

LAND FOR SALE

LISTING #15307

PRICE: \$170,000

DESCRIPTION: Peoples Company is pleased to offer 37 acres m/l of Appanoose Co. farmland located along Highway 2. The farm has an estimated 30.95 FSA tillable acres that carries a CSR2 rating of 42.8 and is open for the 2021 farming season. Located along the southeast corner of Highway 2 and 110th Avenue, this land represents an attractive opportunity for a young farmer, add-on to an existing farmers portfolio, recreational buyers looking for income or a beautiful location along a paved road to build your dream home on. Primary soil types on the farm include Clarinda silty clay loam and Seymour silt loam. The timber lined ditch meandering along the west side of the property serves as a travel corridor for wildlife with several locations for tower blinds catching deer moving from feeding to bedding areas. This farmland is conveniently located between Centerville, IA and Corydon, IA along the SE corner of the intersection of Highway 2 and 110th Avenue in Appanoose County and just minutes from Rathbun Lake.

JARED CHAMBERS

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37 ACRES M/L APPANOOSE COUNTY, PLANO, IOWA



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