

Land For Sale

ACREAGE:

39.10 Acres, m/l

LOCATION:

Appanoose County, IA



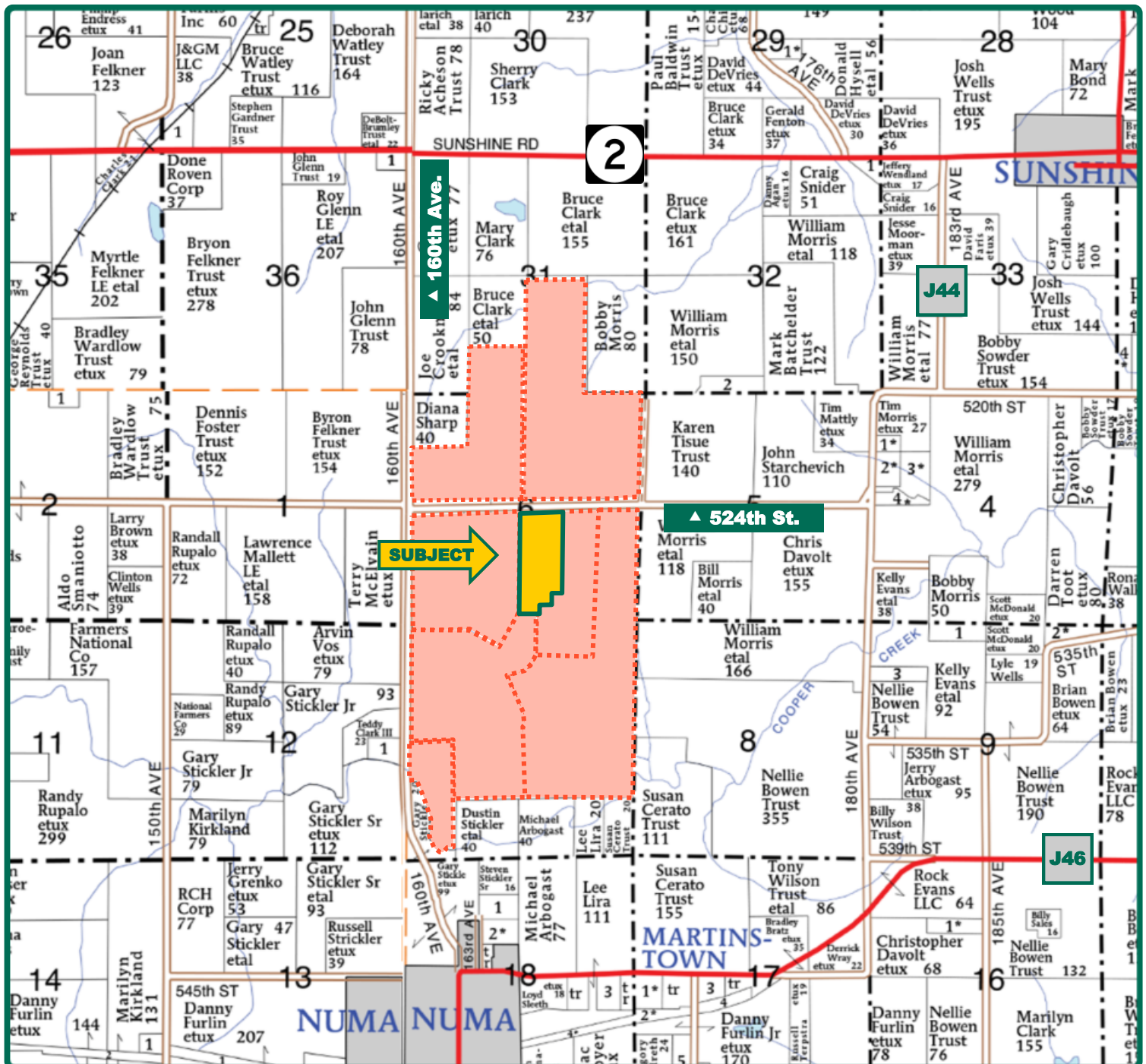
Property *Key Features*

- Located 2 Miles North of Numa, IA
- Acreage Site with House and Agricultural Buildings
- Livestock Pasture and a Pond

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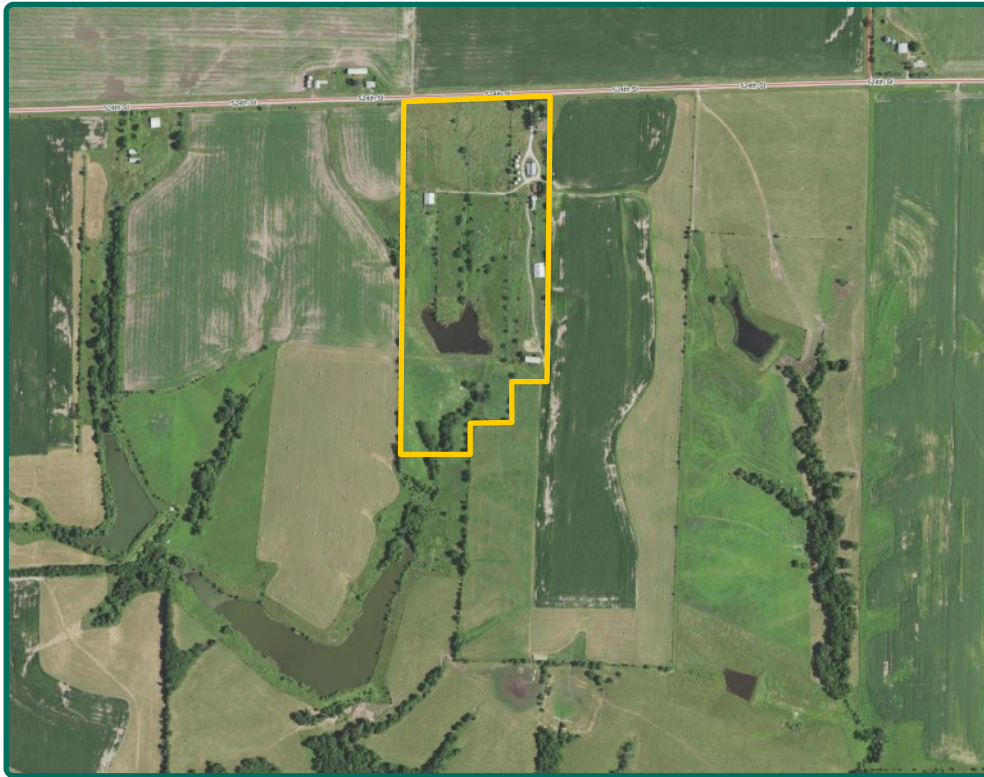
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**Additional Land Outlined
in Orange**

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FSA/Eff. Crop Acres: 10.76*

Cert. Grass Acres: 10.76*

Soil Productivity: 45.60 CSR2

**Acres are estimated.*

Total Living SF: 1,598

Bedrooms: 3

Bathrooms: 1½

Year Built: 1978

ADDRESS:

16665 524th St.
Centerville, IA 52544

Property Information

39.10 Acres, m/l

Location

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

Legal Description

Part of the W½ SE¼ of Section 6, Township 68 North, Range 18 West of the 5th P.M., Appanoose County, IA.

Price & Terms

- \$270,900
- \$6,928.39/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$3,031.97
Gross Acres: 39.10
Net Taxable Acres: 38.50

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142, Tract 579
FSA/Eff. Crop Acres: 10.76*
Cert. Grass Acres: 10.76*
**Acres are estimated pending reconstitution of farm by the Appanoose County FSA office.*

Soil Types/Productivity

Primary soils are Seymour and Clarinda. CSR2 on the est. FSA/Eff. crop acres is 45.60. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

Natural.

Dwelling

Single-story brick house built in 1978 with 3 bedrooms, 1½ baths and 1,598 SF. House has full basement and attached 1-car garage.

Water & Well Information

Water via Rathbun Rural Water Association.

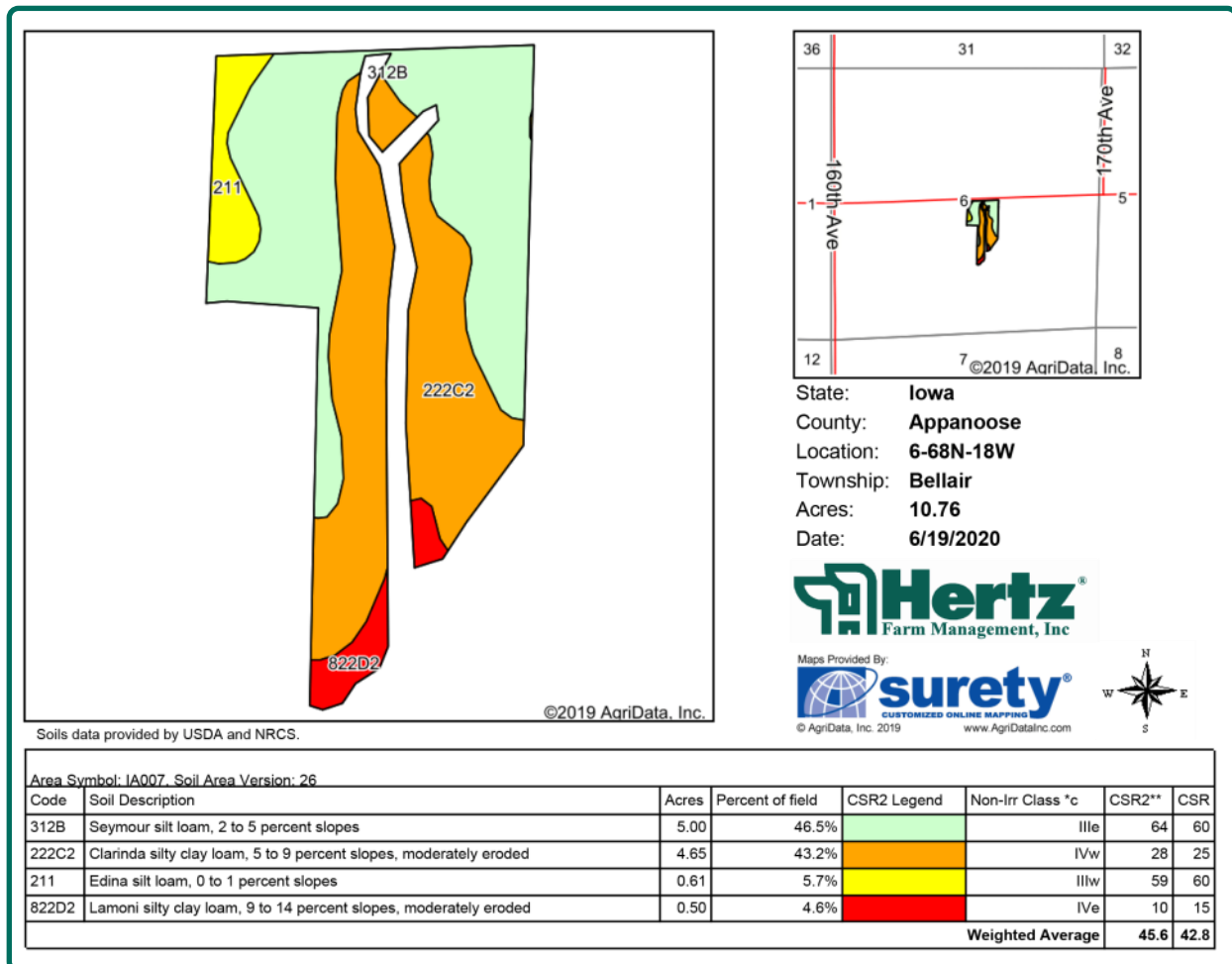
Septic System

The septic system for the house has not been recently updated. Contact agent for details.

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Buildings/Improvements

- 12' x 18' Shed
- 32' x 88' Shed
- 16' x 64' Lean-To
- Two 16' x 80' Lean-To
- Two 14' x 60' Lean-To
- 20' x 40' Machine Shed
- 26' x 60' Barn
- 26' x 80' Barn
- 20' x 28' Crib
- 16' x 50' Poultry House
- 21' x 16' Grain Bin
- Grain Bin w/3,000 Bu. storage
- Grain Bin w/3,200 Bu. storage

Survey

Final acres are subject to survey.

Additional Land for Sale

Seller has 7 additional tracts of land for sale located 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 Northwest



Looking Southwest



House



Barn/Bins

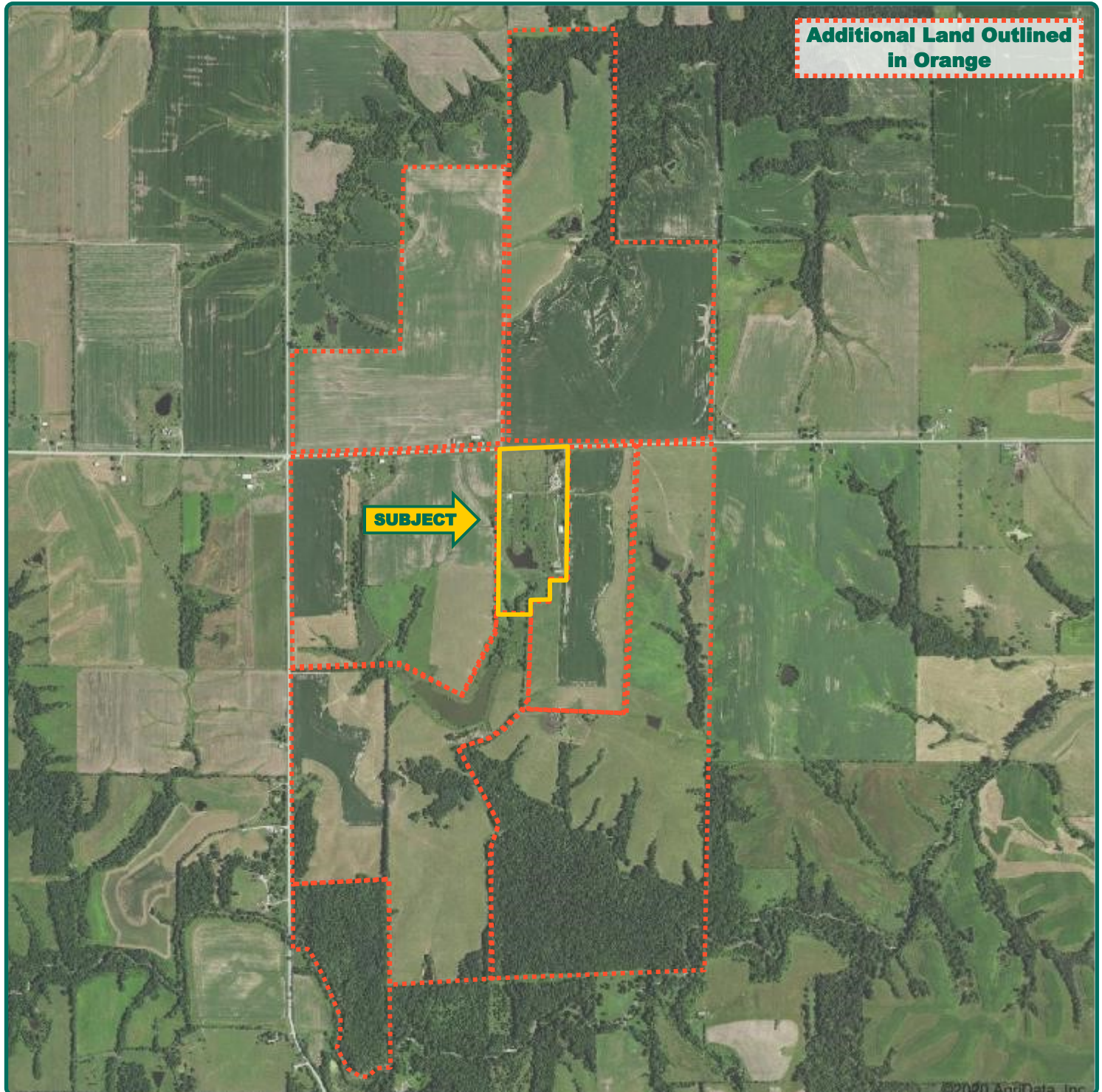


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