

LISTING #16356



APPANOOSE COUNTY, IOWA

— LAND AVAILABLE —

\$469,350



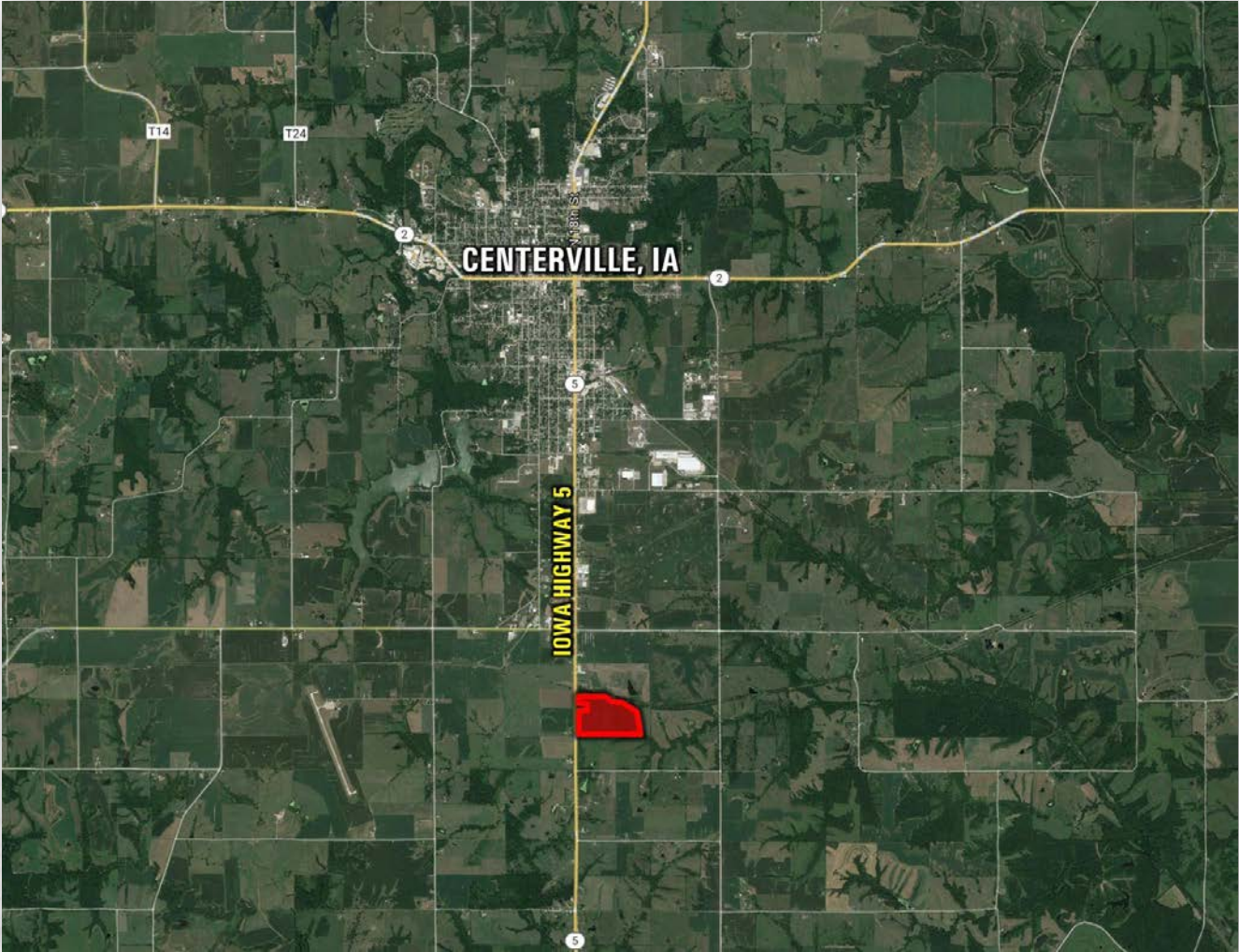
63 ACRES M/L

IOWA HIGHWAY 5 | CENTERVILLE, IOWA | 52544

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 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



DESCRIPTION

Farmland available in Appanoose County, Iowa! Peoples Company is pleased to present a rare opportunity to purchase 63 acres m/l south of Centerville, Iowa. Utilities, including water, sewer, and electric are adjacent to the property with development potential along Iowa Highway 5.

The farmland consists of 59.16 acres currently in row crop production carrying a CSR2 of 49.7. Primary soil types on this farm include high-producing Seymour and Edina silt loams, with slopes ranging from 0-5%. A wetland determination has been completed on the farm and has been deemed "prior converted" or

PC which would allow for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm has been leased for the 2022 crop season, but farming rights will be open for the 2023 growing season.

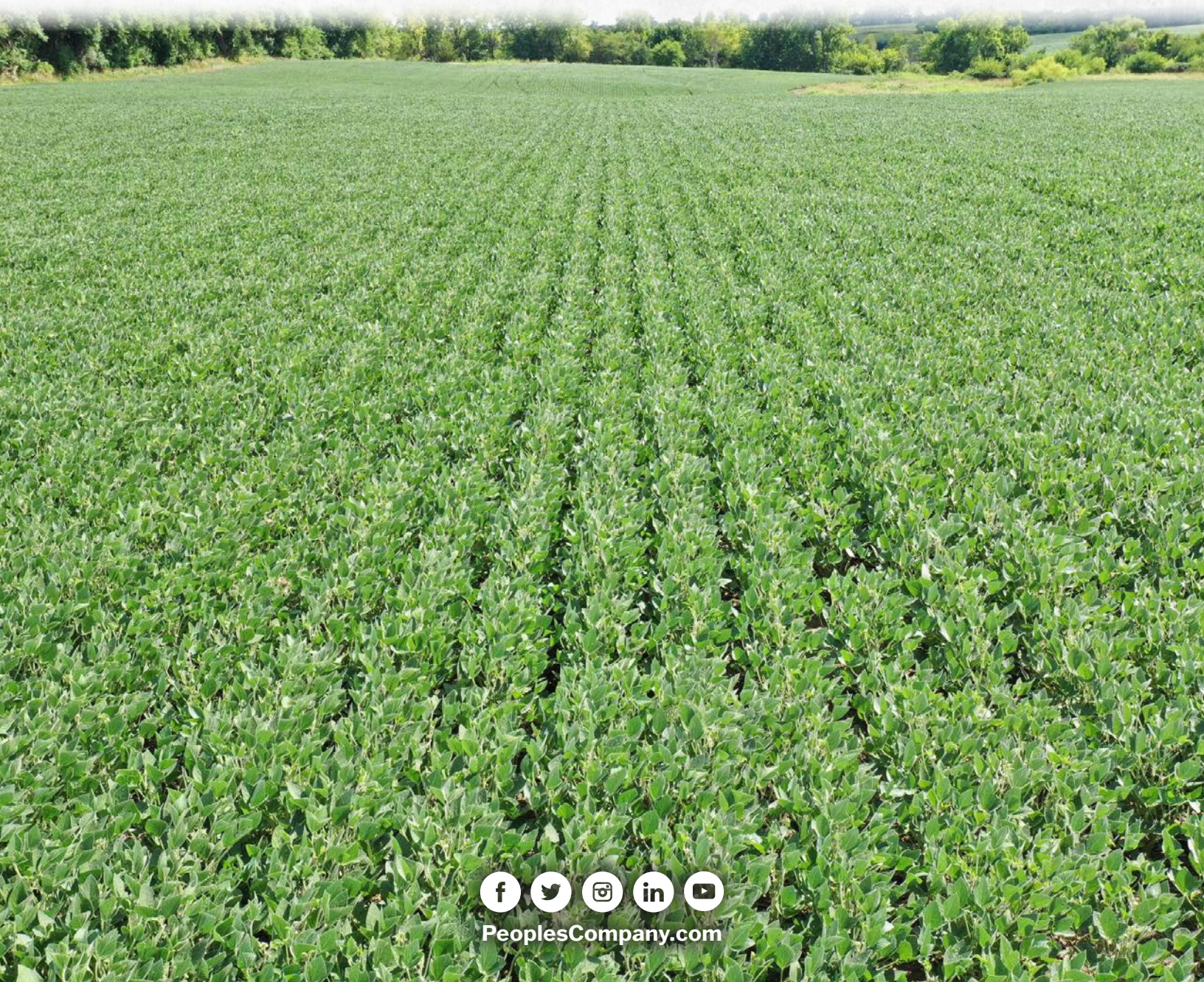
This property would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The field has great access off Iowa Highway 5 with a variety of cooperatives and grain elevators competing for grain nearby. The farm is located in Section 18 of Vermillion Township just minutes away from Centerville, Iowa.



DIRECTIONS

From Centerville, Iowa: Travel south out of Centerville on Iowa Highway 5 for 2 miles and the property will be located on the left (east) side of Iowa Highway 5 marked with a Peoples Company sign.

12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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