

Growthland

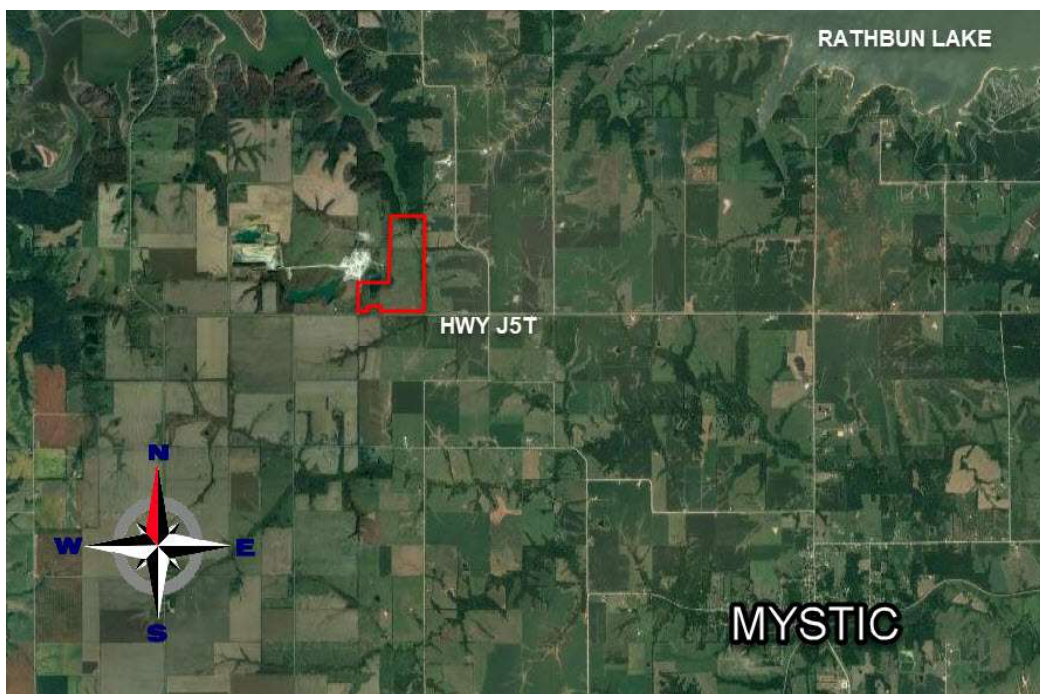
Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Appanoose County, IA
152 Acres M/L

L&W Quarries, Inc.

\$925,000 (\$6,090/A)



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed In IA, IL, & MO

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Property Details

Appanoose County, IA
152 Acres M/L

Legal Description

Part of the East Half of Section 35, Township 70 North, Range 19 West of the the 5th P.M. in Appanoose County, Iowa

Township: Independence

Location

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

Acreage Breakdown:

Taxable Acres:	151.89
Tillable Acres:	59.36
Pasture Acres:	40.00 +
FSA Acres:	157.28

Soil Productivity: **Tillable CSR2:** 46.9

Property Taxes: \$2,240.00

Parcel Numbers:

110171000760000	110171000771000
110171000780000	110171000800000

School District: Centerville

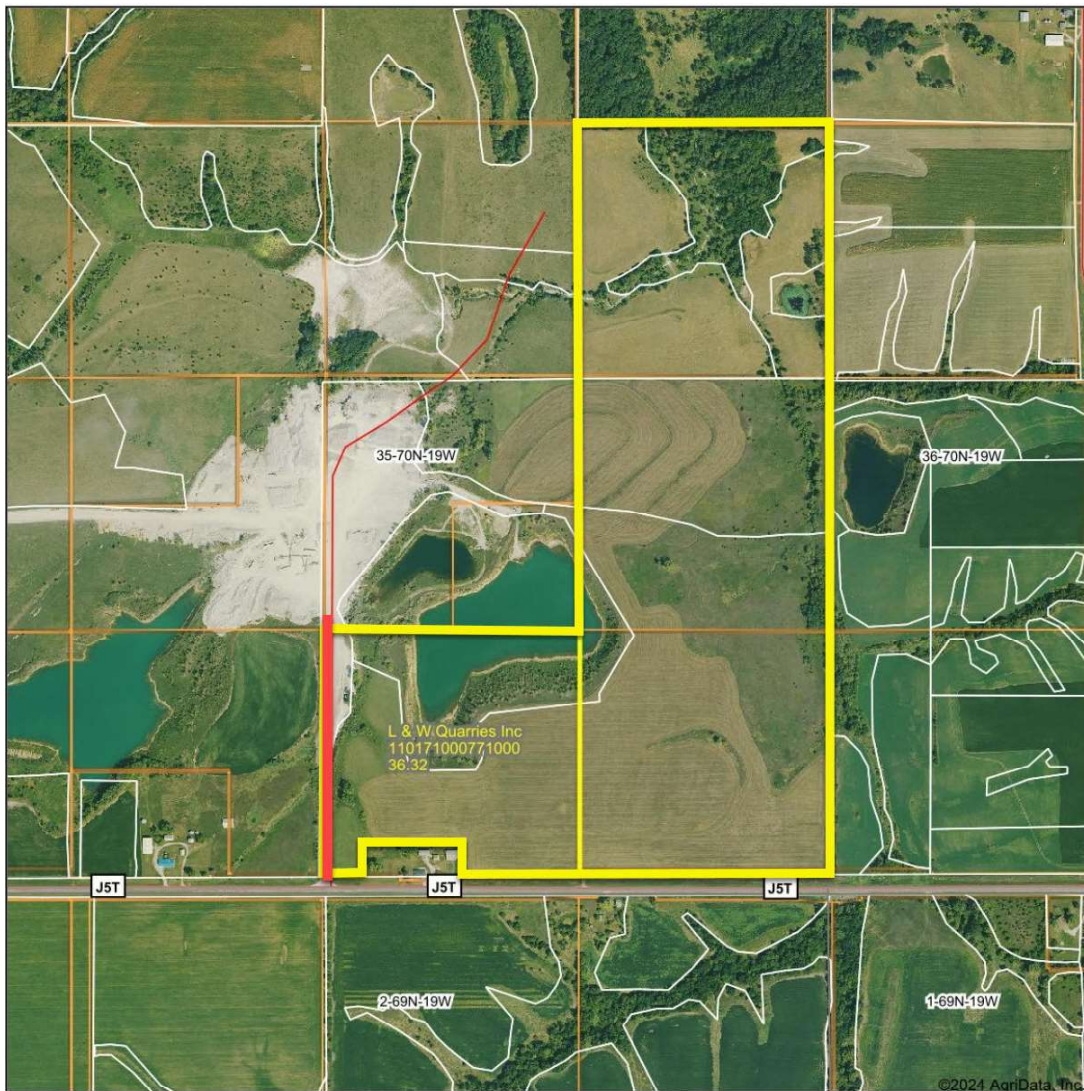
FSA Farm Base Acres:	Corn Base Acres:	34.1
	Corn PLC Yield:	93
	Oats Base Acres:	12.6
	Oats PLC Yield:	50

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. See page 3 for water rights and ingress/egress agreement information.

Water Rights & Easement Agreement

Buyer (Landlord) shall lease to Seller (Tenant), upon closing, the water rights of the subject property AND grant an easement allowing the Seller (Tenant) to ingress/egress as needed and house their scale along the West boundary of parcel #110171000771000. The aforementioned water rights and easement shall terminate after a period of no more than 10 years. Proposed easement shown in red.



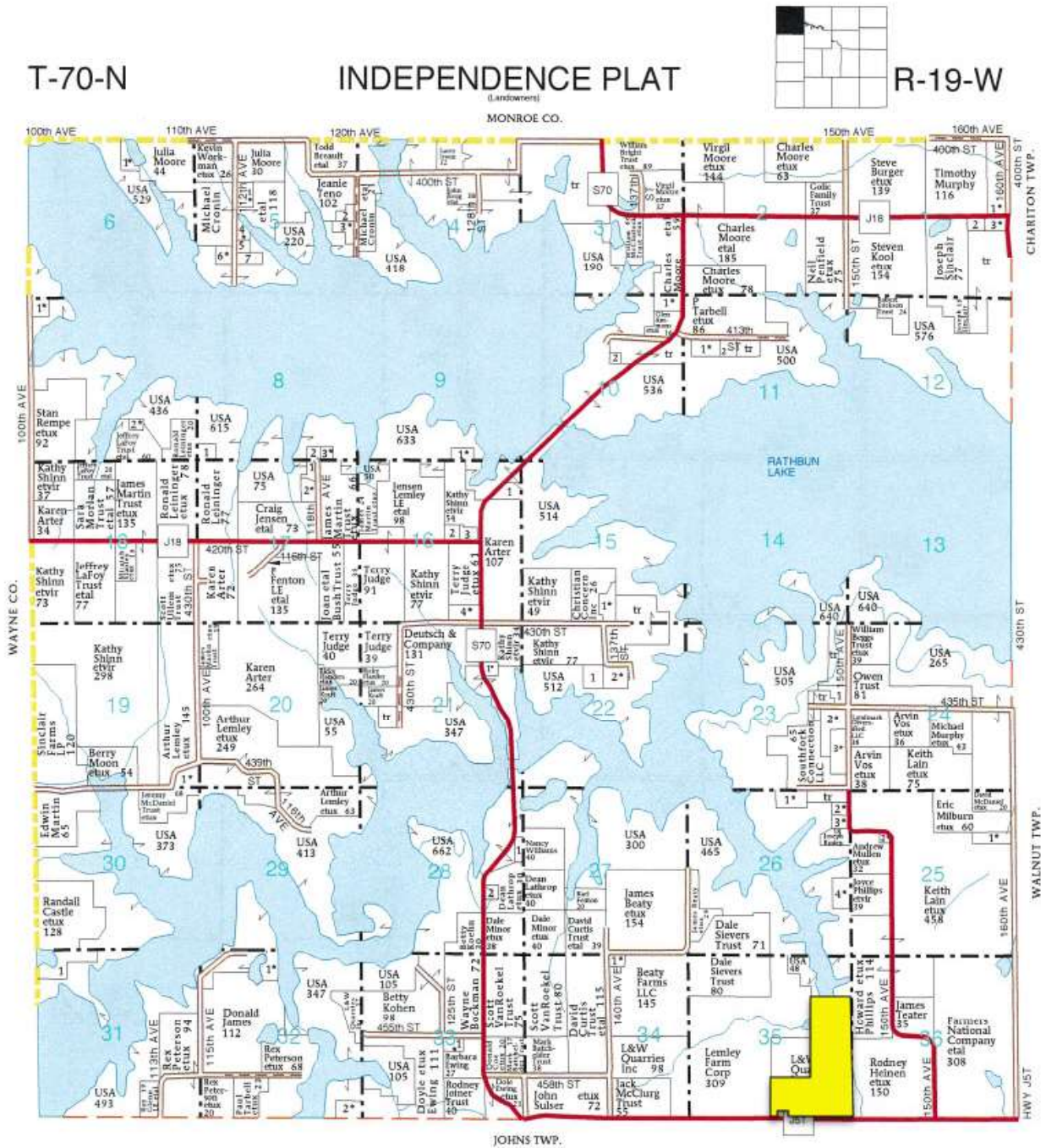
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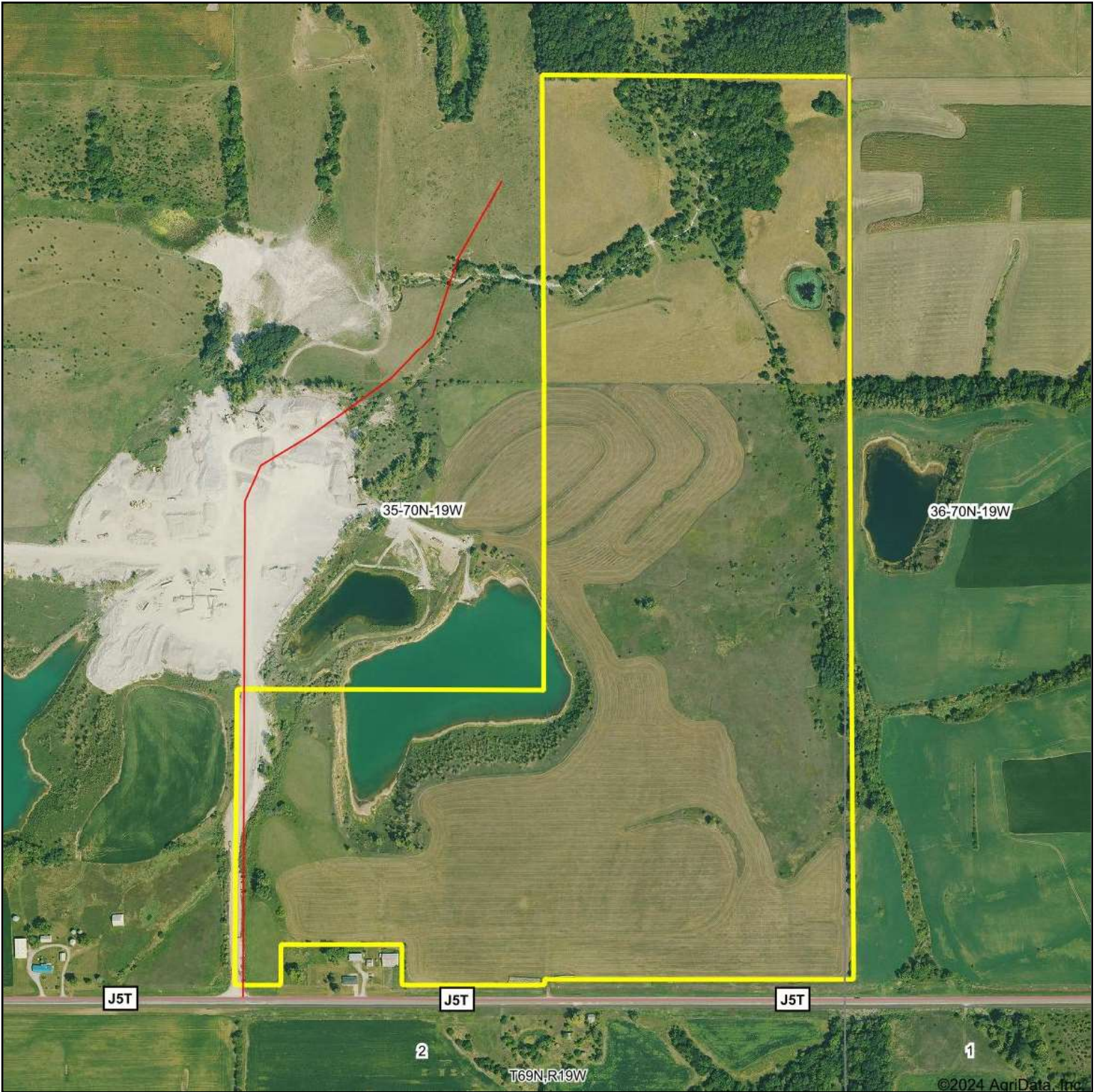
Plat Map

Appanoose County, IA
152 Acres M/L



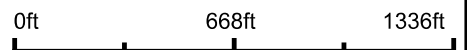
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Aerial Map



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Boundary Center: 40.817671, -93.006789



35-70N-19W
Appanoose County
Iowa

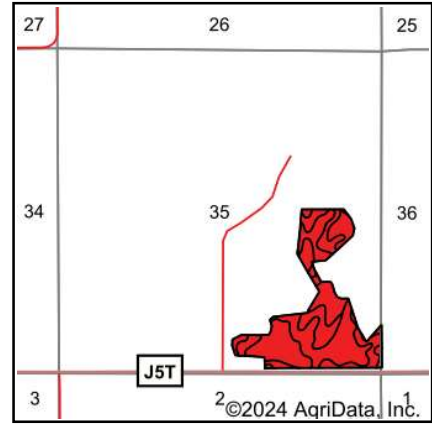
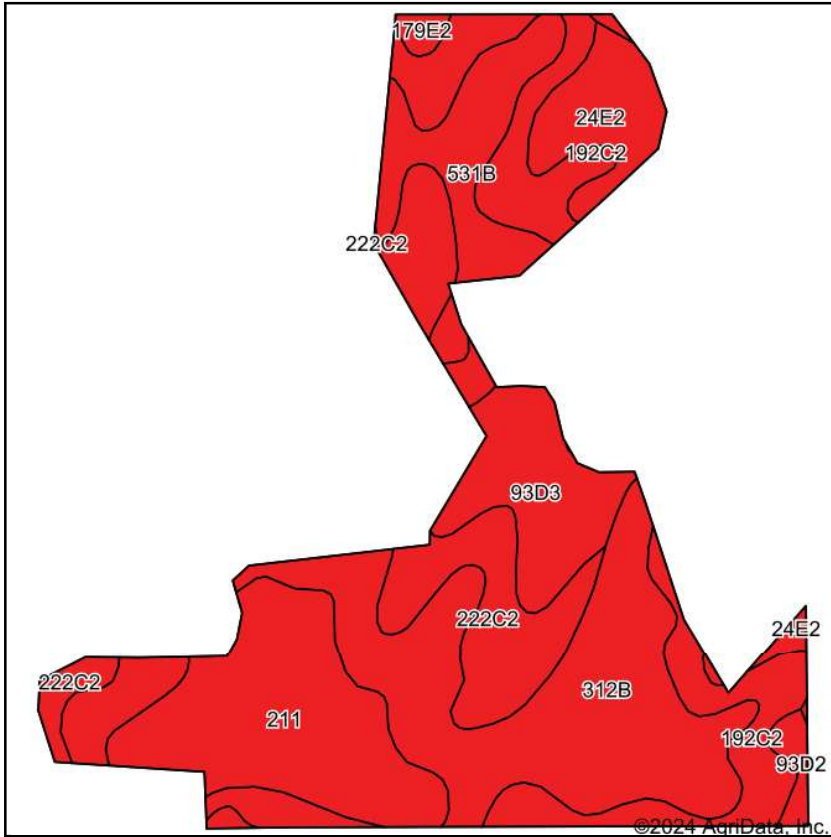


Maps Provided By:



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Tillable Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **35-70N-19W**
 Township: **Independence**
 Acres: **59.36**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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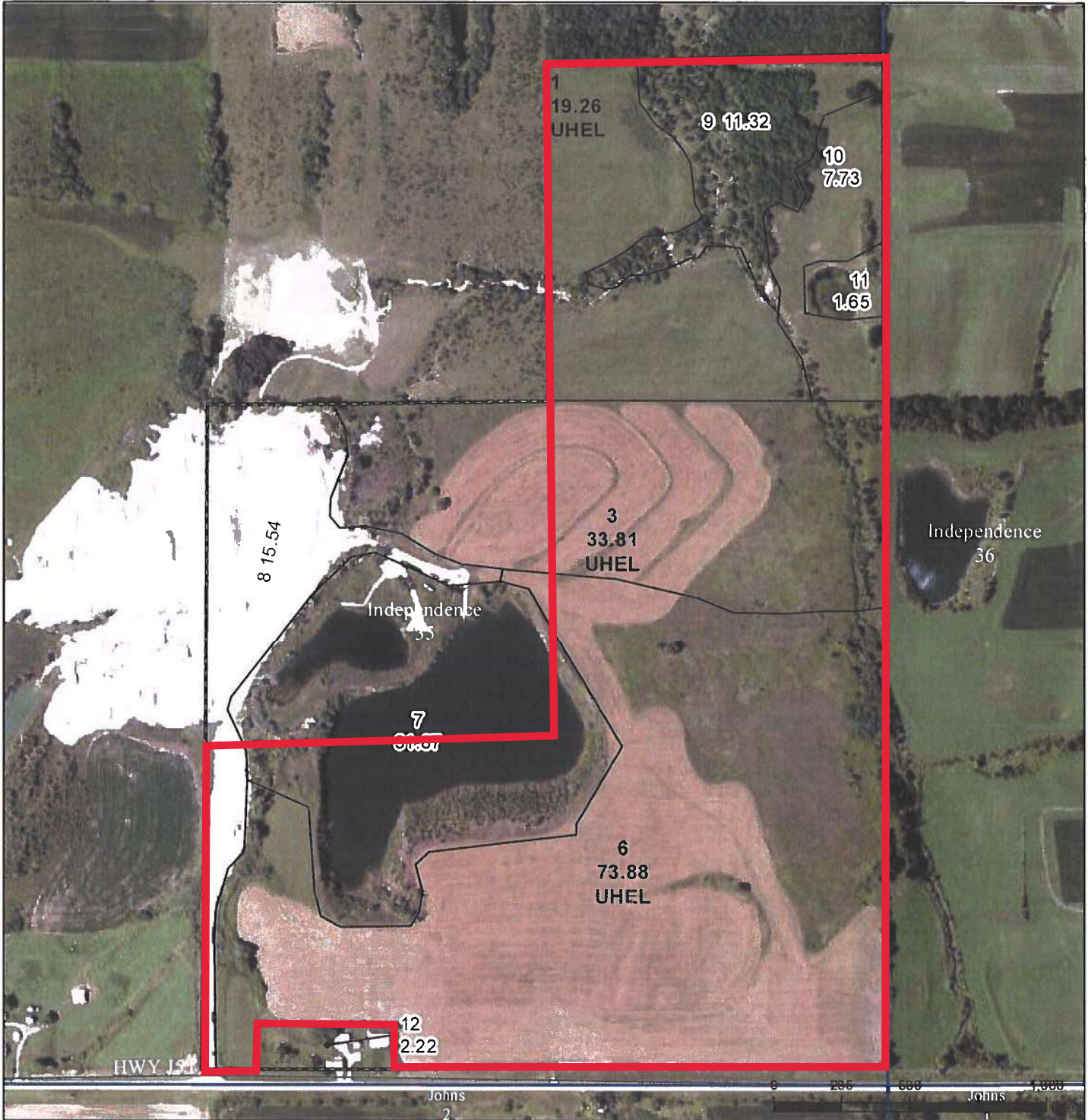
Soils data provided by USDA and NRCS.

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	19.62	33.1%		64
211	Edina silt loam, 0 to 1 percent slopes	9.89	16.7%		59
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	8.90	15.0%		29
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.12	10.3%		28
531B	Kniffin silt loam, 2 to 5 percent slopes	5.08	8.6%		55
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	5.03	8.5%		19
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	3.62	6.1%		33
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.62	1.0%		17
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.48	0.8%		24
Weighted Average					46.9

**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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Property Photos

Appanoose County, IA

152 Acres M/L



Northeast corner looking southwest



Southeast corner looking northwest

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Property Photos

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Southwest corner looking northeast



Creek and Pond