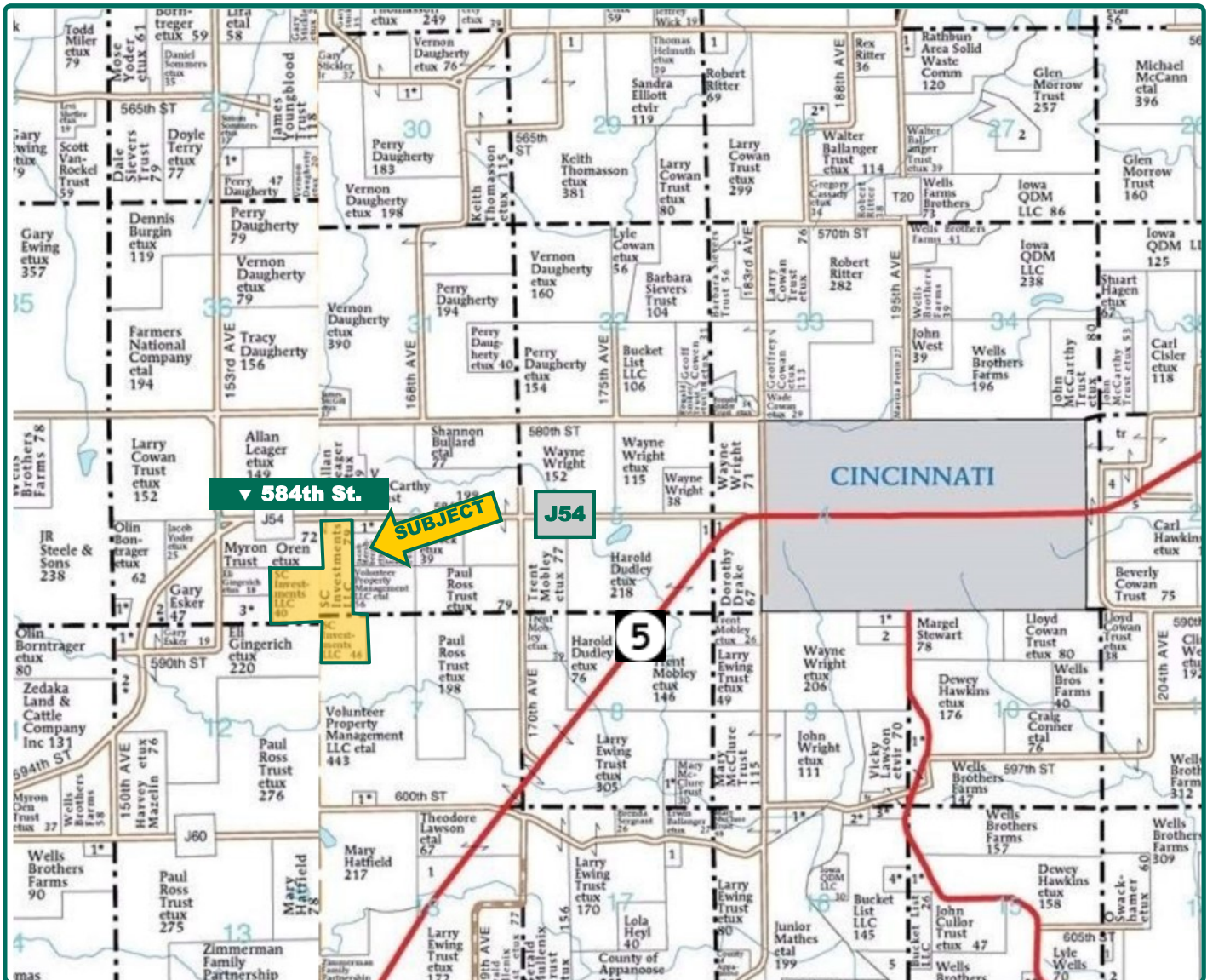


Property Key Features

- **Combination of tillable acres, hay and pasture ground**
- **Recreational and hunting opportunity**
- **Located west of Cincinnati, Iowa**

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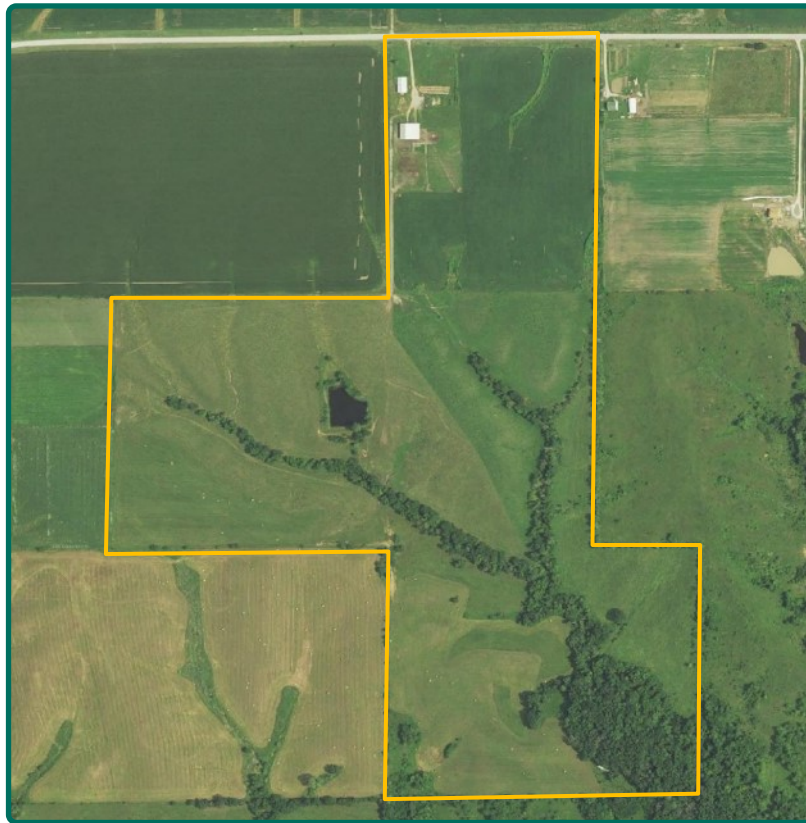
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Total Acres:	146.00
Crop Acres:	111.3
Corn Base Acres:	15.41
Bean Base Acres:	16.96
Soil Productivity:	39.1 CSR2

Property Information

146.0 Acres, m/l

Location

From Cincinnati: 1/2 mile west on Highway 5. Continue 2 miles west on 584th Street. Farm is located on the south side of the road.

Legal Description

The West 60 acres of the SW¼ of Section 6, Township 67 N, Range 18 W of the 5th P.M., and the NW¼ of the NW¼ of Section 7, Township 67, Range 18 W of the 5th P.M., and the SE¼ of the SE¼ of Section 1, Township 67 N, Range 19 W of the 5th P.M., in Appanoose County, Iowa, except all that part contained in the public road.

Price & Terms

Price Reduced!

- ~~\$475,000~~ \$445,500
- ~~\$3,253/acre~~ \$3,051/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,414.00
Net Taxable Acres: 144.73
Tax per Net Taxable Acre: \$9.77

FSA Data

Farm Number #3807, Tract #15967
Crop Acres: 111.3
Corn Base Acres: 15.41
Corn PLC Yield: 155 Bu.
Bean Base Acres: 16.96

Bean PLC Yield: 29 Bu.

Soil Types/Productivity

Primary soils are Armstrong, Clarinda, Gara and Seymour. CSR2 on the FSA crop acres is 39.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Rolling topography

Buildings/Improvements

- 32' x 80' Steel Building
- 43' x 80' Steel Building
- 29' x 80' Lean-To

Drainage

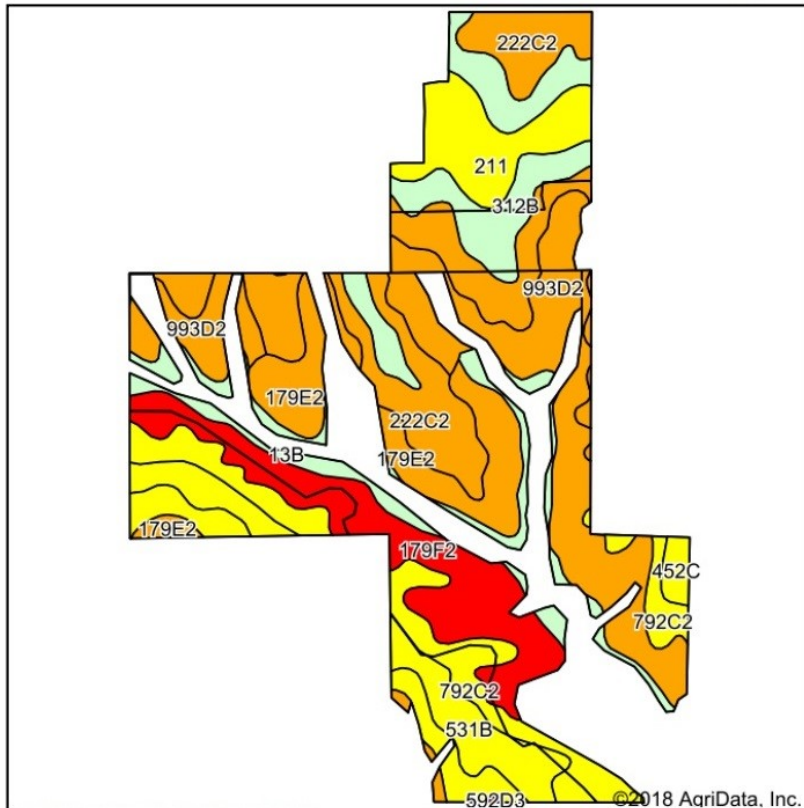
Natural

Water & Well Information

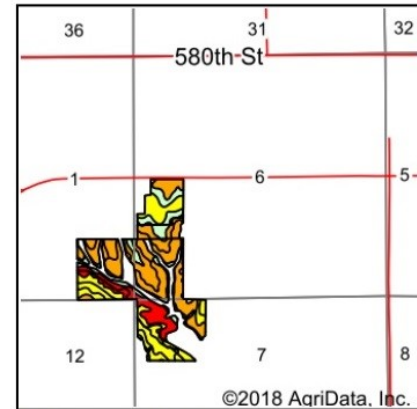
Rural water on the property is serviced by Rathbun Regional Water Association.

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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **6-67N-18W**
 Township: **Pleasant**
 Acres: **111.3**
 Date: **4/2/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	20.82	18.7%		IVe	22	20
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	19.42	17.4%		IVw	34	25
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	14.96	13.4%		IIIe	51	26
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	13.20	11.9%		VIe	12	13
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	10.32	9.3%		VIe	24	33
312B	Seymour silt loam, 2 to 5 percent slopes	10.20	9.2%		IIIe	64	60
531B	Kniffin silt loam, 2 to 5 percent slopes	7.54	6.8%		IIIe	55	58
211	Edina silt loam, 0 to 1 percent slopes	7.10	6.4%		IIIw	59	60
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.77	6.1%		IIw	79	68
452C	Lineville silt loam, 5 to 9 percent slopes	0.97	0.9%		IIIe	48	35
Weighted Average						39.1	33.9

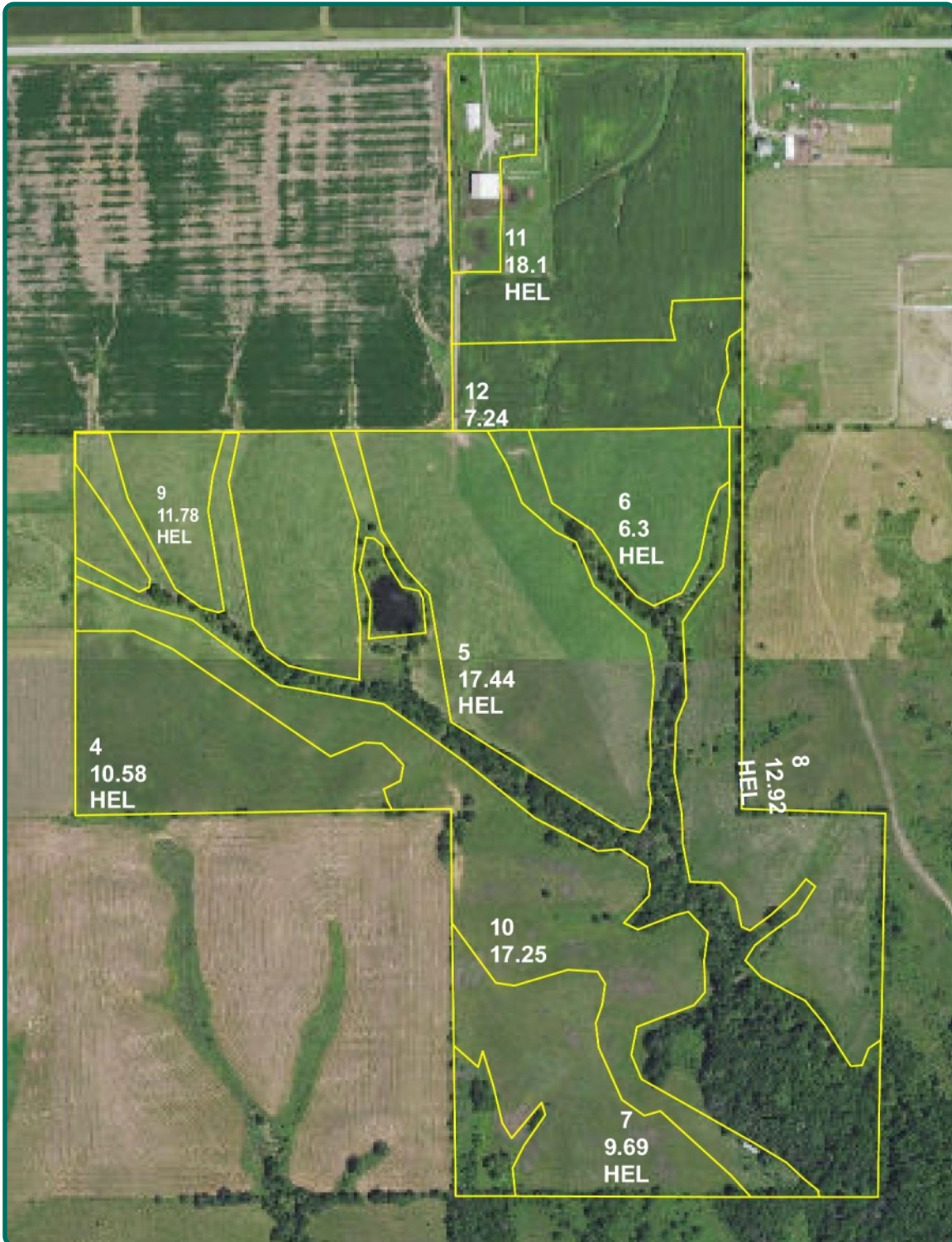
Comments

This Appanoose County farm features two steel buildings, tillable acres and pasture ground.

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.

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View looking Southeast



View looking North



Steel Shed



Steel Shed



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