

# Land For Sale

**ACREAGE:**

**282.00 Acres, m/l**

**LOCATION:**

**Appanoose County, IA**



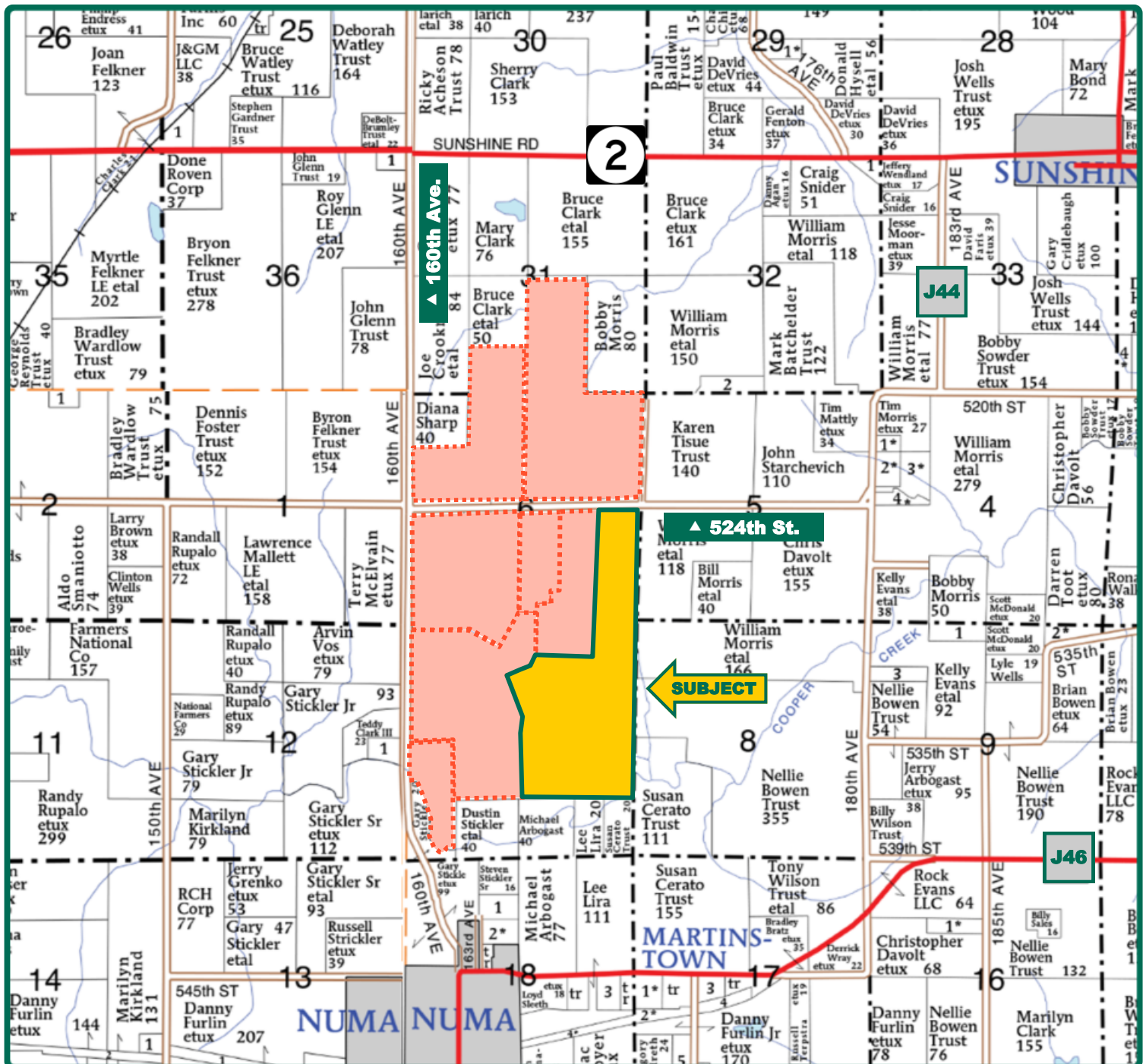
## Property *Key Features*

- Located 2 Miles North of Numa, IA
- Combination of Certified Grass, Livestock Pasture and Timber
- Excellent Potential for Hunting and Recreation

**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.

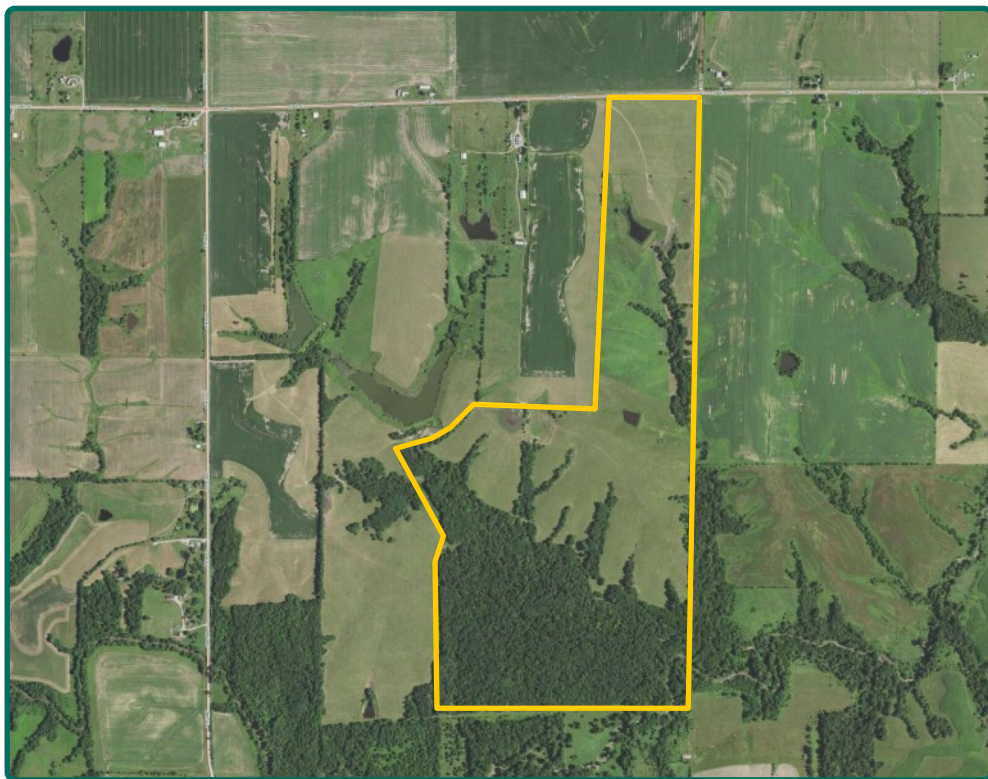
**Additional Land Outlined  
in Orange**

**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: 128.93\***

**Cert. Grass Acres: 128.93\***

**Soil Productivity: 32.50 CSR2**

*\*Acres are estimated.*

## Property Information

**282.00 Acres, m/l**

### Location

From Numa: Go 2 miles north on 160th Ave., then 1 mile east on 524th St. The property is on the south side of the road.

### Legal Description

N½ SE¼ and part of NE¼ of Section 7; and part of the E½ SE¼ of Section 6, all in Township 68 North, Range 18 West of the 5th P.M., Appanoose Co., IA.

### Price & Terms

- \$729,750
- \$2,587.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020-2021: \$3,307.59

Gross Acres: 282.00

Net Taxable Acres: 281.34

Tax per Net Taxable Acre: \$11.76

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Part of Farm Number 3142, Tract 579

FSA/Eff. Crop Acres: 128.93\*

Cert. Grass Acres: 128.93\*

*\*Acres are estimated pending reconstitution of farm by the Appanoose County FSA Office.*

### Soil Types/Productivity

Primary soils are Armstrong, Gara and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 32.50. See soil map for detail.

### Land Description

Gently rolling to steep.

### Drainage

Natural.

### Water & Well Information

There are two ponds on this property.

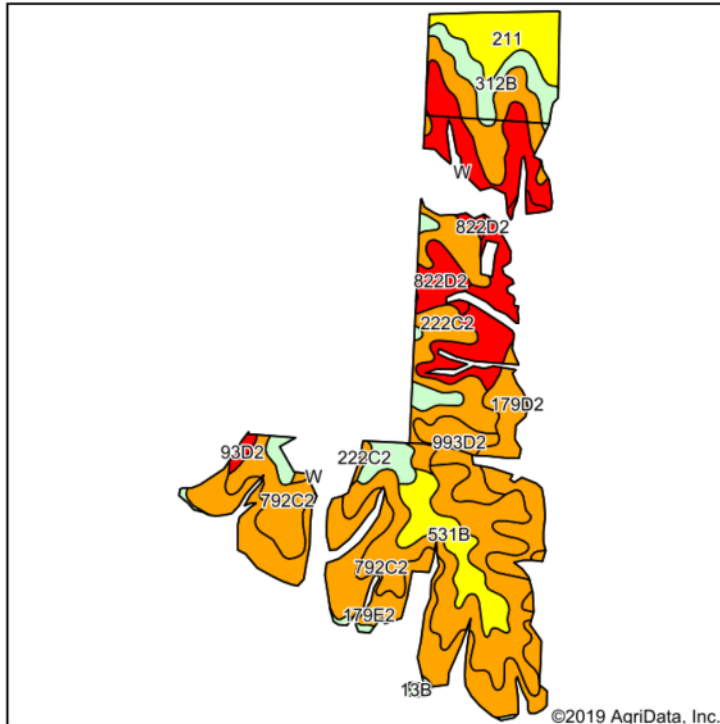
### Survey

Final acres subject to survey.

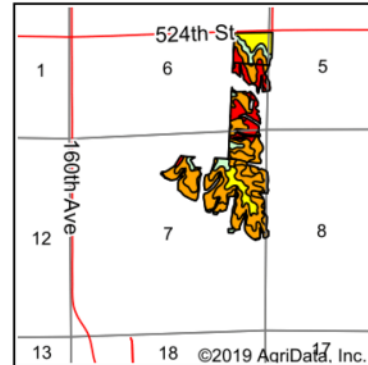
**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**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**



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Appanoose**  
Location: **7-68N-18W**  
Township: **Bellair**  
Acres: **128.93**  
Date: **6/19/2020**



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



Area Symbol: IA007, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	27.54	21.4%		IIIe	31	26
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	22.43	17.4%		VIe	24	33
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	19.01	14.7%		IVw	28	25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.23	9.5%		IVe	10	15
312B	Seymour silt loam, 2 to 5 percent slopes	10.17	7.9%		IIIe	64	60
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	8.78	6.8%		IVe	17	25
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	8.04	6.2%		IVe	38	43
211	Edina silt loam, 0 to 1 percent slopes	7.76	6.0%		IIIw	59	60
531B	Kniffin silt loam, 2 to 5 percent slopes	7.10	5.5%		IIIe	55	58
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	4.89	3.8%		IVe	22	20
13B	Olmits-Vesser-Colo complex, 2 to 5 percent slopes	0.98	0.8%		IIw	79	68
Weighted Average						32.5	33.6

## 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.*

**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



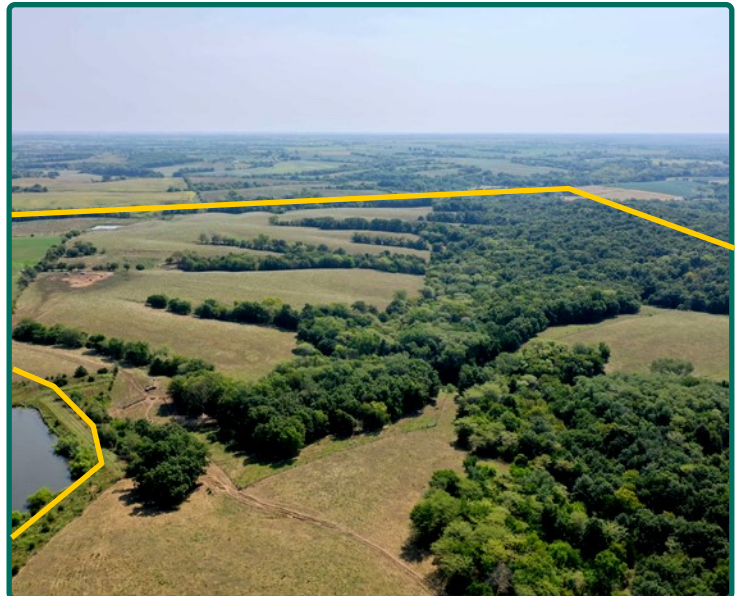
Looking Northwest



Looking Southwest



Looking East



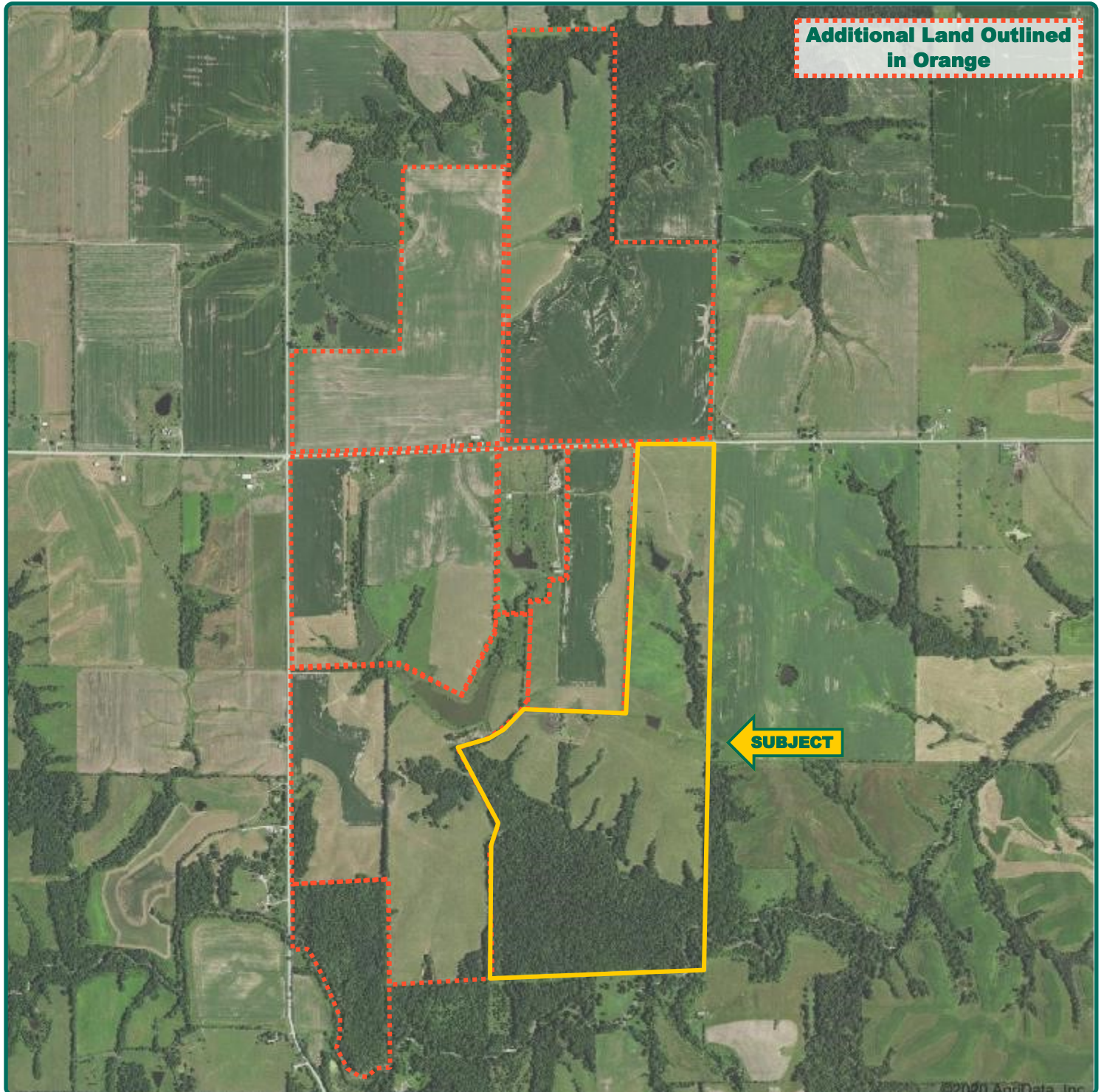
**Adam Sylvester, AFM**  
Licensed Salesperson in IA  
**AdamS@Hertz.ag**

**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**



# 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**