

Productive Appanoose County Farm Located Along Highway 2



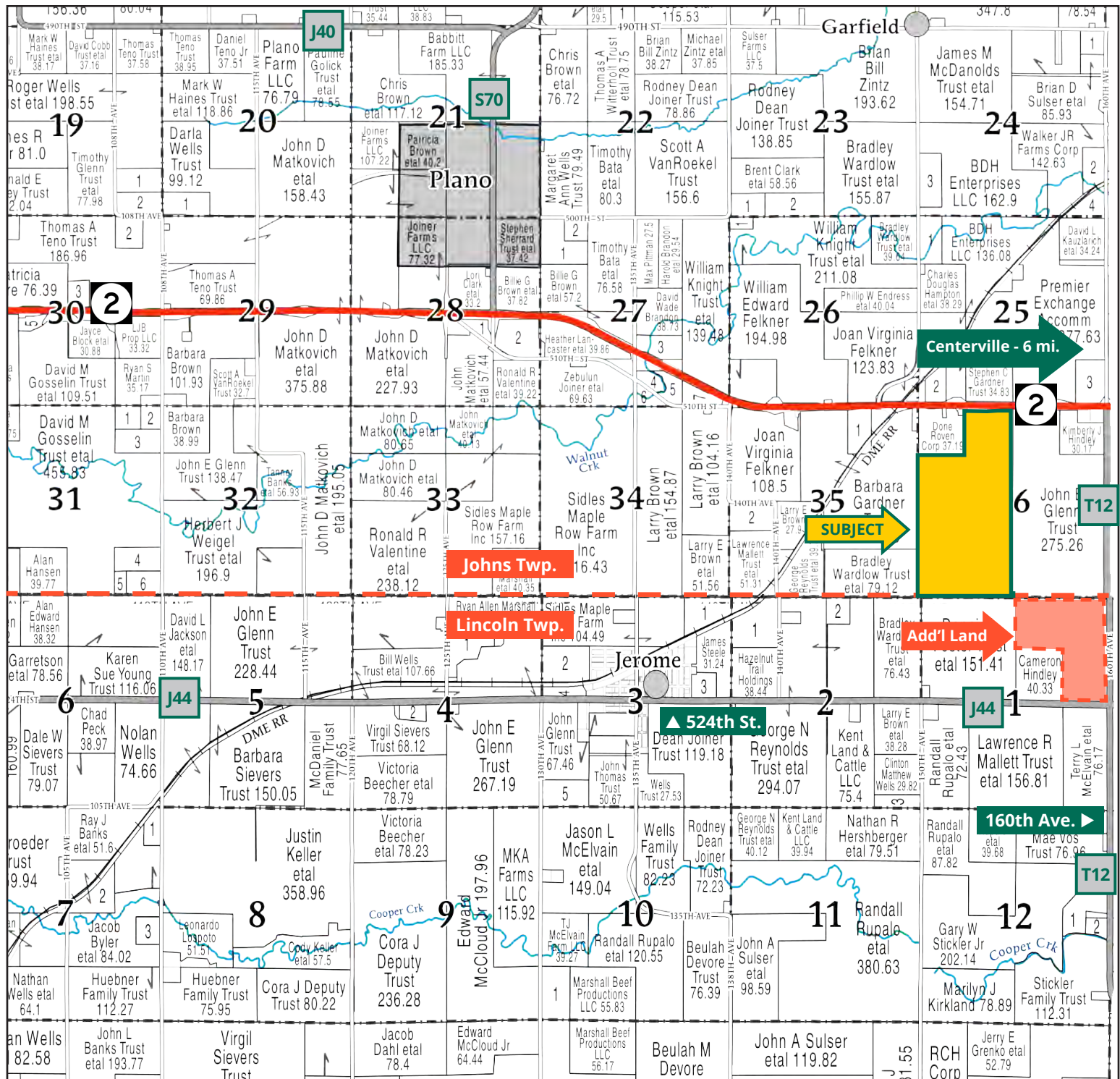
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278.23 Acres, m/l
Appanoose County, IA



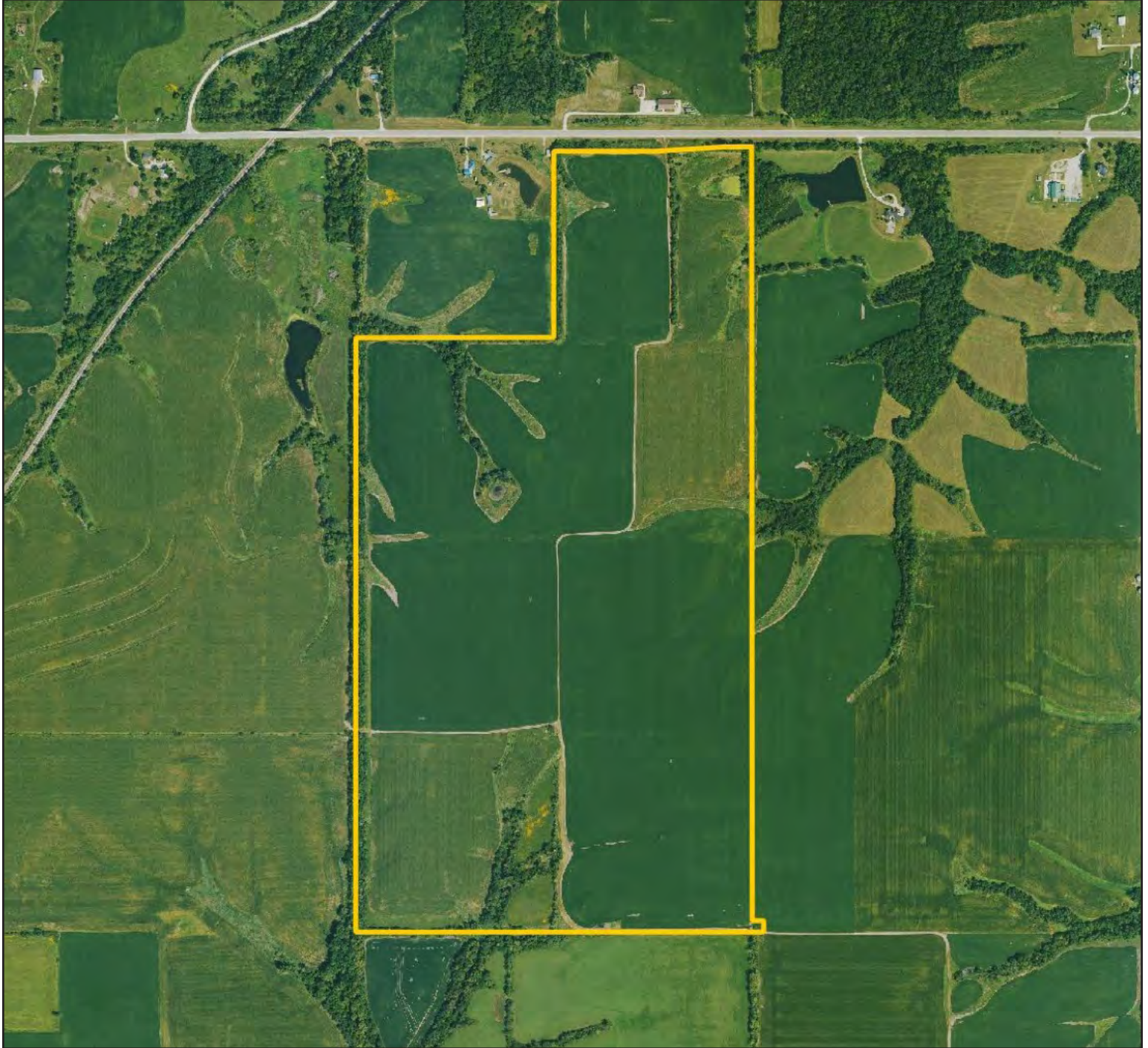
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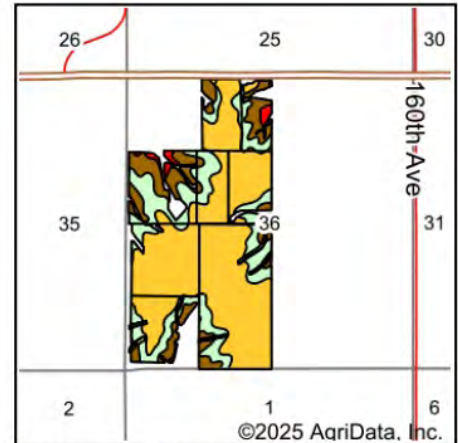
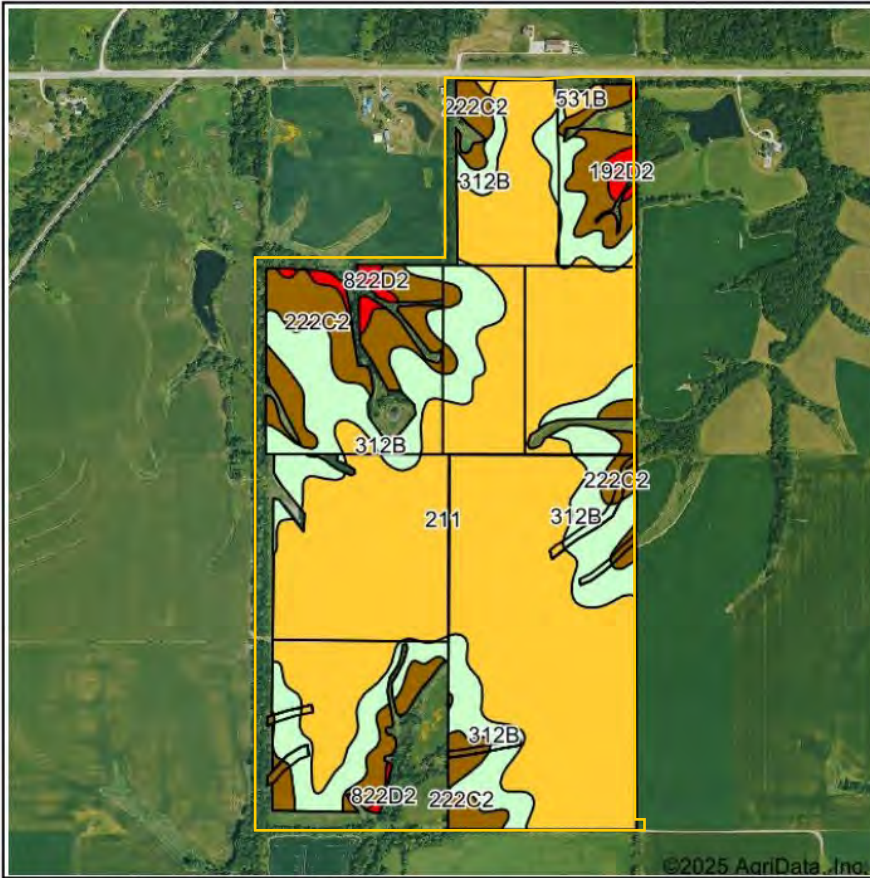
Est. FSA/Eff. Crop Acres: 247.41 | Est. CRP Acres: 9.74 | Soil Productivity: 54.90 CSR2



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State: Iowa
 County: Appanoose
 Location: 36-69N-19W
 Township: Johns
 Acres: 247.41
 Date: 9/18/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
211	Edina silt loam, 0 to 1 percent slopes	146.83	59.3%		IIIw	59
312B	Seymour silt loam, 2 to 5 percent slopes	59.59	24.1%		IIIe	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	36.12	14.6%		IVw	28
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.37	1.0%		IVe	10
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	1.46	0.6%		IVe	9
531B	Kniiffin silt loam, 2 to 5 percent slopes	1.04	0.4%		IIIe	55
Weighted Average					3.16	54.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Centerville: Go west on IA Hwy 2 for 6½ miles. Property is located on the south side of the road.

Simple Legal

NE¼ NW¼, S½ NW¼, SW¼, and part of the SW¼ SE¼, all in Section 36, Township 69 North, Range 19 West of the 5th P.M., Appanoose Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,364,955
- \$8,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,638.00
Net Taxable Acres: 278.23
Tax per Net Taxable Acre: \$20.26

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 5977, Part of Tract 5037
FSA/Eff. Crop Acres: 247.41*

CRP Acres: 9.74*

Corn Base Acres: 87.89*

Corn PLC Yield: 99 Bu.

Bean Base Acres: 137.16*

Bean PLC Yield: 36 Bu.

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

CRP Contracts

There are 9.74* acres enrolled into two CRP contracts.

- There are 5.45* acres enrolled in a CP-33 contract that pays \$841.81* annually and expires 9/30/2035.
- There are 4.29* acres enrolled in a CP-1 contract that pays \$580.78* annually and expires 9/30/2035.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Appanoose County FSA/NRCS offices.*

Soil Types/Productivity

Primary soils are Edina, Seymour, and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 54.90. See soil map for detail.

Land Description

Nearly level to strongly sloping.

Drainage

Natural.

Water & Well Information

There is a half-acre pond located on the property.

Comments

Productive Appanoose County farm with access from IA Hwy 2 and an open lease for the 2026 crop year.

Additional Land for Sale

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.



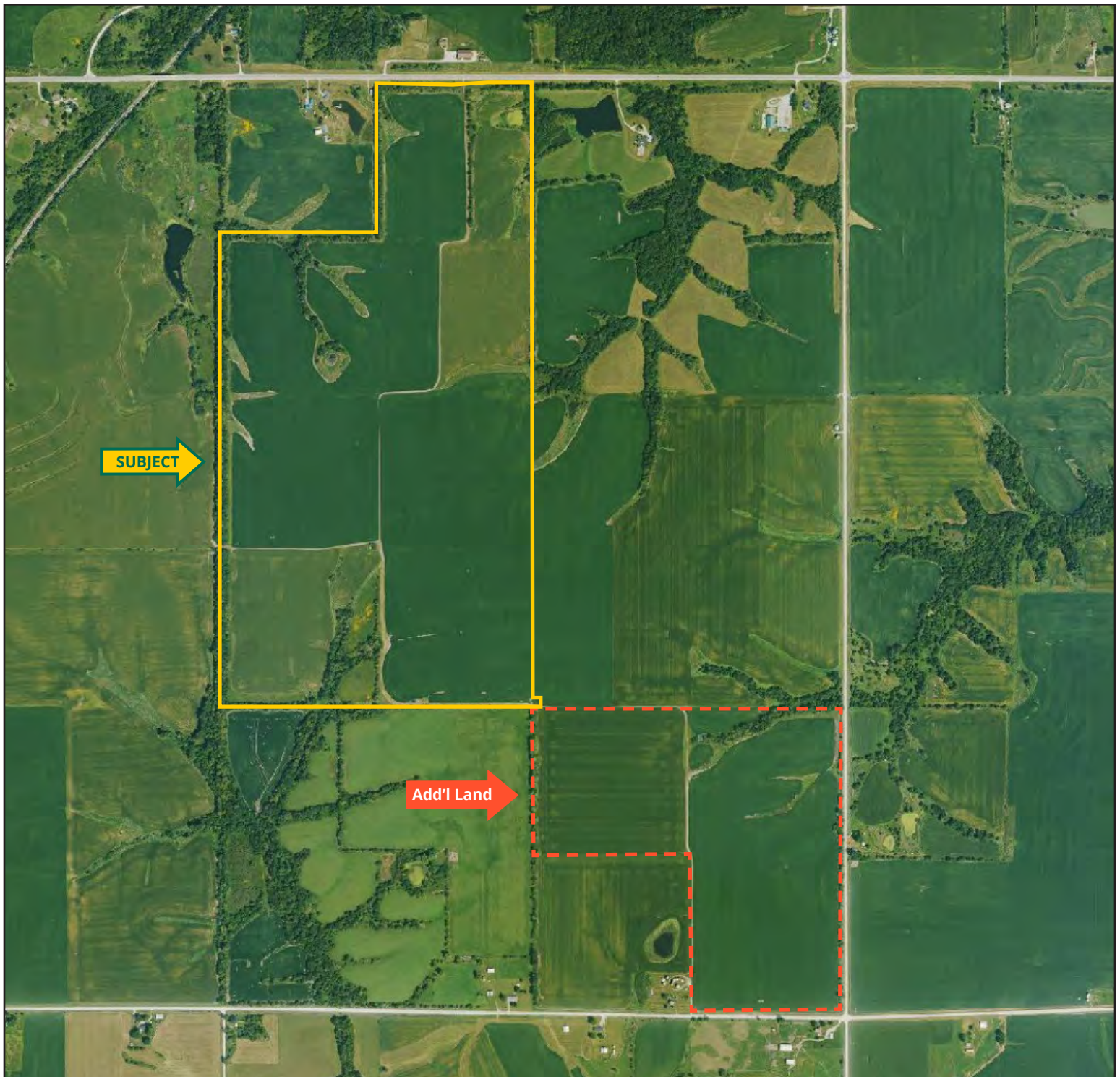
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Looking Southwest



Looking North



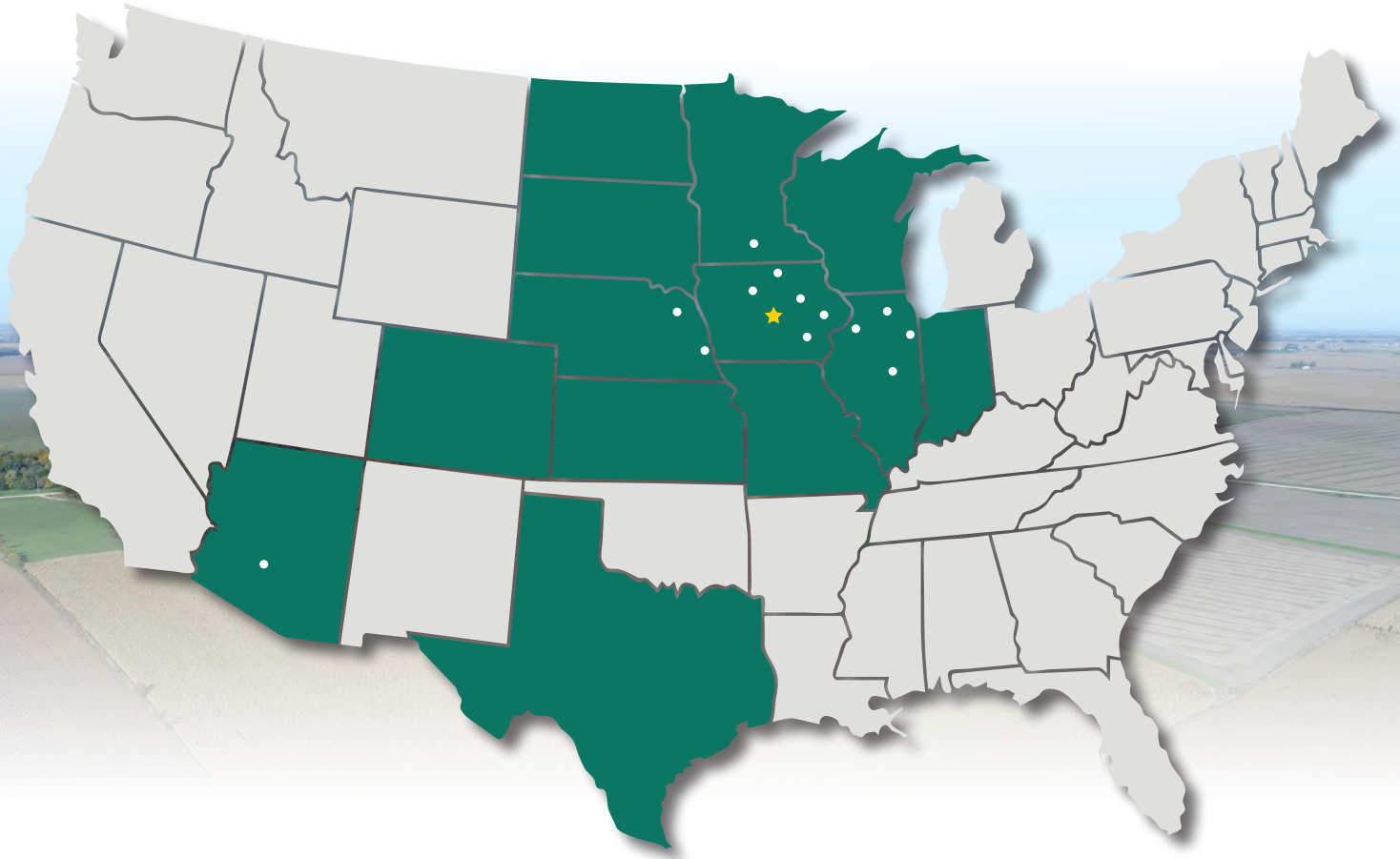


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