

Growthland

Appraisals, Management, Brokerage, & Advising



Offers Due by
Wednesday, April 16th
at 1:00 pm

See page 2 for submission process

FARMLAND
AVAILABLE FOR BID

Appanoose County, IA
117 Acres M/L

L&W Quarries, Inc.



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed in IA, IL & MO

Associate Appraiser

Licensed in IA

☎ 641-954-1869

✉ mac@growthland.com

www.growthland.com

107 S Court St., Suite 2, Ottumwa, IA 52501

Office: 641-682-4107



Offer Submission Process

Appanoose County, IA
117 Acres M/L

Offer Process

- Prospects will submit offers via customized bid form by **Wednesday, April 16th, 2025 at 1:00 PM CDT. Ask Agent for bid form.**

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **Wednesday, April 16th, 2025 at 1:00 PM CDT. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

The highest bid will be disclosed to the remaining bidders.

- Bidders will be asked to submit highest and final bid by **Thursday, April 17th, 2025 at 12:00 PM NOON CDT**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **April 17th, 2025, at 5:00 PM CDT.**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Closing

Ideally close within 30 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s).

Agency Disclaimer

Growthland and their associates are agents of the Seller.



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Property Details

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

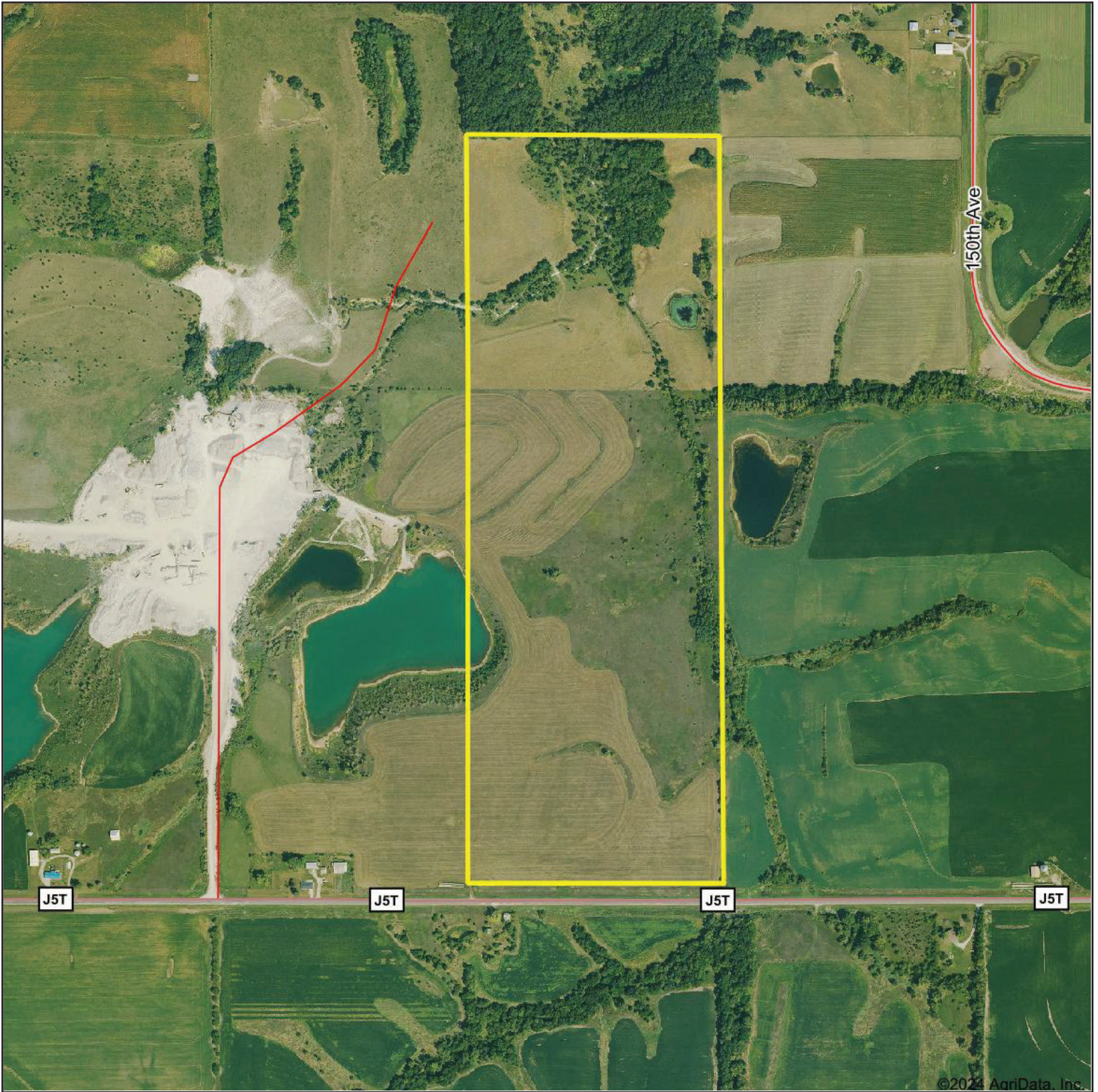
FSA Farm Base Acres:	Corn Base Acres:	25.23*
	Corn PLC Yield:	93
	Oats Base Acres:	9.33*
	Oats PLC Yield:	50

*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.

Aerial Map



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Boundary Center: 40.817704, -93.004405



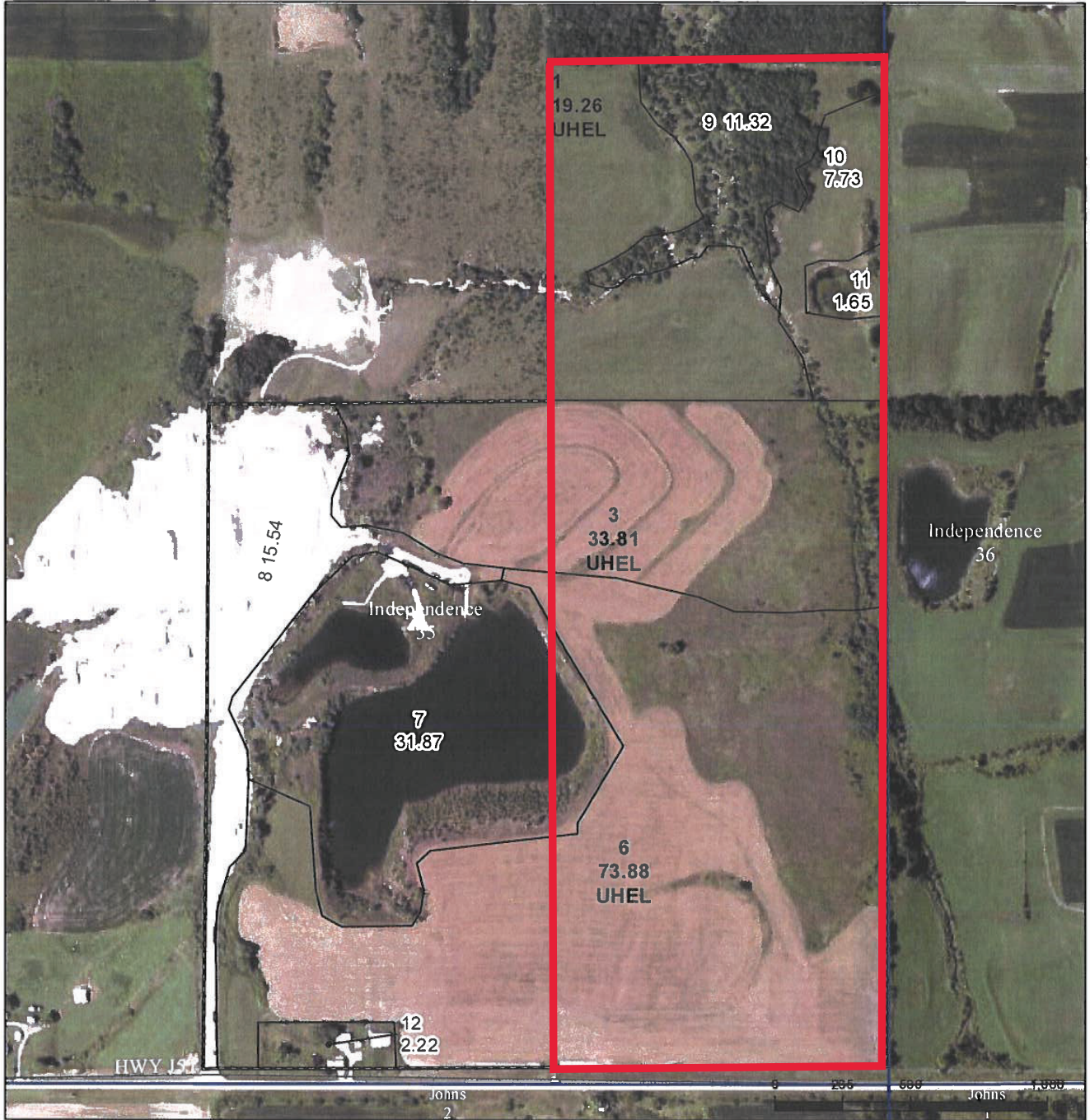
35-70N-19W
Appanoose County
Iowa



Maps Provided By:



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

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

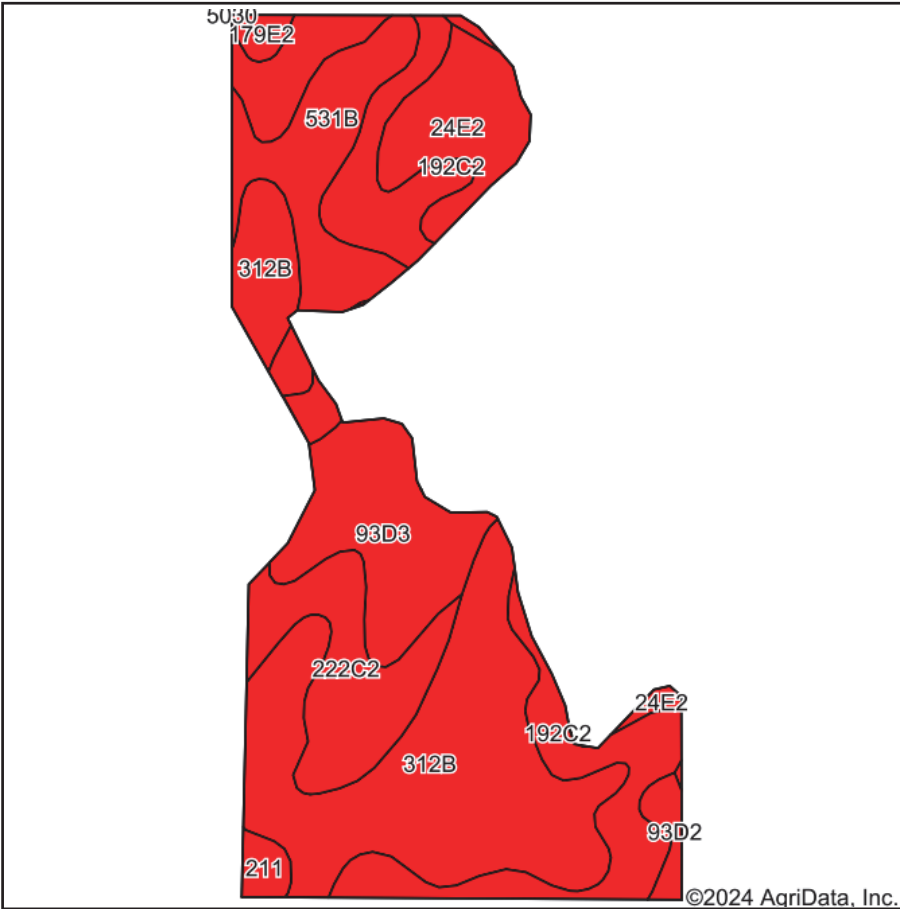
USDA is an equal opportunity provider, employer, and lender.

2023 Program Year
Map Created April 04, 2023

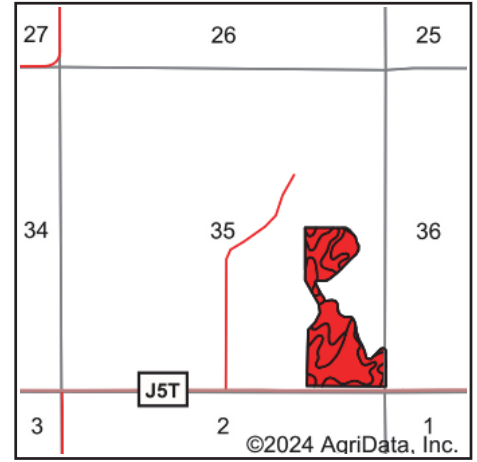
Farm 418
Tract 356

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Tillable Soils Map



Soils data provided by USDA and NRCS.



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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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.



Property Photos

Appanoose County, IA
117 Acres M/L



Northeast corner looking southwest



North looking south



Property Photos

Appanoose County, IA

117 Acres M/L



Southeast corner looking northwest



Creek and Pond