

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## APPANOOSE COUNTY

### Online Only Land Auction

#### AUCTION DETAILS

##### Online Bidding:

Opens: Thursday, November 6<sup>th</sup>, 2025 @ 10 a.m.

Closes: Thursday, November 13<sup>th</sup>, 2025 @ 11 a.m.

##### Open Houses:

October 25th, 2025, from 10:00 a.m.-1:00 p.m.

November 1st, 2025, from 10:00 a.m.-1:00 p.m.

**70.6**  
acres m/l

**1 PARCEL**



Matt Mann  
641-990-4016

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Vince Johnson  
641-891-5326

[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## 70.6 acres m/1, Sections 10 & 15, Taylor Township

### Description

A rare opportunity to own 70.6 acres with a 60' x 100' pole barn with 2,400 square feet of living quarters in a rural, recreational setting 1 mile south of Moravia and 4 miles northeast of Lake Rathbun in Appanoose County. This property consists of pastureland, timber, and a pond, offering excellent grazing and recreational benefits.





## Property Information | 70.6 acres m/l

### ***Legal Description***

*Appanoose County* – 70.6 acres m/l located in the N  $\frac{1}{4}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Except Parcel A in Section 15 & the S  $\frac{1}{2}$  SW  $\frac{1}{4}$  Except Parcels A & C in Section 10, Township 70 North, Range 17 West of the 5th P.M., Appanoose County, Iowa (Final Legal Description will be determined from the Abstract).

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

Taxes Payable 2025-2026: \$1,010.00

Net Taxable Acres: 70.6

Taxes per Net Acre: \$14.31

### ***Corn Suitability Rating***

CSR2: 37.1 on Entire Farm per AgriData.

### ***FSA Data***

FSA Information will be provided on the website at a later date.

### ***Possession***

Possession of the farm will be given at closing. The pastureland will be available for the 2026 grazing season.

### ***Buildings***

Pole Barn – 11984 250<sup>th</sup> Avenue, Moravia, Iowa 52571

- A 60' x 100' pole barn built in 2013. There is 1,200 square feet of living quarters with 1 master bedroom and bathroom on the main level and 1,200 square feet on the second level with 2 bedrooms and 1 unfinished bathroom. The remainder of the building is used for cold storage. See pictures of the building and living quarters in the gallery of photographs on the website. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request.

Livestock Barn

- A 15' x 30' open front livestock barn built in 2013.

Septic System

- 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. The septic system is shared with the neighboring acreage and the costs of any necessary or required repairs for the system to continue in good operating order will be split evenly between both parties. The Joint Septic Easement Agreement is available on the website.



### ***Utilities***

#### Water

- The water for the property is supplied by Rathbun Rural Water

#### Electric

- The electricity for the property is provided by Alliant Energy.

#### Utility Easement

- The Joint Utility Easement Agreement with the neighboring acreage is available on the website.

### ***Access Easement***

There is a 40-foot wide access easement along the gravel lane for the neighboring acreage. The survey showing the location of this easement is available on the website.

### ***Directions***

From Moravia, travel south on J3T pavement a short distance and turn right onto 250<sup>th</sup> Avenue. Continue south on 250<sup>th</sup> Avenue for a ½ mile and the subject property will be located on the east side of the gravel road. Look for Iowa Land Sales & Farm Management for sale signs.

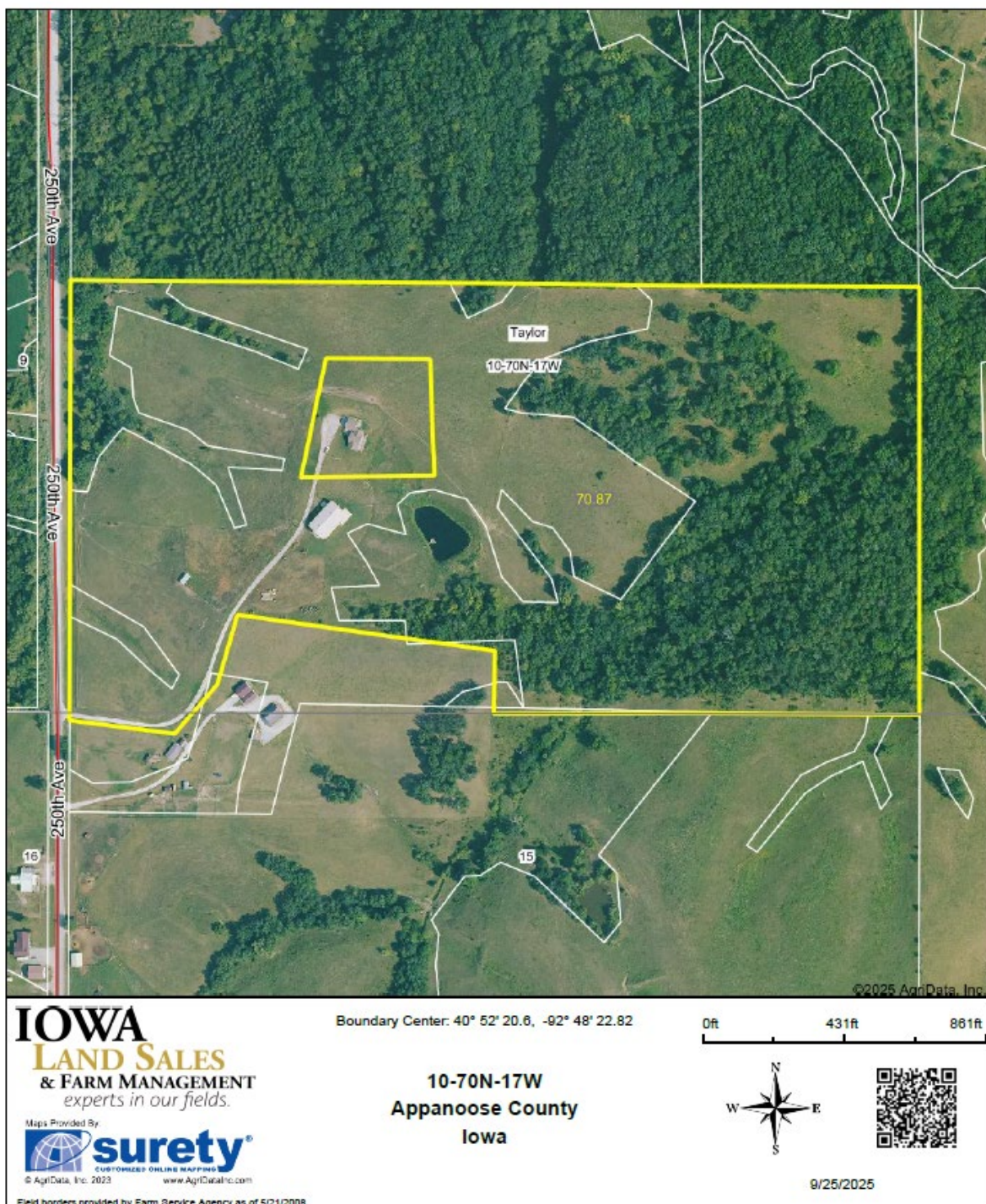
### ***Open Houses***

October 25<sup>th</sup>, 2025, from 10:00 a.m.-1:00 p.m.

November 1<sup>st</sup>, 2025, from 10:00 a.m.-1:00 p.m.

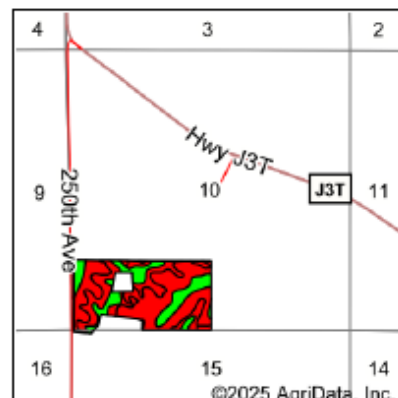
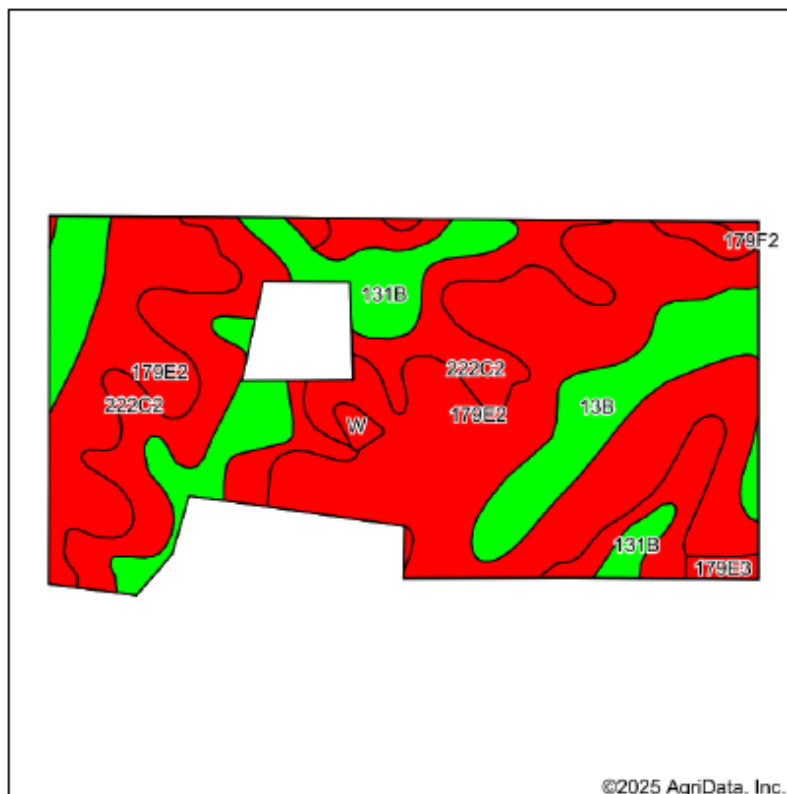


## Aerial





## Soils Map



State: Iowa  
 County: Appanoose  
 Location: 10-70N-17W  
 Township: Taylor  
 Acres: 70.87  
 Date: 9/25/2025

**IOWA**  
**LAND SALES**  
**& FARM MANAGEMENT**  
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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: 31

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 179E2            | Gara loam, 14 to 18 percent slopes, moderately eroded              | 34.78 | 49.1%            |             | Vle              | 24     | 33   |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 17.73 | 25.0%            |             | IVw              | 28     | 25   |
| 13B              | Olmitz-Vesser-Colo complex, 2 to 5 percent slopes                  | 9.14  | 12.9%            |             | IIw              | 79     | 68   |
| 131B             | Pershing silt loam, 2 to 5 percent slopes                          | 8.00  | 11.3%            |             | IIIe             | 70     | 67   |
| 179E3            | Gara soils, 14 to 18 percent slopes, severely eroded               | 0.52  | 0.7%             |             | Vle              | 28     | 30   |
| W                | Water                                                              | 0.41  | 0.6%             |             |                  | 0      | 0    |
| 179F2            | Gara loam, 18 to 24 percent slopes, moderately eroded              | 0.29  | 0.4%             |             | Vle              | 12     | 13   |
| Weighted Average |                                                                    |       |                  |             | *-               | 37.1   | 39.1 |

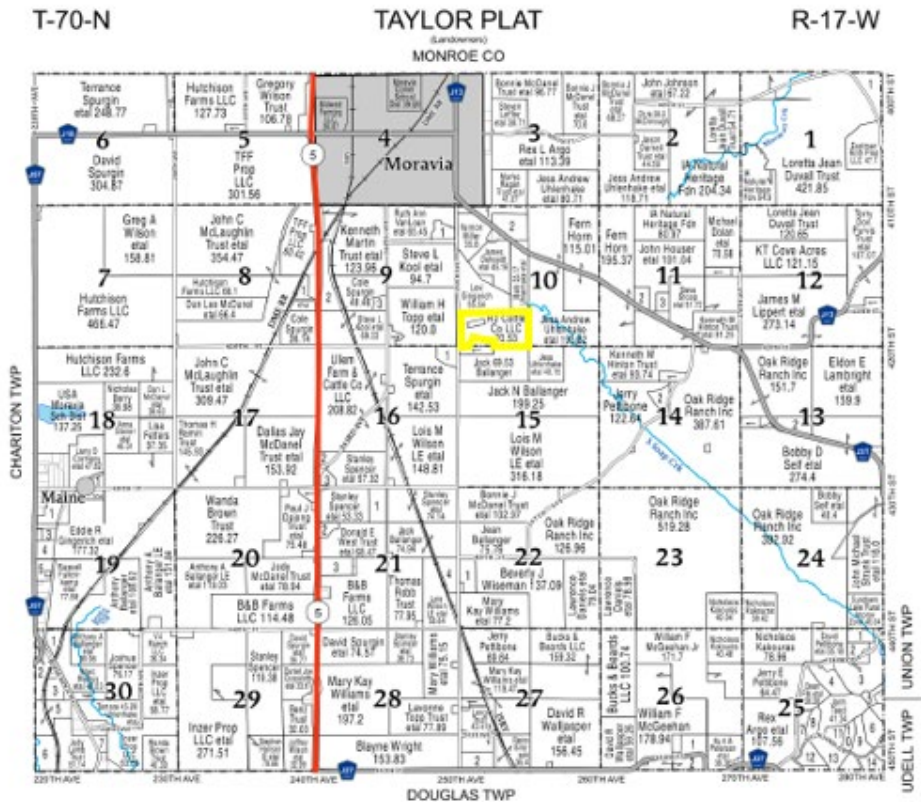
\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

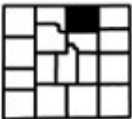
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Plat Map | Taylor Township

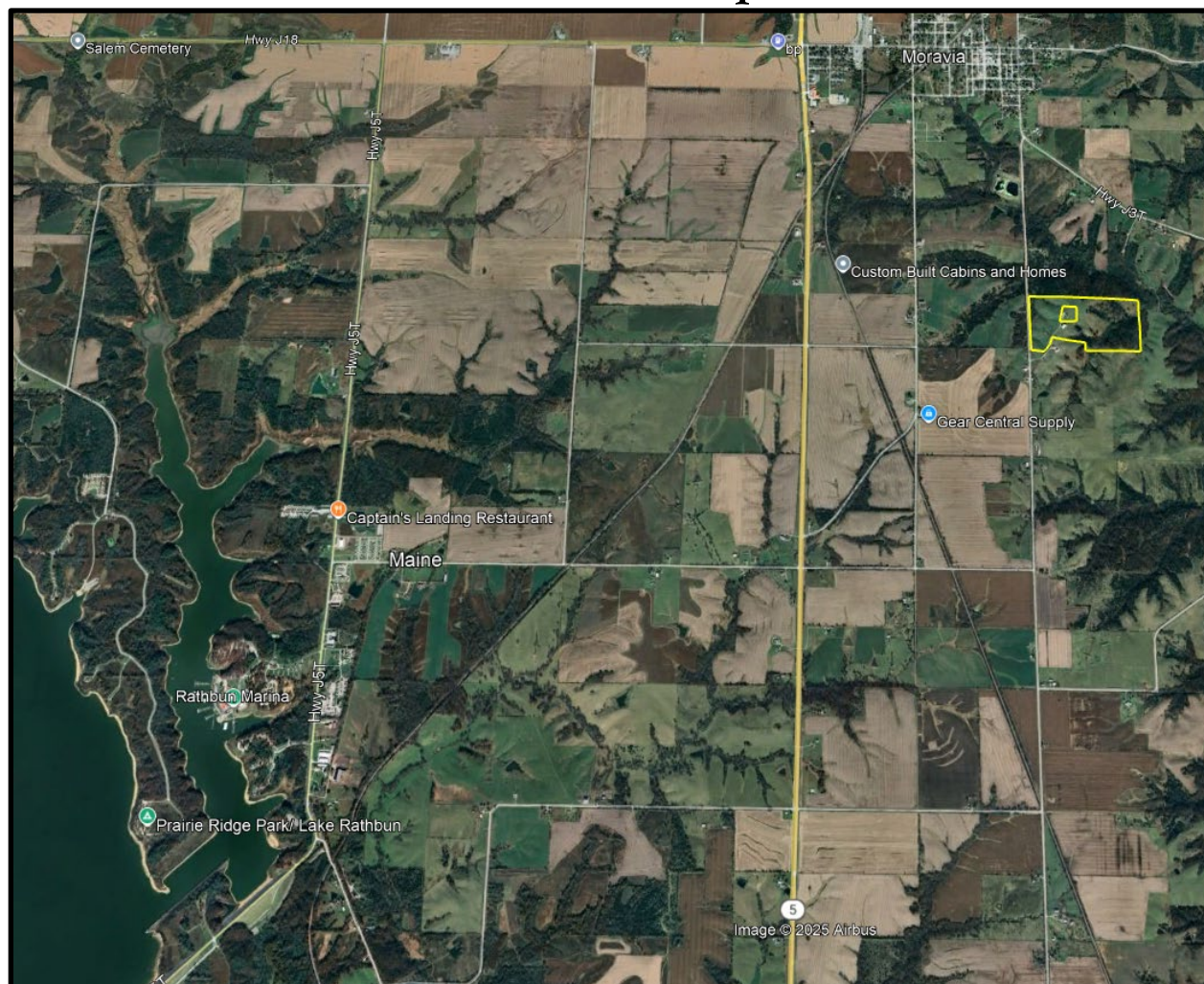


| TAYLOR TOWNSHIP                          |       |  |  |
|------------------------------------------|-------|--|--|
| <b>SECTION 1</b>                         |       |  |  |
| 1 LUTHER HARRIS ETL                      | 22.80 |  |  |
| <b>SECTION 2</b>                         |       |  |  |
| 1 CRENSHAW, LEE ETL                      | 5.70  |  |  |
| <b>SECTION 3</b>                         |       |  |  |
| 1 HUTCHISON FARMS LLC                    | 13.76 |  |  |
| <b>SECTION 4</b>                         |       |  |  |
| 1 KRIESEL, DONALD ETL                    | 9.96  |  |  |
| 2 ADAMS COUNTY ENVIRONMENTAL PUBLIC HEAT | 1.28  |  |  |
| <b>SECTION 5</b>                         |       |  |  |
| 1 TOWN OF MORAVIA                        | 10.58 |  |  |
| 2 GINGERICH, LODE                        | 23.28 |  |  |
| 3 STEWART, JAMES ALAN ETL                | 5.69  |  |  |
| 4 PETERBONE, PAUL                        | 5.68  |  |  |
| <b>SECTION 6</b>                         |       |  |  |
| 1 HARRIS TRUST, CHARLES ETL              | 18.58 |  |  |
| 2 ROBBISON, MICHAEL ETL                  | 14.2  |  |  |
| <b>SECTION 7</b>                         |       |  |  |
| 1 GROSSER, KATHA ETL                     | 7.54  |  |  |
| 2 TAGLOCK TRUST, JESSE                   | 9.88  |  |  |
| 3 REED, TERRY METAL                      | 7.84  |  |  |
| <b>SECTION 8</b>                         |       |  |  |
| 1 DAVID DOUGLASSONEN                     | 10.88 |  |  |
| <b>SECTION 9</b>                         |       |  |  |
| 1 DEKOR, ANDREW METAL                    | 13    |  |  |
| 2 SELL, ROBERT D ETL                     | 15.57 |  |  |
| <b>SECTION 10</b>                        |       |  |  |
| 1 ROBBISON, MICHAEL ETL                  | 8.02  |  |  |
| 2 THEOBALD, MICHAEL ETL                  | 10.22 |  |  |
| <b>SECTION 11</b>                        |       |  |  |
| 1 WILLIAMS, PEARL ETL                    | 9.04  |  |  |
| <b>SECTION 12</b>                        |       |  |  |
| 1 COLLIER, MALLISA                       | 0.27  |  |  |
| 2 SPENCER, CHRISTAL                      | 5.70  |  |  |
| 3 PARKS, R. RICHARD ETL                  | 6.32  |  |  |
| <b>SECTION 13</b>                        |       |  |  |
| 1 QUADRELLER, TIMOTHY ETL                | 6.90  |  |  |
| <b>SECTION 14</b>                        |       |  |  |
| 1 QUADRELLER, KENNETH ETL                | 18.87 |  |  |
| 2 VALKRELL, ERLYN ETL                    | 6.94  |  |  |
| 3 KOWALSKI, INC                          | 18.94 |  |  |
| 4 KOWALSKI, INC                          | 9.83  |  |  |
| <b>SECTION 15</b>                        |       |  |  |
| 1 DEKOR, ANDREW METAL                    | 13    |  |  |
| 2 SELL, ROBERT D ETL                     | 15.57 |  |  |
| <b>SECTION 16</b>                        |       |  |  |
| 1 ROBBISON, MICHAEL ETL                  | 8.02  |  |  |
| 2 THEOBALD, MICHAEL ETL                  | 10.22 |  |  |
| <b>SECTION 17</b>                        |       |  |  |
| 1 WILLIAMS, PEARL ETL                    | 9.04  |  |  |
| <b>SECTION 18</b>                        |       |  |  |
| 1 COLLIER, MALLISA                       | 0.27  |  |  |
| 2 SPENCER, CHRISTAL                      | 5.70  |  |  |
| 3 PARKS, R. RICHARD ETL                  | 6.32  |  |  |
| <b>SECTION 19</b>                        |       |  |  |
| 1 QUADRELLER, TIMOTHY ETL                | 6.90  |  |  |
| <b>SECTION 20</b>                        |       |  |  |
| 1 QUADRELLER, KENNETH ETL                | 18.87 |  |  |
| 2 VALKRELL, ERLYN ETL                    | 6.94  |  |  |
| 3 KOWALSKI, INC                          | 18.94 |  |  |
| 4 KOWALSKI, INC                          | 9.83  |  |  |
| <b>SECTION 21</b>                        |       |  |  |
| 1 DEKOR, ANDREW METAL                    | 13    |  |  |
| 2 SELL, ROBERT D ETL                     | 15.57 |  |  |
| <b>SECTION 22</b>                        |       |  |  |
| 1 ROBBISON, MICHAEL ETL                  | 8.02  |  |  |
| 2 THEOBALD, MICHAEL ETL                  | 10.22 |  |  |
| <b>SECTION 23</b>                        |       |  |  |
| 1 WILLIAMS, PEARL ETL                    | 9.04  |  |  |
| <b>SECTION 24</b>                        |       |  |  |
| 1 COLLIER, MALLISA                       | 0.27  |  |  |
| 2 SPENCER, CHRISTAL                      | 5.70  |  |  |
| 3 PARKS, R. RICHARD ETL                  | 6.32  |  |  |
| <b>SECTION 25</b>                        |       |  |  |
| 1 QUADRELLER, TIMOTHY ETL                | 6.90  |  |  |
| <b>SECTION 26</b>                        |       |  |  |
| 1 QUADRELLER, KENNETH ETL                | 18.87 |  |  |
| 2 VALKRELL, ERLYN ETL                    | 6.94  |  |  |
| 3 KOWALSKI, INC                          | 18.94 |  |  |
| 4 KOWALSKI, INC                          | 9.83  |  |  |
| <b>SECTION 27</b>                        |       |  |  |
| 1 DEKOR, ANDREW METAL                    | 13    |  |  |
| 2 SELL, ROBERT D ETL                     | 15.57 |  |  |
| <b>SECTION 28</b>                        |       |  |  |
| 1 ROBBISON, MICHAEL ETL                  | 8.02  |  |  |
| 2 THEOBALD, MICHAEL ETL                  | 10.22 |  |  |
| <b>SECTION 29</b>                        |       |  |  |
| 1 WILLIAMS, PEARL ETL                    | 9.04  |  |  |
| <b>SECTION 30</b>                        |       |  |  |
| 1 COLLIER, MALLISA                       | 0.27  |  |  |
| 2 SPENCER, CHRISTAL                      | 5.70  |  |  |
| 3 PARKS, R. RICHARD ETL                  | 6.32  |  |  |
| <b>SECTION 31</b>                        |       |  |  |
| 1 QUADRELLER, TIMOTHY ETL                | 6.90  |  |  |
| <b>SECTION 32</b>                        |       |  |  |
| 1 QUADRELLER, KENNETH ETL                | 18.87 |  |  |
| 2 VALKRELL, ERLYN ETL                    | 6.94  |  |  |
| 3 KOWALSKI, INC                          | 18.94 |  |  |
| 4 KOWALSKI, INC                          | 9.83  |  |  |
| <b>SECTION 33</b>                        |       |  |  |
| 1 DEKOR, ANDREW METAL                    | 13    |  |  |
| 2 SELL, ROBERT D ETL                     | 15.57 |  |  |
| <b>SECTION 34</b>                        |       |  |  |
| 1 ROBBISON, MICHAEL ETL                  | 8.02  |  |  |
| 2 THEOBALD, MICHAEL ETL                  | 10.22 |  |  |
| <b>SECTION 35</b>                        |       |  |  |
| 1 WILLIAMS, PEARL ETL                    | 9.04  |  |  |
| <b>SECTION 36</b>                        |       |  |  |
| 1 COLLIER, MALLISA                       | 0.27  |  |  |
| 2 SPENCER, CHRISTAL                      | 5.70  |  |  |
| 3 PARKS, R. RICHARD ETL                  | 6.32  |  |  |





## Location Map





## Online Auction Terms & Announcements

**Method:** This property will be offered for sale as an individual tract using a timed online-only auction. Iowa Land Sales and its representatives are acting as agents of the seller. Seller reserves the right to reject any and all bids. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This procedure will continue until no bids are placed within the last 4 minutes of the auction. Bidding increments will be based on a total sales price.

**Contract & Earnest Payment:** A 10% earnest money payment is required on the day the bidding closes. Earnest payment may be paid in the form of check or wire transfer. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. The contract will be signed through email or electronic document signature. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

**Closing & Possession:** Closing will occur on or about **January 8, 2025**. Balance of purchase price payable in guaranteed check at closing. 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 auctioneer or seller. Sale is subject to all covenants, leases, and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at

their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

**Disclaimer:** Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### To register and bid online:

<https://bid.iowalandsales.com/auctions>

**Timed Online bidding will begin Thursday, November 6<sup>th</sup>, 2025, at 10 am and will end at 11 am on Thursday, November 13<sup>th</sup>, 2025.**

**Online Bidding:** When using Iowa Land Sales & Farm Management's online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.