



LAND FOR SALE

Appanoose County

**110
ACRES +/-**



FARM DESCRIPTION

PRICE: \$632,500 or \$5,750 Per Acre

Here is a really nice blank slate pasture hunting farm that has huge recreational opportunities located in southern Appanoose County 1.5 miles southeast of Numa, Iowa. The farm consists of CRP acres, pasture, and thick covered timber. There are 54.44 FSA cropland acres that have been used as pasture. There are 21.26 acres in CRP through 9-30-30 paying \$1,684 annually. The balance of the farm consists of hardwood timber with eastern cedar trees mixed throughout and three ponds. There are nearly 18 acres of ridge acres (55 CSR2) that could be planted to row-crop on this farm which are plenty of acres that one could plant to food plots giving you enough food for the deer well past hunting season. One could plant the balance of the open pasture acres into warm season grasses and alfalfa making this farm one heck of a whitetail paradise. Huge blocks of timber adjoin this farm, whitetail deer, and turkey sign is abundant.



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AERIAL PHOTO

Appanoose County

110
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$632,500 or \$5,750 Per Ace

Location:

From Numa, Iowa: Travel east on J46 1 mile. Turn right or go south on 171st ave ½ mile. You'll come to a T intersection, turn left or go east on 550th ½ mile. The north side of the farm is located on the south side of the road. Land for sale sign is located at the entrance. Showings are by appointment only, call to schedule an appointment to view this property..

Legal Description:

110 +/- acres located in Appanoose County, Iowa; Pleasant Township, Section 20. Exact legal will come from the Abstract.

Tax Information:

\$1,126 +/- Annually

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Branded in Land

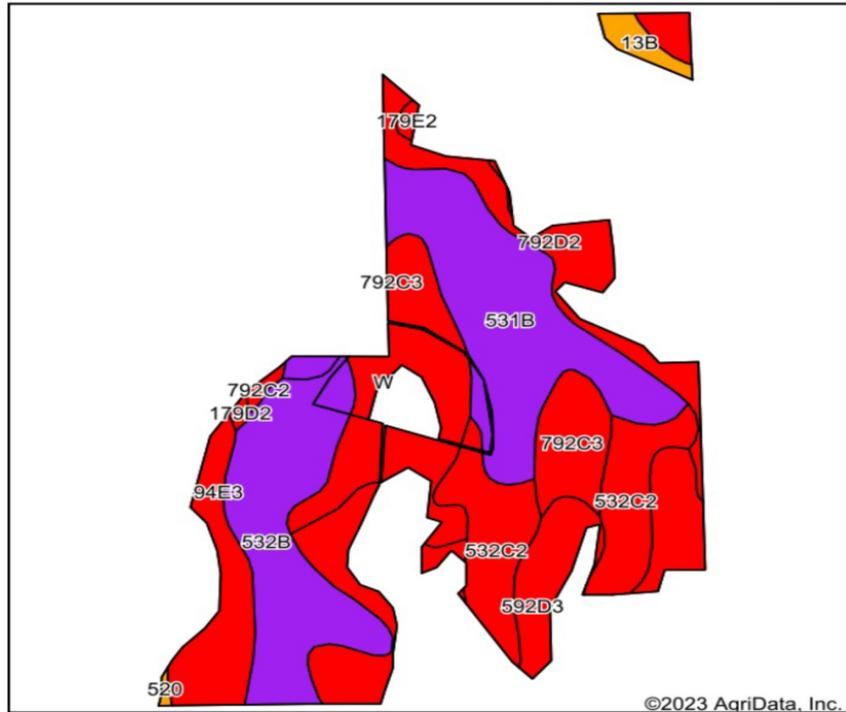
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SOIL MAP

Appanoose County

110
ACRES +/-



Farm Details

- Beautiful Building Site on North End of Property
- 54.44 FSA Cropland Acres that have been used as pasture
- 21.26 Acres in CRP through 9/30/30 paying \$1,684 annually
- Three Ponds
- Thick Timbered Ditches
- Whitetail Deer and Turkey Sign is Abundant

Soils data provided by USDA and NRCS.

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Area Symbol: IA007, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
531B	Kniffin silt loam, 2 to 5 percent slopes	9.75	20.9%		IIle	80.0	23.2	55	58	66	
792C3	Armstrong soils, 5 to 9 percent slopes, severely eroded	8.11	17.4%		IVe	112.0	32.5	17	16	37	
532B	Rathbun silt loam, 2 to 5 percent slopes	7.95	17.0%		IIle	80.0	23.2	55	48	61	
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	6.66	14.3%		VIe	88.0	25.5	5	5	37	
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	5.81	12.5%		IIle	80.0	23.2	44	28	51	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.41	7.3%		IVe	88.0	25.5	9	11	43	
94E3	Mystic-Caleb complex, 14 to 18 percent slopes, severely eroded	3.22	6.9%		VIIe	88.0	25.5	13	5	41	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.70	1.5%		VIe	80.0	23.2	24	33	44	
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.65	1.4%		IIlw	192.0	55.7	79	68	80	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	0.18	0.4%		IIle	123.2	35.7	31	26	47	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.11	0.2%		IVe	163.2	47.3	38	43	48	
520	Coppock silt loam	0.08	0.2%		IIlw	206.4	59.9	79	65	85	
Weighted Average						3.98	90	26.1	33.4	30.2	*n 50.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



PROPERTY PHOTOS

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ABOUT US

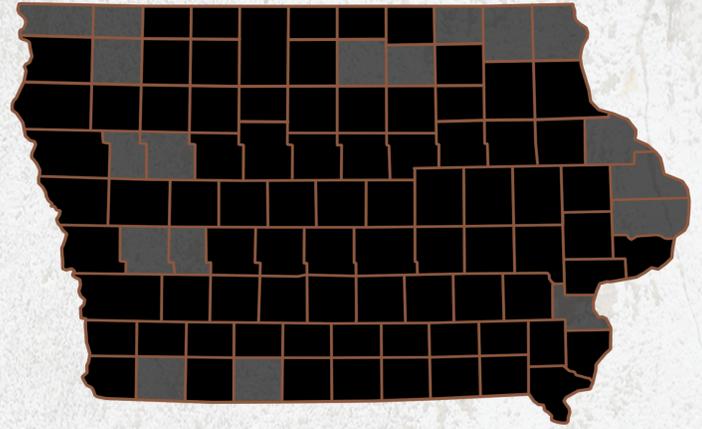
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS" *-Iowa Land Company*

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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