

Growthland

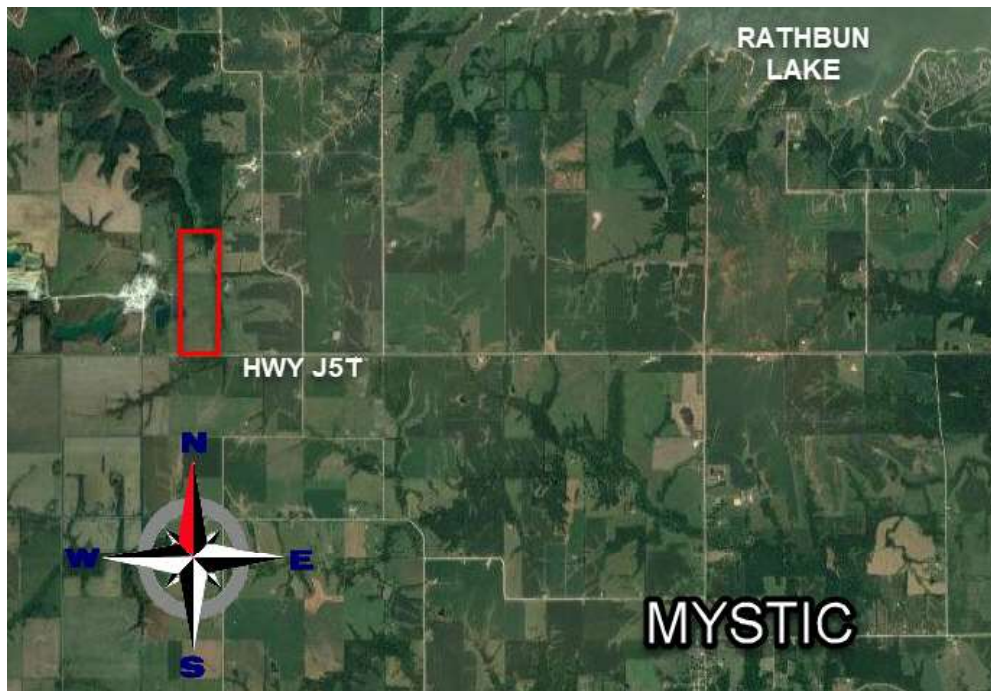
Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Appanoose County, IA
117 Acres M/L

L&W Quarries, Inc.

\$640,000 (\$5,470/A)



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed In IA, IL, & MO

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Property Details

Appanoose County, IA
117 Acres M/L

Legal Description

Tract in the SE1/4 NE1/4 & E1/2 SE1/4 in Section 35-T70N-R19W

Township: Independence

Location

Three miles west of the HWY T14 and J5T intersection near Mystic.

Acreage Breakdown:

Taxable Acres:	116.57
Tillable / Hay Acres:	43.41*
Pasture Acres:	40.00+
FSA Acres:	115.08*

Soil Productivity: Tillable / Hay CSR2: 42.7

Property Taxes: \$1,702.00

Parcel Numbers: 110171000760000 110171000800000
110171000780000

School District: Centerville

FSA Farm Base Acres:	Corn Base Acres:	25.23*
	Corn PLC Yield:	93
	Oats Base Acres:	9.33*
	Oats PLC Yield:	50

*Pending FSA reconstitution after sale completion. The figures listed are estimates.

Comments:

Nice grass farm right on the highway with both hay and pasture acres. Southern portion of hay acres near the road consist of productive Seymour and Edina soils that could be put into row crop. Additional pasture acres could be added on the East boundary with some fence work.

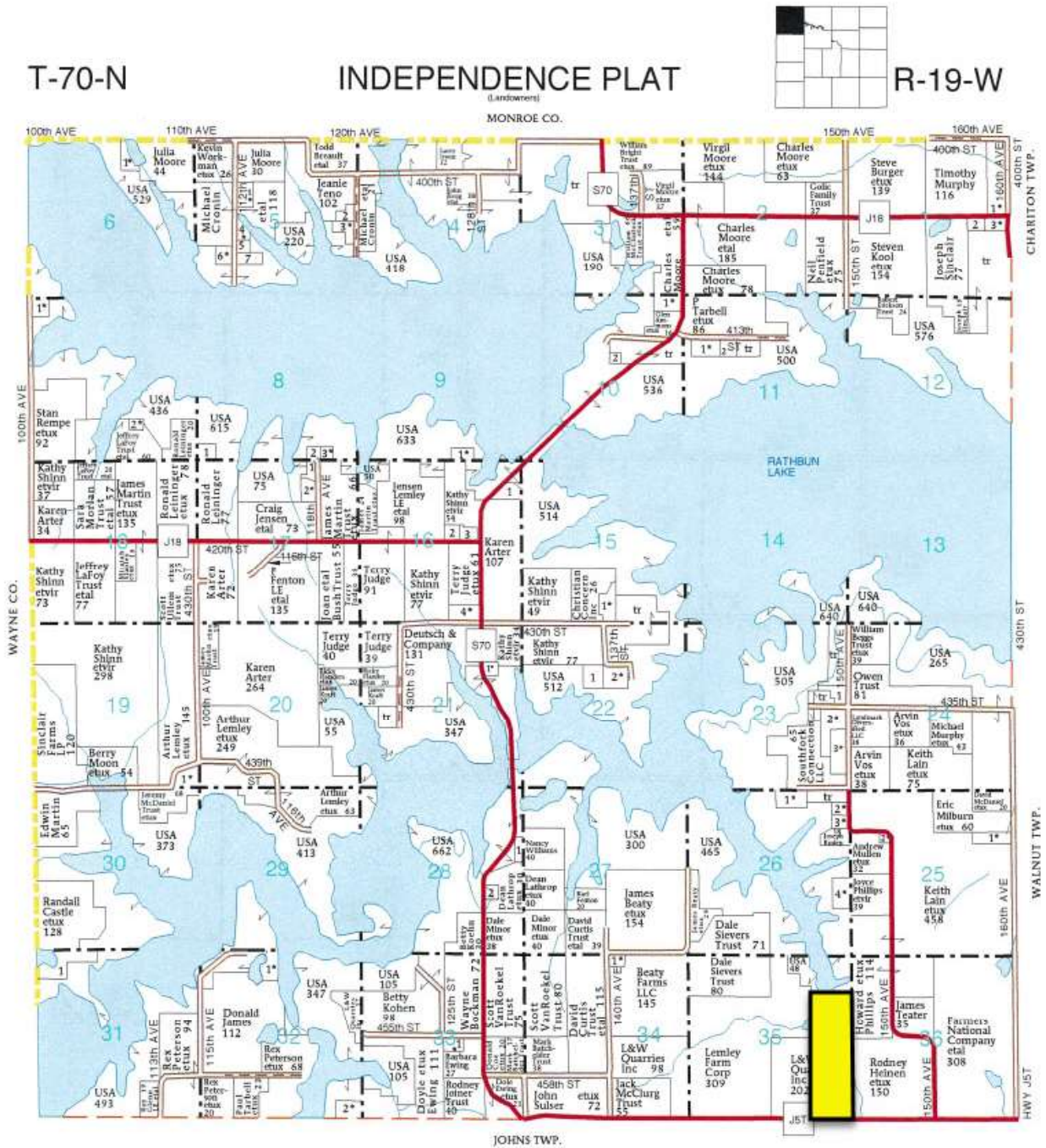
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Plat Map

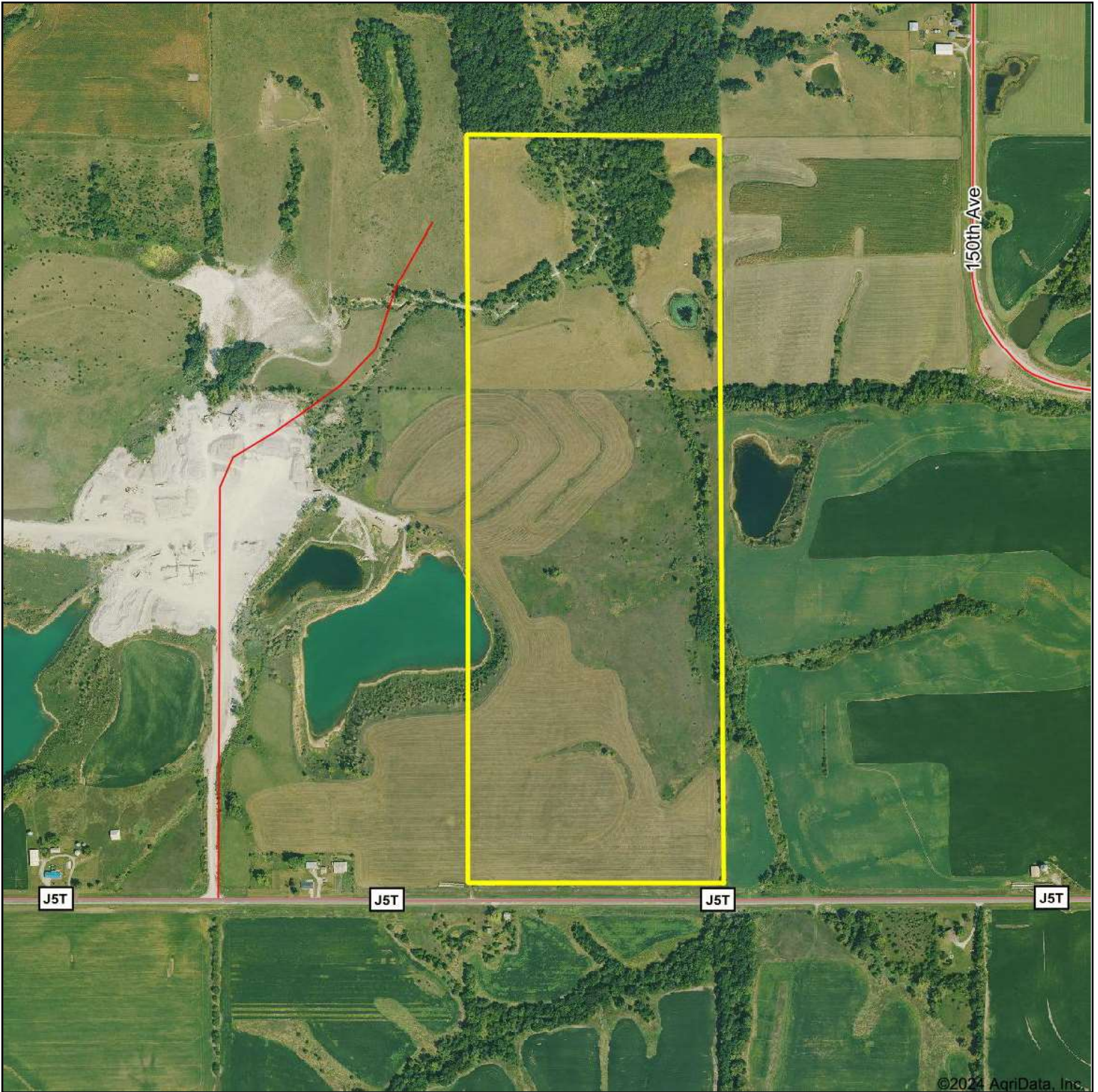
Appanoose County, IA

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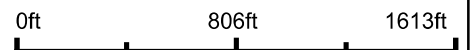
Aerial Map



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Boundary Center: 40.817704, -93.004405



35-70N-19W
Appanoose County
Iowa

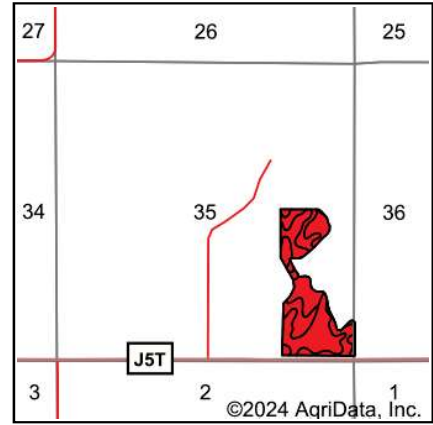
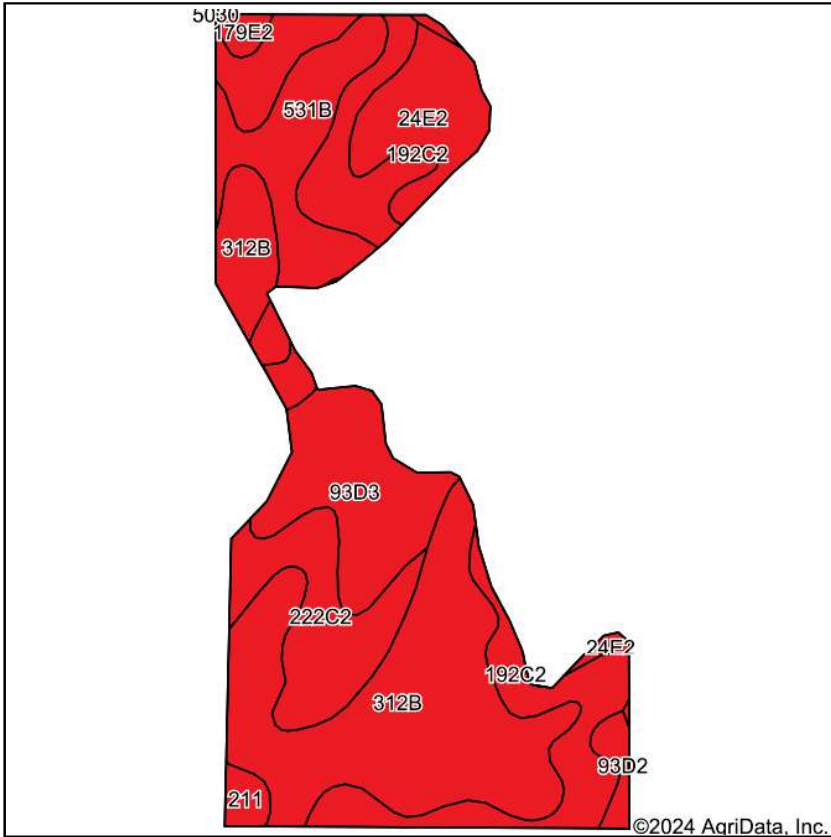


Maps Provided By:



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Tillable Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **35-70N-19W**
 Township: **Independence**
 Acres: **43.41**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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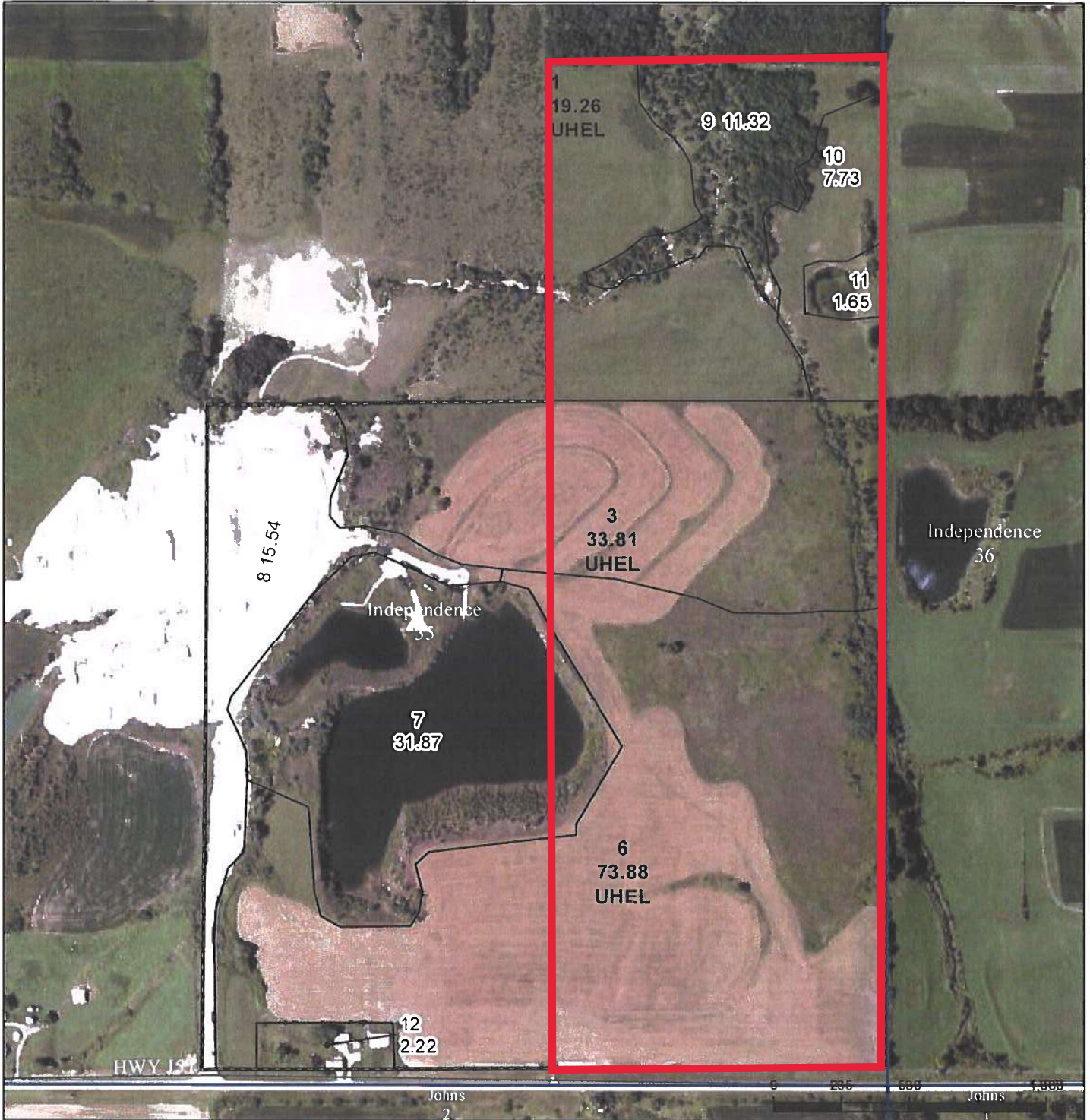
Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 30					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
312B	Seymour silt loam, 2 to 5 percent slopes	14.53	33.5%		64
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	8.72	20.1%		29
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	5.30	12.2%		19
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.96	11.4%		28
531B	Kniffin silt loam, 2 to 5 percent slopes	4.70	10.8%		55
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	3.55	8.2%		33
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.61	1.4%		17
211	Edina silt loam, 0 to 1 percent slopes	0.54	1.2%		59
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.50	1.2%		24
Weighted Average					42.7

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

Soils data provided by USDA and NRCS.

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Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 126.95 acres

2023 Program Year
Map Created April 04, 2023

Farm 418
Tract 356

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USDA is an equal opportunity provider, employer, and lender.



Property Photos

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Northeast corner looking southwest



Southeast corner looking northwest

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North border looking south



Creek and Pond