

Land For Sale

ACREAGE:

148.40 Acres, m/l

LOCATION:

Appanoose County, IA



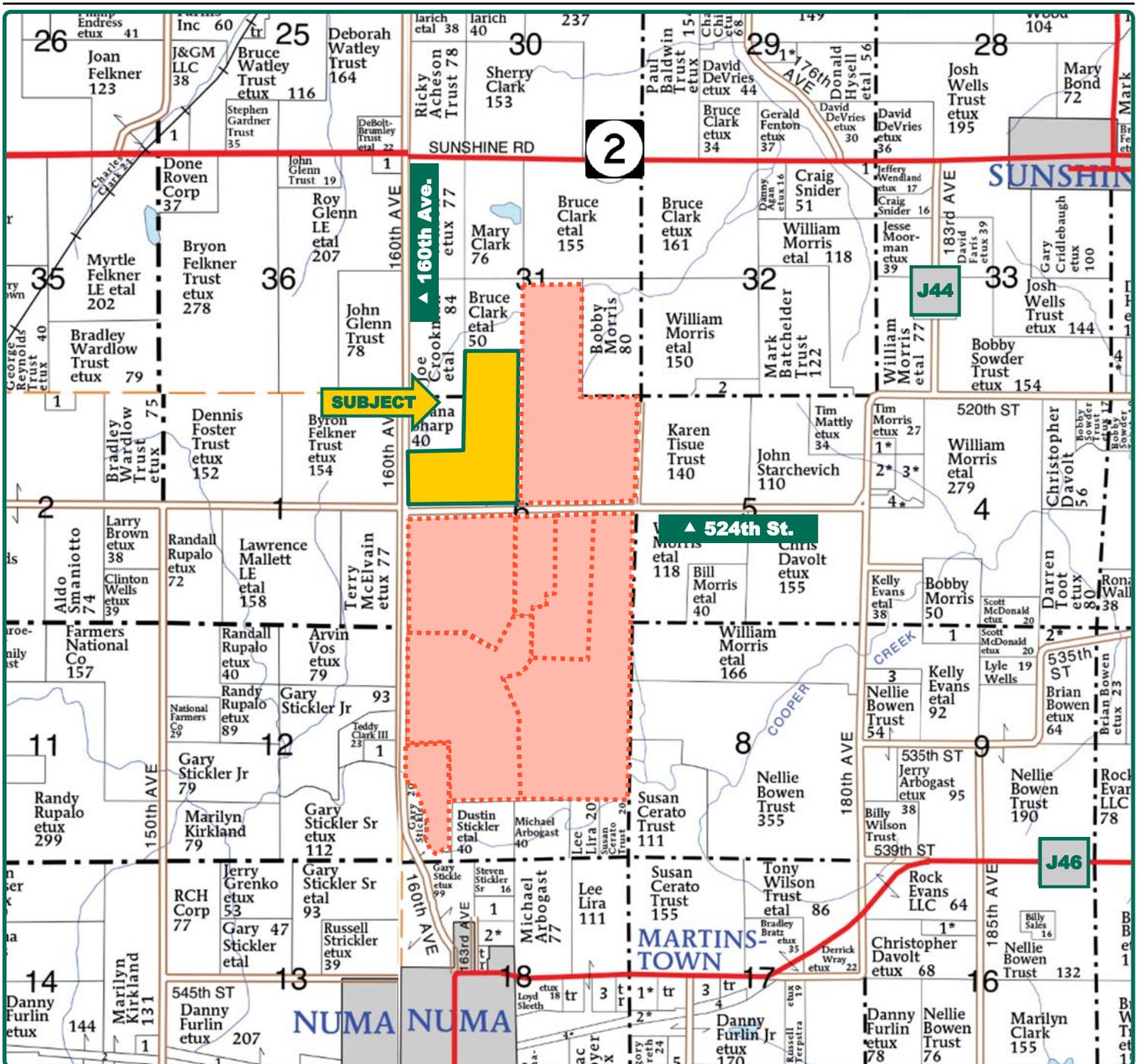
Property Key Features

- Located 2 Miles North of Numa, IA
- 140.23 estimated FSA/Eff. Crop Acres with a 57.80 CSR2
- Nice Appanoose County Farm

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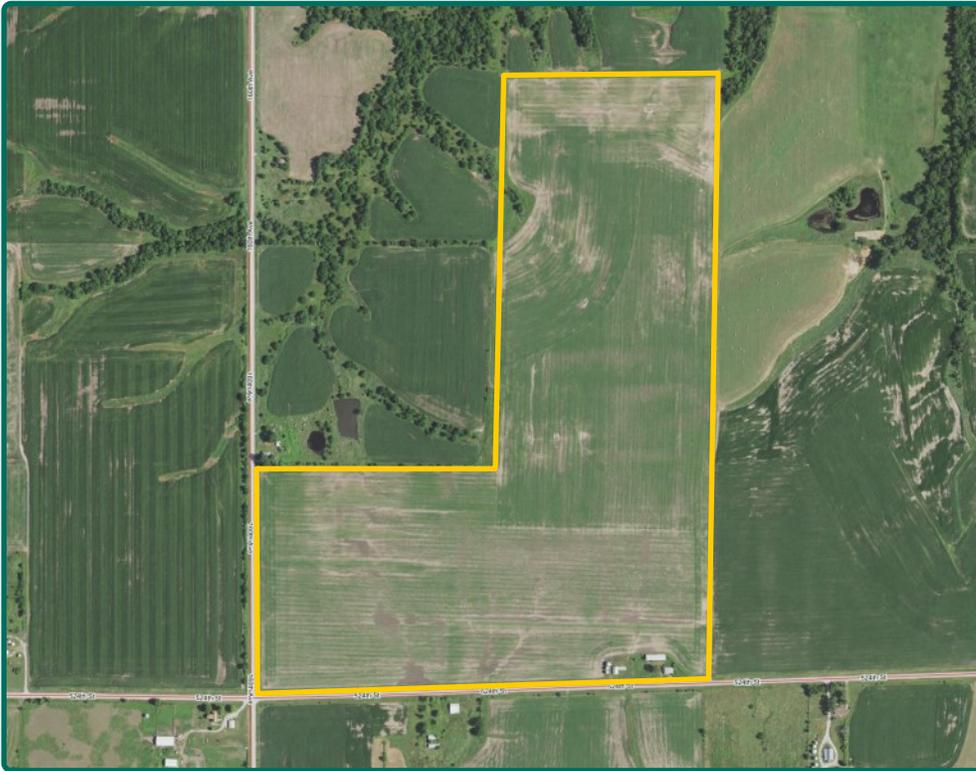
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Additional Land Outlined in Orange

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FSA/Eff. Crop Acres: 140.23*

Corn Base Acres: 64.31*

Bean Base Acres: 68.16*

Soil Productivity: 57.80 CSR2

**Acres are estimated.*

Total Living SF: 1,008

Bedrooms: 2

Bathrooms: 1

Year Built: 1910

ADDRESS:

**16456 524th St.
Centerville, IA 52544**

Property Information

148.40 Acres, m/l

Location

From Numa: Go 2 miles north on 160th Ave. to 524th St. The property is on the northeast corner of the intersection of 160th Ave. and 524th St.

Legal Description

S½ NW¼ and NE¼ NW¼ of Section 6, Township 68N; and the south 30 acres of the SE¼ SW¼ of Section 31, Township 69N; all in Range 18W of the 5th P.M., Appanoose County, IA.

Price & Terms

- \$865,150
- \$5,829.85/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$3,962
Gross Acres: 148.40
Net Taxable Acres: 145.05

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 3142, Tract 579
FSA/Eff. Crop Acres: 140.23*
Corn Base Acres: 64.31*
Corn PLC Yield: 149.00 Bu.
Bean Base Acres: 68.16*
Bean PLC Yield: 42.00 Bu.
**Acres are estimated pending reconstitution of farm by the Appanoose County FSA office.*

Soil Types/Productivity

Primary soils are Edina and Seymour. CSR2 on the est. FSA/Eff. crop acres is 57.80. See soil map for detail.

Land Description

Nearly level to gently rolling.

Drainage

Natural with tile and terraces.

Dwelling

There is a single-story house with 2 bedrooms, 1 bath and 1,008 SF built in 1910. House has an attached 1 car garage.

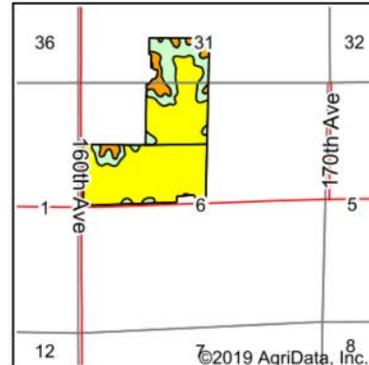
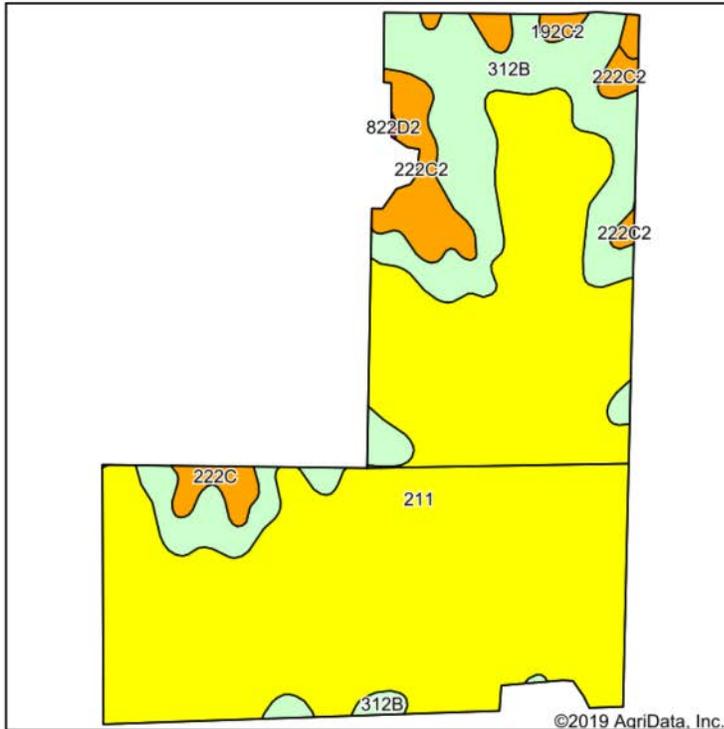
Septic System

Septic system has not been recently updated. Contact agent for details.

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State: **Iowa**
 County: **Appanoose**
 Location: **6-68N-18W**
 Township: **Bellair**
 Acres: **140.23**
 Date: **6/19/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: JA007, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	102.69	73.2%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	27.58	19.7%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.20	4.4%		IVw	28	25
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.91	1.4%		IVw	31	30
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	1.78	1.3%		IIIe	29	30
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.07	0.0%		IVe	10	15
Weighted Average						57.8	57.6

Buildings/Improvements

- 30' x 50' Lean-To
- 28' x 40' Crib
- 16' x 40' Shed
- 30' x 50' Shed
- 3 Grain Bins with 14,450 Bu. storage

Water & Well Information

Water via Rathbun Rural Water Association.

Survey

Final acres are subject to survey.

Additional Land for Sale

Seller has 7 additional tracts of land for sale in 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 Northeast



Looking West



Looking Southwest

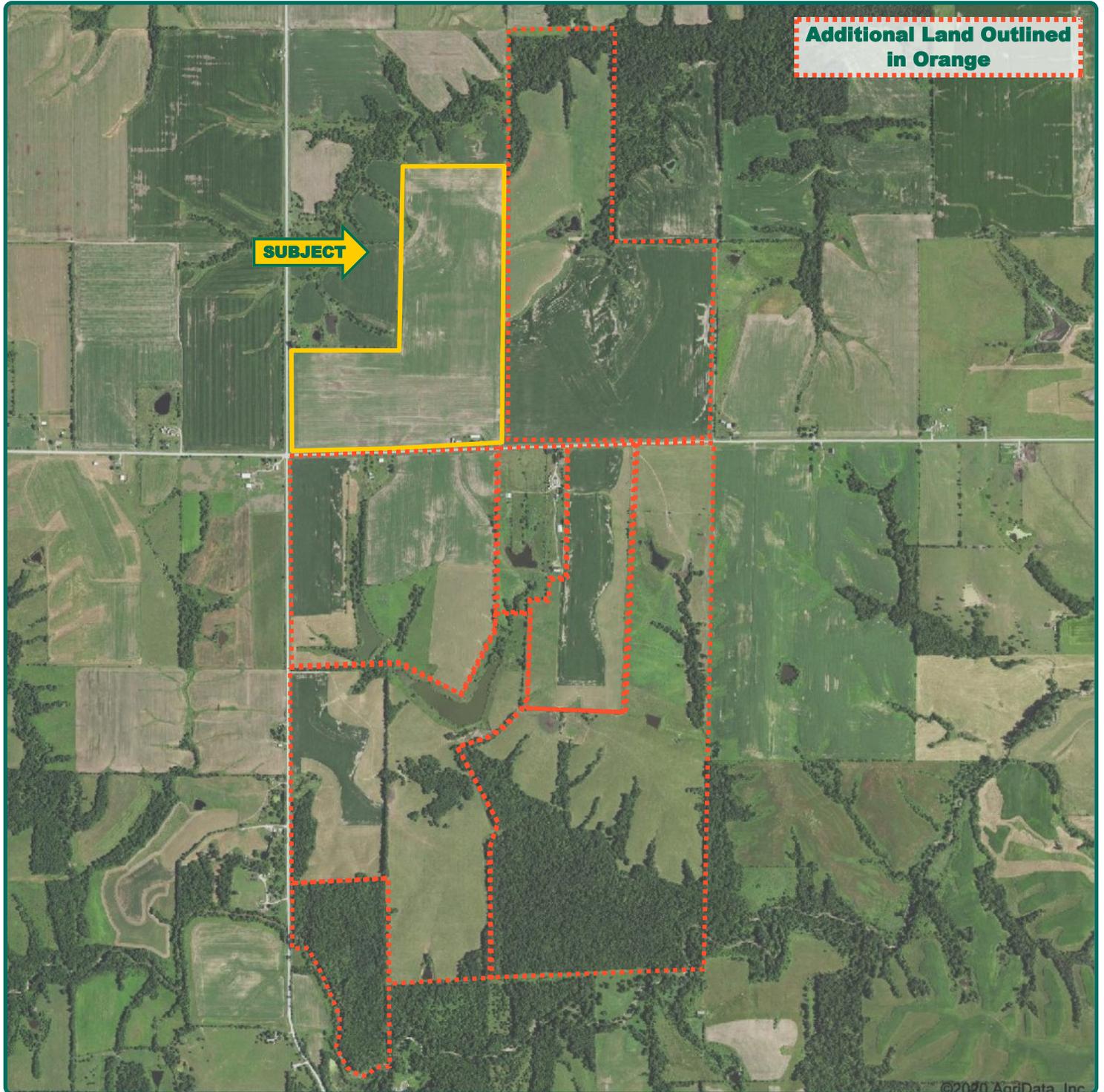


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