

LISTING #16357

# APPANOOSE COUNTY, IOWA

## LAND AVAILABLE

**\$620,800**



**97 ACRES M/L**

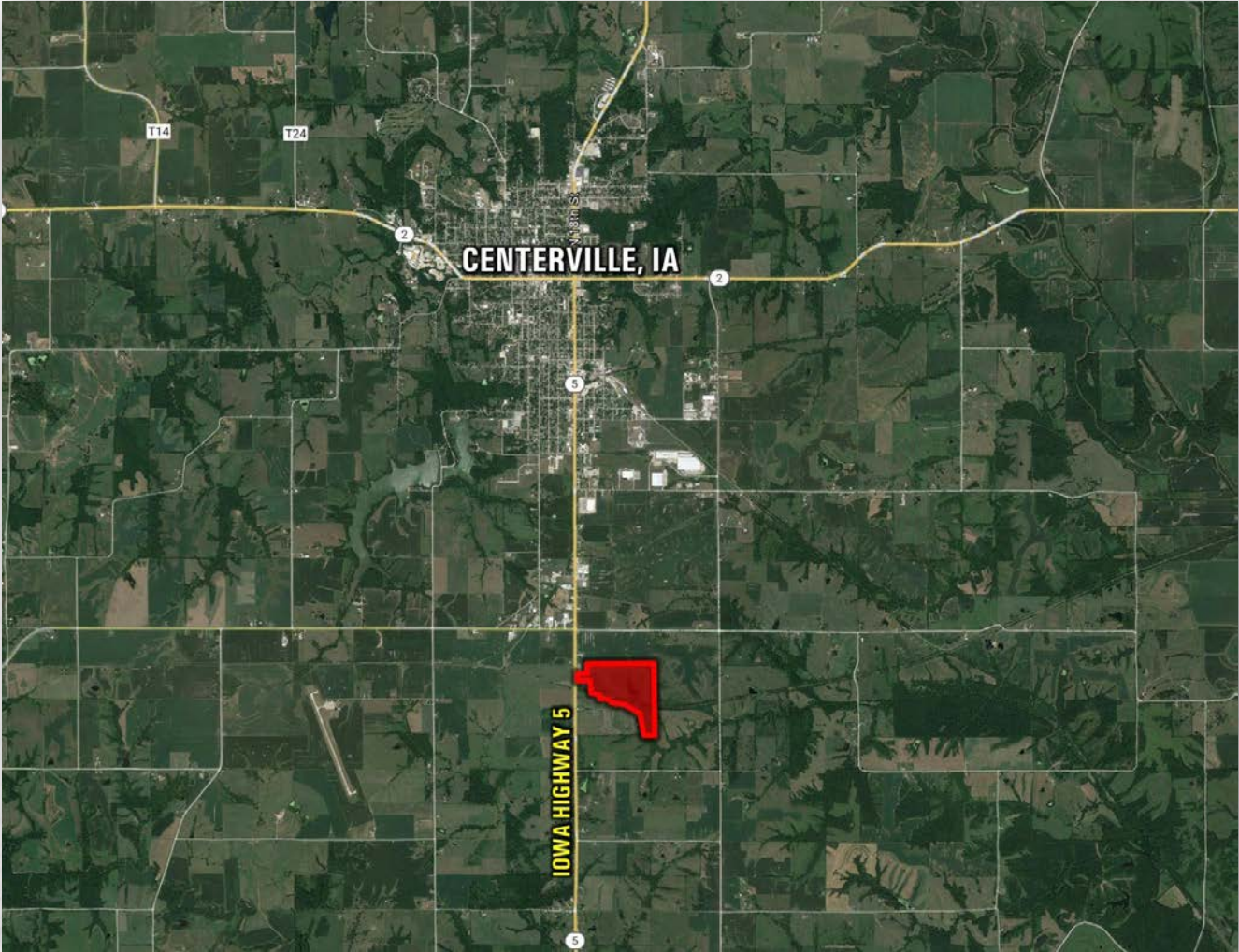
IOWA HIGHWAY 5 | CENTERVILLE, IOWA | 52544

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





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.



DESCRIPTION

Rare opportunity to own property along Iowa Highway 5 just south of Centerville, Iowa. Peoples Company is pleased to offer 97 total acres m/l in Appanoose County with a wide variety of attributes featuring future development, agricultural and recreational opportunities.

The farm has 49.2 acres currently in row crop production carrying a CSR2 of 49.4. Primary soil types include Seymour and Edina silt loams, ranging from 0-5% slopes. There is an additional 12 acres m/l currently in hay production with the potential to be converted back to row crop production. 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.

Utilities, including water, sewer, and electric are all available on the east side of Iowa Highway 5 allowing for commercial and residential

development. Electric service is provided through Aliant Energy and rural water is serviced through Rathbun Rural Water and Centerville City Water. If you are an avid outdoorsman, this property has created exceptional hunting opportunities to harvest trophy whitetail deer, turkey, upland game birds, and waterfowl.

The property also features a 30' x 40' steel utility building with concrete floors and two stocked ponds where you will catch Largemouth Bass, Crappie, and Bluegill. The City of Centerville has a permanent easement allowing access to their lift station located on the property (See Attached Easement). The property is located in Section 18 of Vermillion Township just minutes away from Centerville, Iowa.

Take advantage of this premier location with unlimited possibilities. Please contact one of the listing agents for a showing or more information regarding the property.



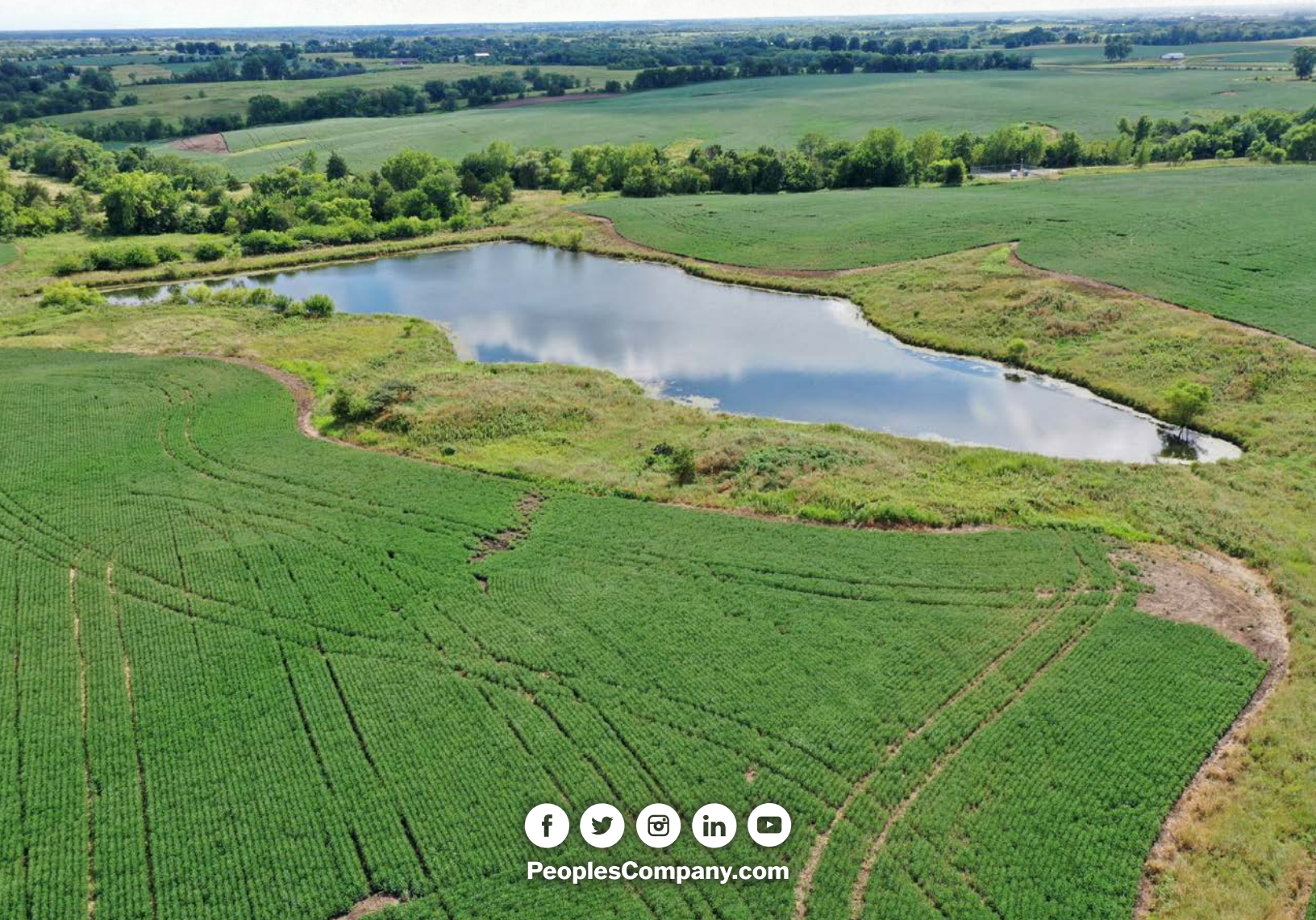
IMPROVEMENTS

- Rural Water is available on the east side of Iowa Highway 5
- Centerville City Water & Sewer
- Alliant Energy electric service
- 30' x 40' Steel Utility Building
- Two stocked and well-maintained ponds





12119 Stratford Drive, Suite B  
Clive, IA 50325



[PeoplesCompany.com](https://www.PeoplesCompany.com)



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

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