

Land For Sale

ACREAGE:

194.30 Acres, m/l

LOCATION:

Appanoose County, IA



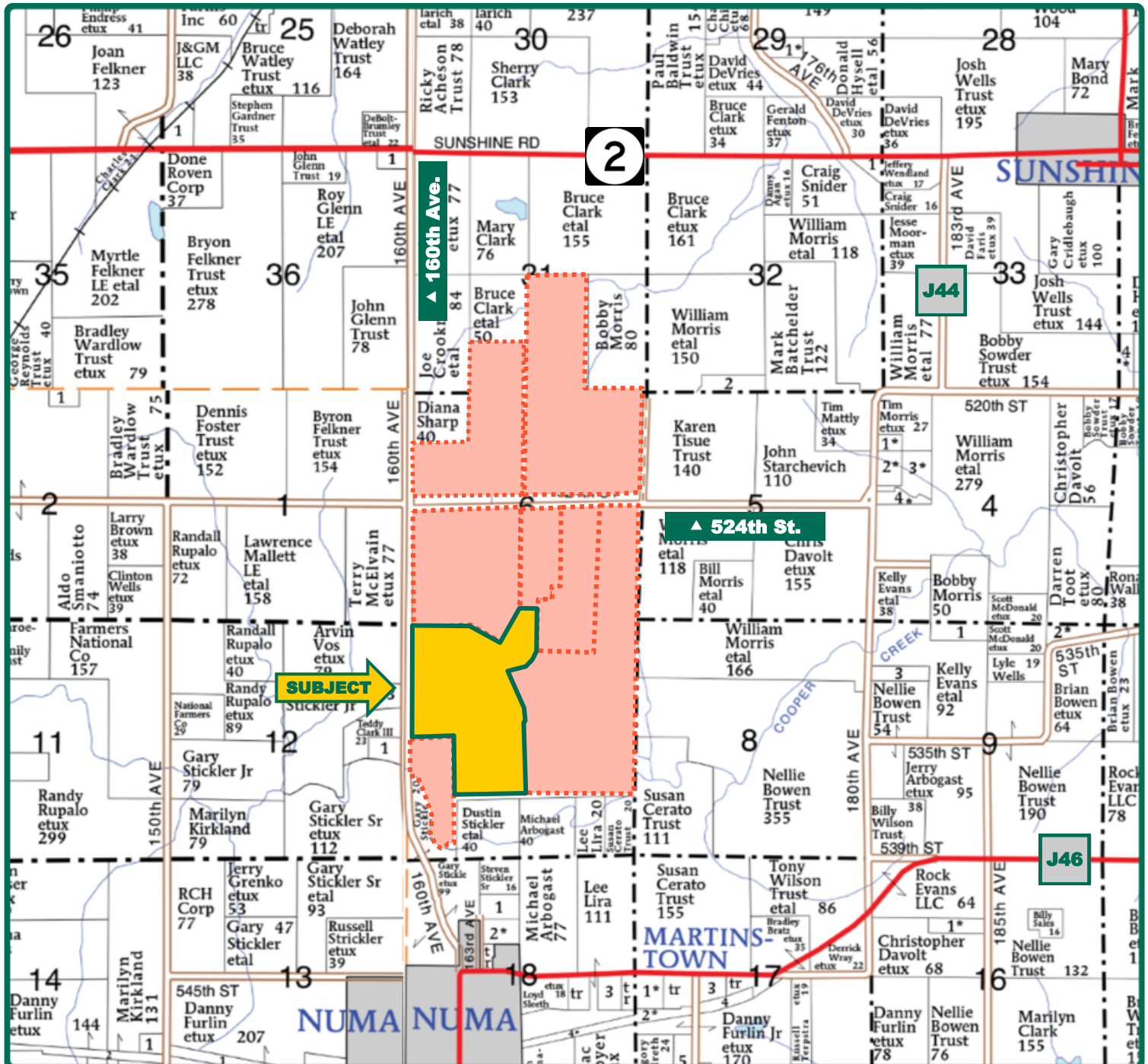
Property *Key Features*

- Located 1 Mile North of Numa, IA
- Combination of Row Crop, Hay and Livestock Pasture
- Nice Appanoose County Farm

Adam Sylvester, AFM
Licensed 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



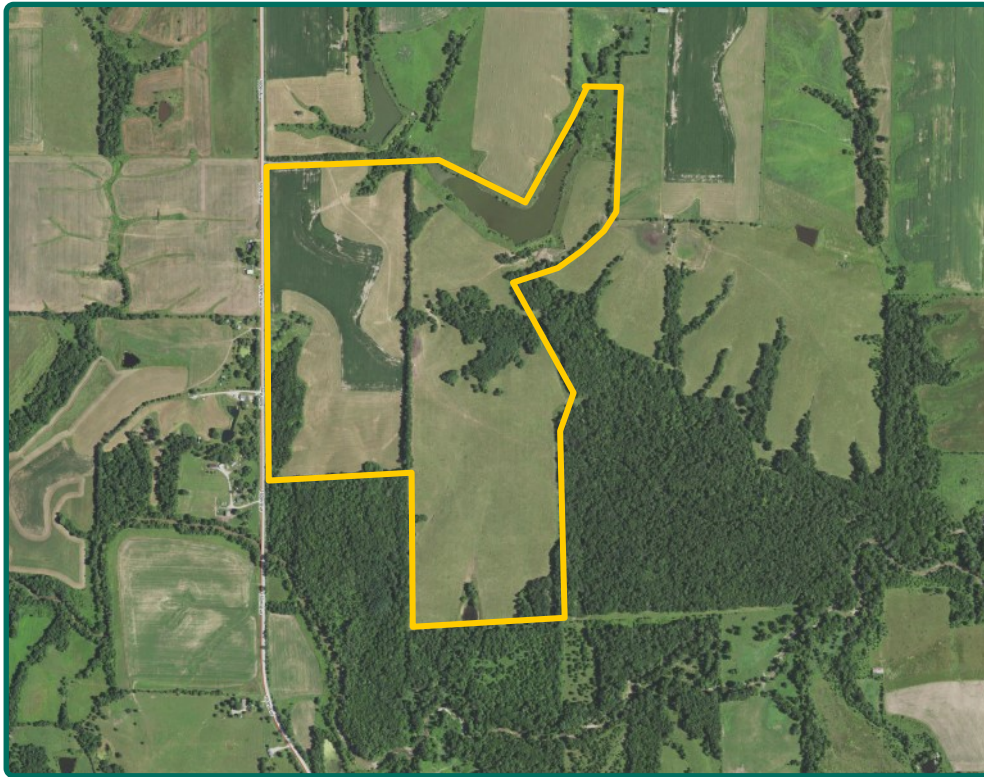
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**Additional Land Outlined
in Orange**

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FSA/Eff. Crop Acres: 126.00*
CRP Acres: 8.26
Cert. Grass Acres: 98.60*
Corn Base Acres: 6.00*
Bean Base Acres: 16.00*
Soil Productivity: 37.80 CSR2

**Acres are estimated.*

Property Information

194.30 Acres, m/l

Location

From Numa: Go 1 mile north on 160th Ave. Property is on the east side of the road.

Legal Description

SE¼ NW¼; NE¼ SW¼; E½ NW¼; and part of the NE¼ NW¼, all in Section 7, Township 68 North, Range 13 West of the 5th P.M., Appanoose County, IA.

Price & Terms

- \$630,000
- \$3,242.41/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$2,568
 Gross Acres: 194.30
 Net Taxable Acres: 192.54
 Tax per Net Taxable Acre: \$13.34

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142, Tracts 2044 & 579
 FSA/Eff. Crop Acres: 126.00*
 CRP Acres: 8.26
 Cert. Grass Acres: 98.60*
 Corn Base Acres: 6.00*
 Corn PLC Yield: 149.00 Bu.
 Bean Base Acres: 16.00*

Bean PLC Yield: 42.00 Bu.

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

CRP Contracts

There are 8.26 acres enrolled in two CP-29 contracts that pay \$655.00 annually and expire 9/30/2024.

Soil Types/Productivity

Primary soils are Armstrong, Kniffin and Seymour. CSR2 on the est. FSA/Eff. crop acres is 37.80. See soil map for detail.

Land Description

Gently rolling to steep.

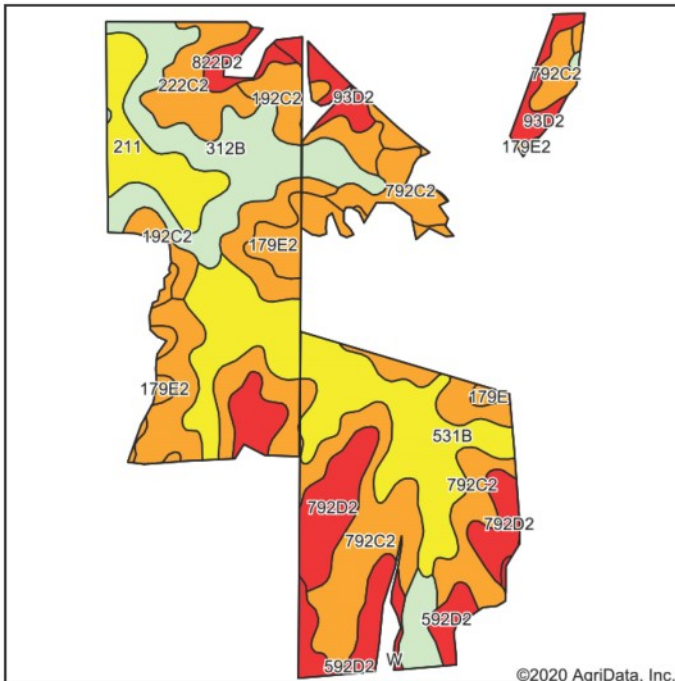
Drainage

Natural.

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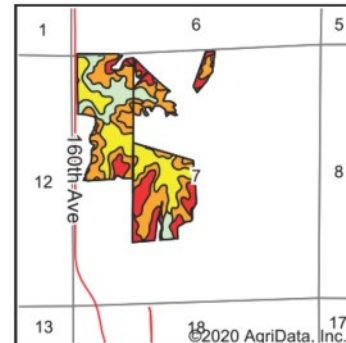
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Appanoose**
Location: **7-68N-18W**
Township: **Bellair**
Acres: **126**
Date: **10/28/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: 1A007, Soil Area Version: 27

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	32.76	26.0%		IIIe	31	26
531B	Kniffin silt loam, 2 to 5 percent slopes	23.62	18.7%		IIIe	55	58
312B	Seymour silt loam, 2 to 5 percent slopes	15.81	12.5%		IIIe	64	60
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	10.39	8.2%		IVe	9	11
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	9.94	7.9%		IIIe	29	30
211	Edina silt loam, 0 to 1 percent slopes	7.14	5.7%		IIIw	59	60
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	5.94	4.7%		IVe	10	5
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.82	4.6%		VIe	24	33
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.66	4.5%		IVw	28	25
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.32	3.4%		IVe	17	25
131B	Pershing silt loam, 2 to 5 percent slopes	2.45	1.9%		IIIe	70	67
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.66	1.3%		IVe	10	15
179E	Gara loam, 14 to 18 percent slopes	0.49	0.4%		VIe	30	35
Weighted Average						37.8	37.2

Buildings/Improvements

Older shed.

Water & Well Information

No known wells. Pond provides water to the livestock waterers.

Survey

Final acres are subject to a boundary survey.

Additional Land for Sale

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

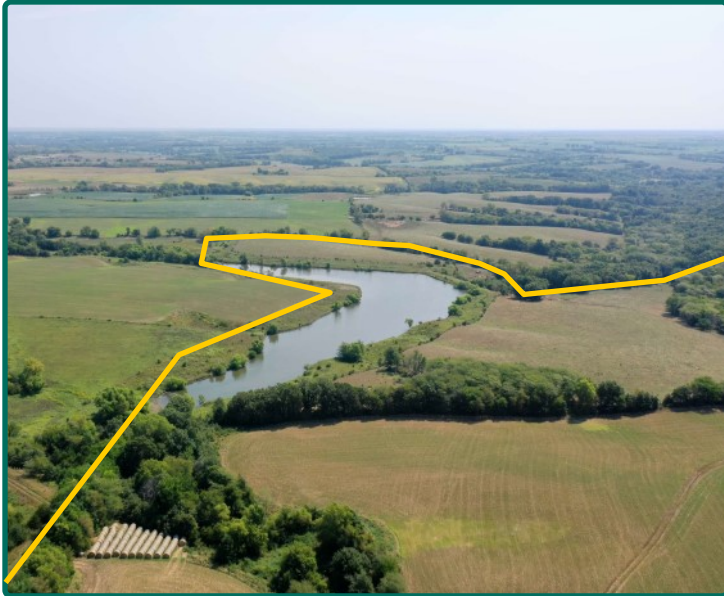
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking East



Looking East



Looking Southeast



Looking Southeast

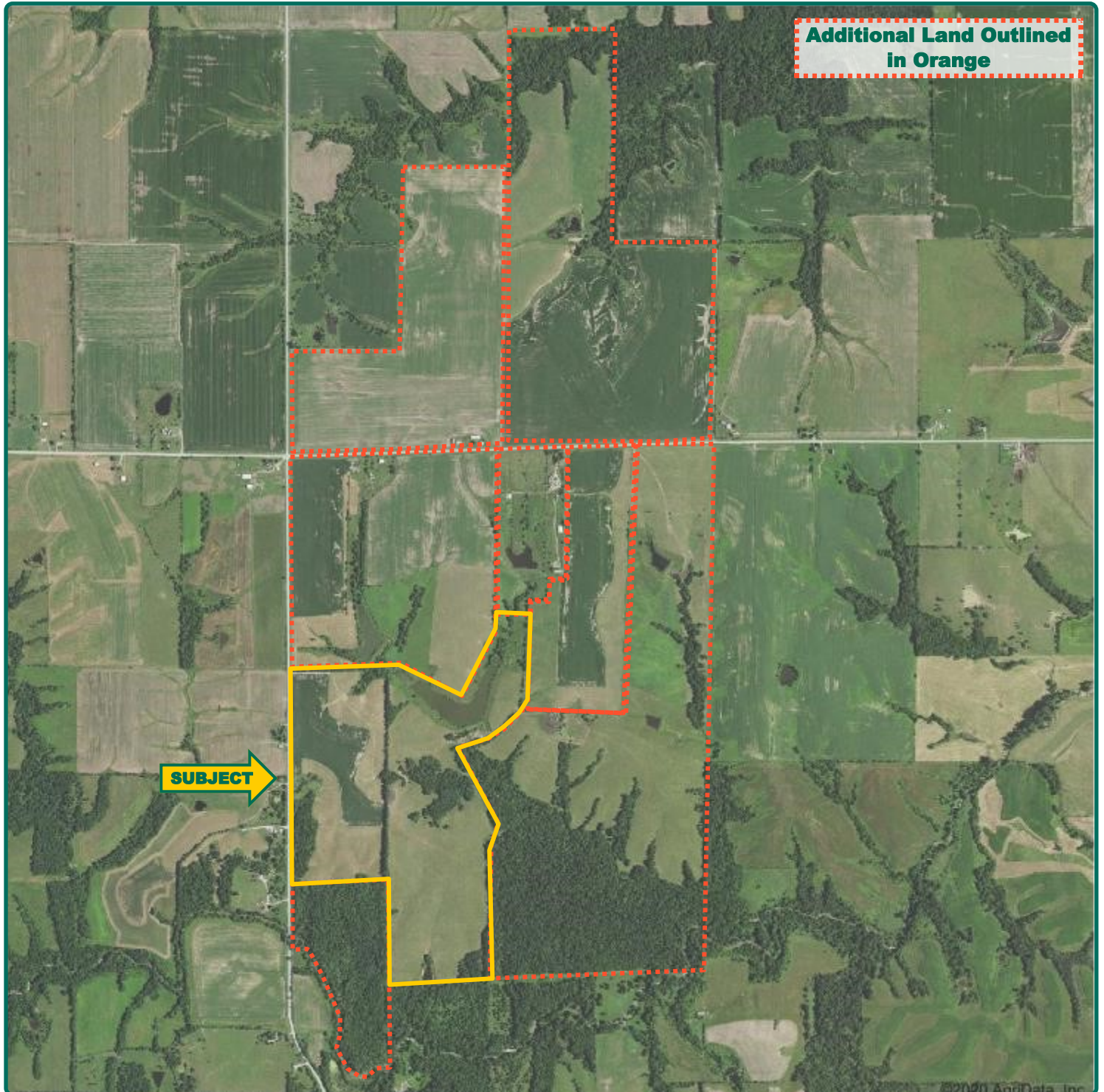


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