

# APPANOOSE COUNTY, IOWA



LISTING #16238

*Farmland Available*

**KENNY  
HERRING, ALC**

515.783.8718  
Kenny@PeoplesCompany.com

**ADAM  
CURRAN**

641.203.2931  
Adam@PeoplesCompany.com

**120**  
**ACRES M/L**



# APPANOOSE COUNTY, IOWA

## 120 Acres M/L Farmland Available

Peoples Company is pleased to present this Appanoose County, Iowa farmland! Whether you are looking for an add-on to an existing farming operation, an opportunity to diversify an investment portfolio, or a location for recreational activities, look no further. The farm situated between Centerville, IA and Bloomfield, IA consists of 120 acres m/l with 91.89 FSA tillable acres. The farm carries a CSR2 rating of 47.1 with primary soil types consisting of Shelby Loam, Seymour Silt Loam, and Clarinda Silt Loam. Of the 91.89 FSA tillable acres, approximately 85 acres are currently being farmed with the balance in well-manicured waterways and timber lined ditches. Slopes on the farm range anywhere from 2 to 14 percent. The farm has great access off Highway 202 and a variety of cooperatives and grain elevators competing for grain nearby. A pond located along the eastern edge of the property with waterways throughout create prime habitat for southern Iowa wildlife including turkey and whitetail deer. Please contact one of the listing agents for a showing or more information regarding the property.

### Directions

**From Centerville:** Take Highway 2 east ten miles to Highway 202. Turn south on Highway 202 for one mile. The property is on the west side of Highway 202.



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NET TAXES	\$1,650
PRICE	\$732,000

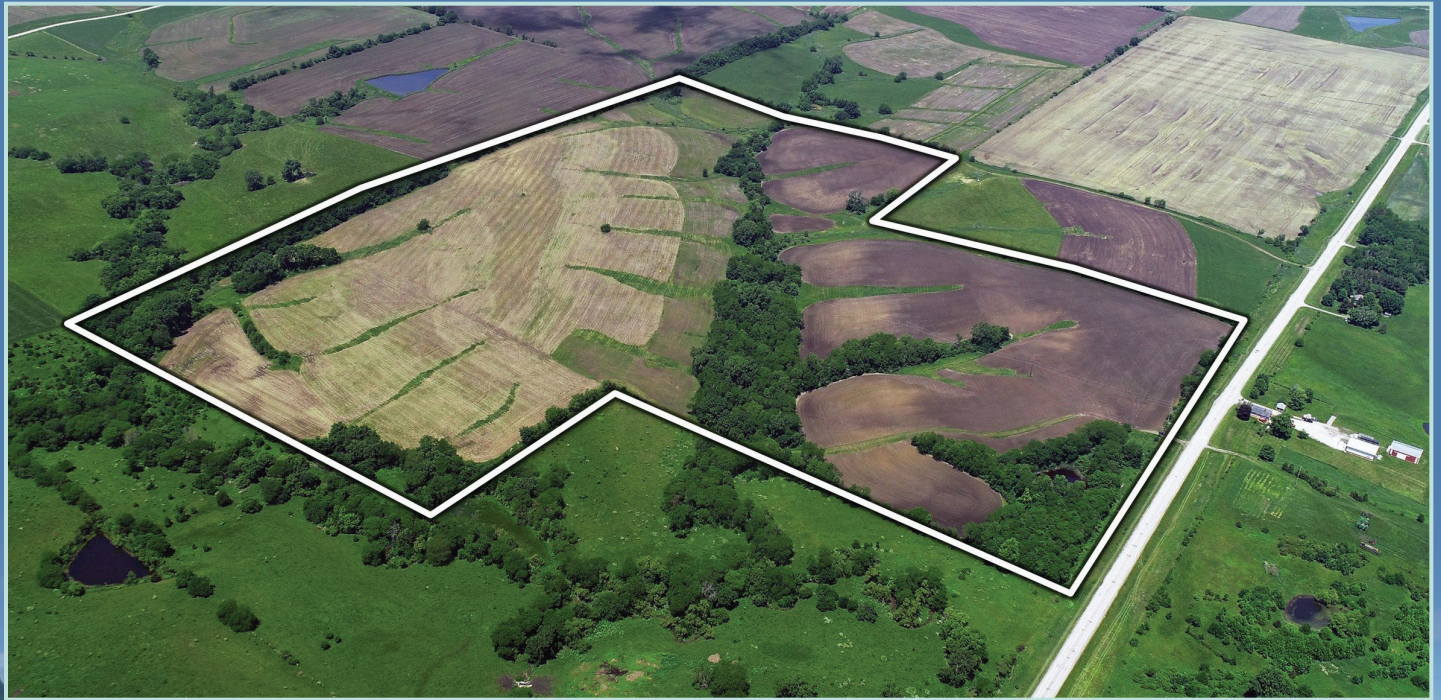
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