

## *Appanoose County Farm For Sale*

90.0 acres m/1 – Sections 2 & 11, Walnut Township – Appanoose County

**Description:** 90 acres m/1 of Appanoose County land for sale. This property has a unique setting being adjacent to the town of Rathbun and is 2.5 miles south of the Rathbun Lake Dam along a paved road. The cropland provides good income earnings, while the timber offers excellent habitat for wildlife. The cropland has an open lease for the 2021 crop year.

### *Agents*

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## *Property Information*



### ***Price & Terms***

\$325,000 total, approximately \$3,611 per acre on 90 acres. 10% down upon acceptance of offer, balance due at closing.

### ***Legal Description***

90 acres m/l in the NW ¼ NE ¼ Except 0.10 acres of road & the NE ¼ NE ¼ West of the Railroad in Section 11, Part of the SW ¼ SE ¼ & Part of the SE ¼ SE ¼ in Section 2, all in Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., Appanoose County, Iowa.

*Exact Legal Description will be determined from Abstract.*

### ***Estimated Net Taxes***

Taxes Payable 2020-2021: \$1,482

Net Taxable Acres: 89.0

Taxes Per Acre: \$16.65

***Possession***

The cropland has an open lease and will be available for the 2021 crop year.

***FSA Data***

Farm Number: 1133

Tract Number: 891

FSA Cropland Acres: 60.45

Farm currently has no Base Acres or Yield History.

***Corn Suitability Rating***

CSR2: 42.3 per AgriData on Cropland

CSR2: 37.6 per AgriData on Entire Farm

***Farmstead***

Dwelling – 20435 470<sup>th</sup> Street, Centerville, Iowa 52544

- 1.5 story home with 884 square feet of living area built in 1920. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request. The dwelling is currently leased, contact agent to discuss terms of the lease or to arrange a private showing of the home.

Septic System

- The septic tank has not been updated in recent years. Property is being sold, “As is, where is” and it will be the responsibility of the buyer to have the septic system brought up to code, if necessary, following an inspection by the Appanoose County Sanitarian.

Water

- The water for the house is supplied by Rathbun Rural Water Association.

***School District***

Property is in the Centerville School District.

***Directions***

From the Lake Rathbun Dam, travel southeast onto J29 Pavement and continue south for approximately 2.5 miles through the town of Rathbun and the property will be located southwest of the pavement. When entering the town of Rathbun, turn right onto Main Street and continue west 0.5 miles and the property will be located southeast of the gravel road. Iowa Land Sales & Farm Management for sale signs will be installed in each location.

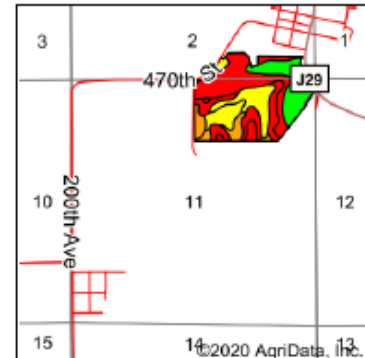
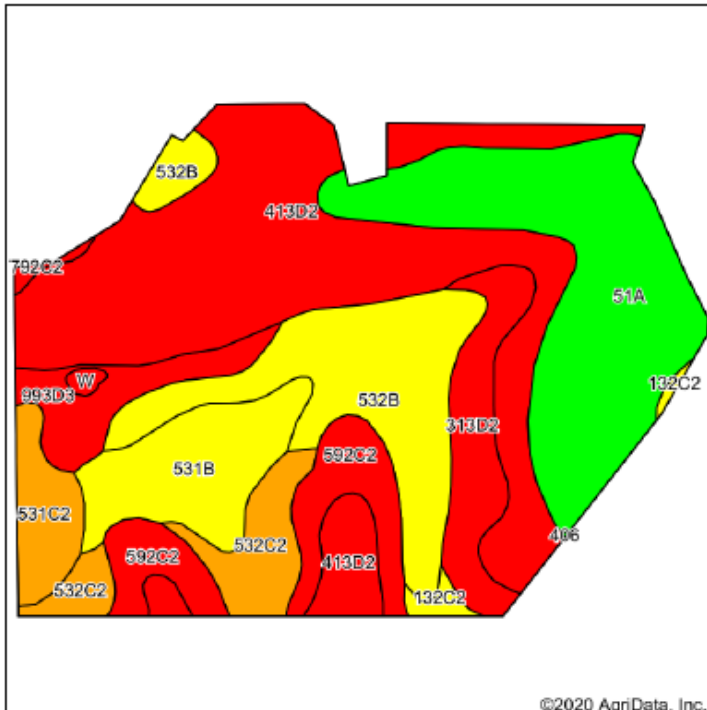


*Aerial*



*Soils Map-Entire Farm*

**Soils Map**



State: Iowa  
 County: Appanoose  
 Location: 11-69N-18W  
 Township: Walnut  
 Acres: 91.67  
 Date: 9/29/2020

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Maps Provided By:  
  
 CUSTOMER ONLINE MAPPING  
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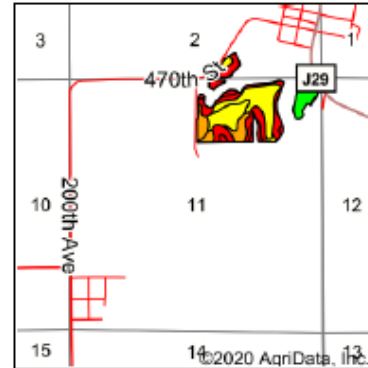
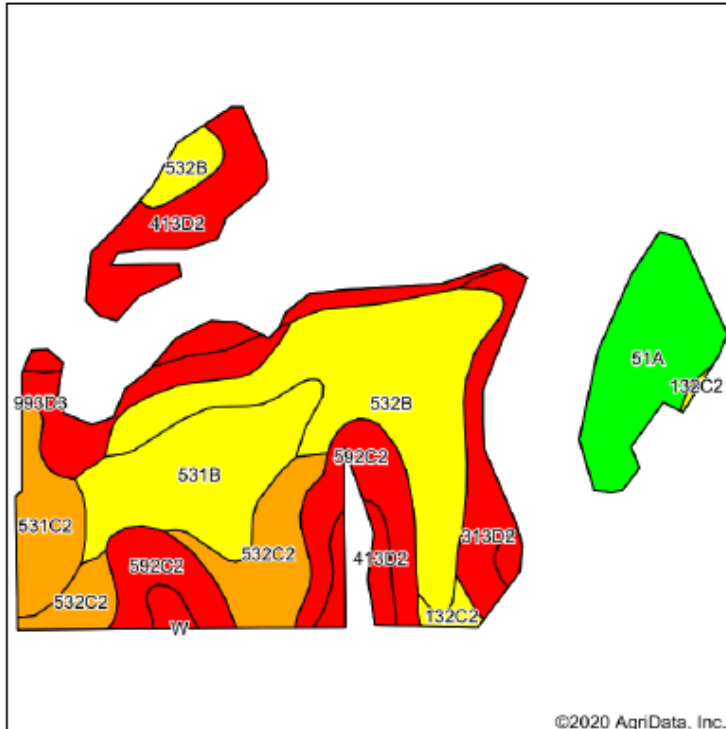
Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
413D2	Sogn-Gosport-Clanton complex, 9 to 18 percent slopes, moderately eroded	29.87	32.6%		Vle	9	5	22	
51A	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	18.35	20.0%		llw	75	70	94	
532B	Rathbun silt loam, 2 to 5 percent slopes	12.79	14.0%		llle	55	48	63	
531B	Knifflin silt loam, 2 to 5 percent slopes	6.90	7.5%		llle	55	58	67	
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	6.11	6.7%		llle	31	21	54	
313D2	Gosport-Clanton silt loams, 9 to 14 percent slopes, moderately eroded complex	5.24	5.7%		Vle	14	10	30	
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	4.9%		llle	44	28	52	
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	3.66	4.0%		Vle	19	15	40	
531C2	Knifflin silt loam, 5 to 9 percent slopes, moderately eroded	3.03	3.3%		llle	46	32	52	
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	0.67	0.7%		llle	59	40	70	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	0.27	0.3%		llle	31	26	48	
W	Water	0.25	0.3%			0	0		
<b>Weighted Average</b>						<b>37.6</b>	<b>32.1</b>	<b>*n 51.7</b>	

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

## Soils Map-Cropland Acres

### Soils Map



State: Iowa  
 County: Appanoose  
 Location: 11-69N-18W  
 Township: Walnut  
 Acres: 52.55  
 Date: 9/29/2020

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Soils data provided by USDA and NRCS.

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Area Symbol: IA007, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
532B	Rathbun silt loam, 2 to 5 percent slopes	12.55	23.9%		IIIe	55	48	63
413D2	Sogn-Gosport-Clanton complex, 9 to 18 percent slopes, moderately eroded	7.52	14.3%		VIe	9	5	22
531B	Kniffin silt loam, 2 to 5 percent slopes	6.90	13.1%		IIIe	55	58	67
51A	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	5.94	11.3%		IIw	75	70	94
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	5.94	11.3%		IIIe	31	21	54
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	4.57	8.7%		IIIe	44	28	52
313D2	Gosport-Clanton silt loams, 9 to 14 percent slopes, moderately eroded complex	2.95	5.6%		VIe	14	10	30
531C2	Kniffin silt loam, 5 to 9 percent slopes, moderately eroded	2.85	5.4%		IIIe	46	32	52
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	2.79	5.3%		VIe	19	15	40
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	0.54	1.0%		IIIe	59	40	70
<b>Weighted Average</b>						<b>42.3</b>	<b>36</b>	<b>*n 55.6</b>

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



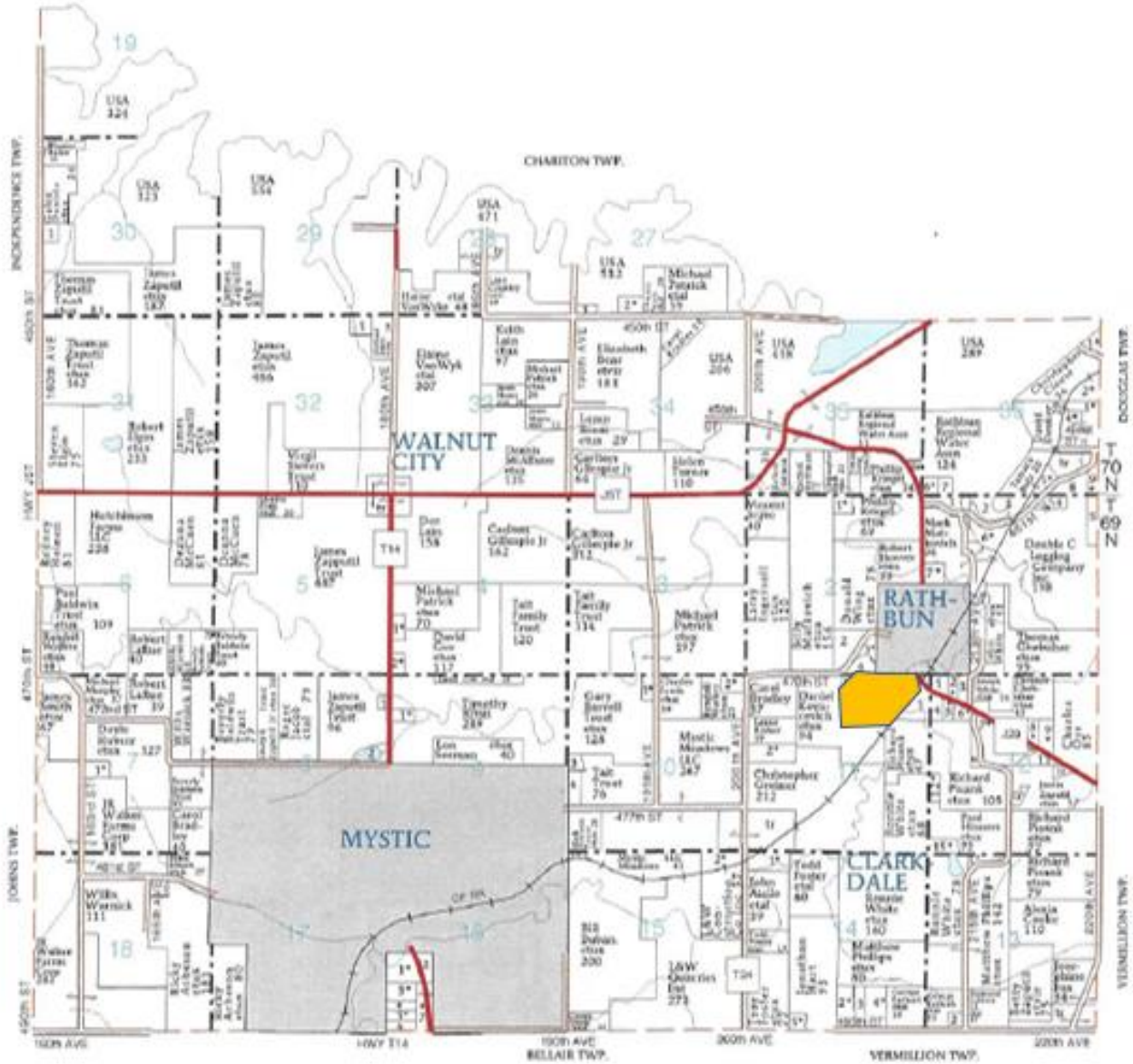
*Plat Map*

T-69-70-N

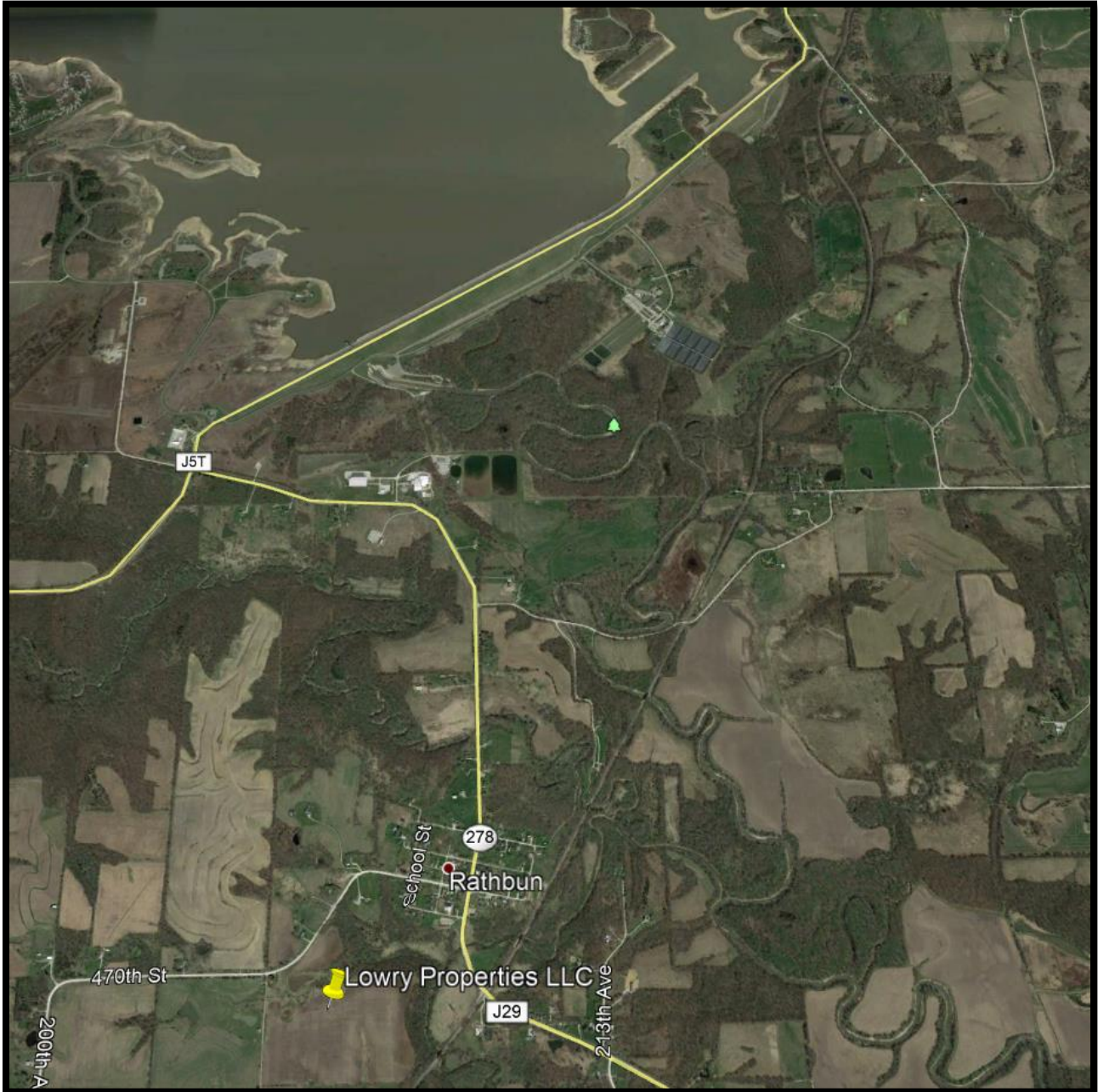
WALNUT PLAT  
(CONTINUED)



R-18-W



*Location Map*





## ***Sale Terms & Announcements***

***Method:*** This property is being offered for sale as an individual tract.

***Contract & Earnest Payment:*** A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

***Closing & Possession:*** Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

***Announcements:*** All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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