

LAND FOR SALE

LISTING #16853

62 ACRES M/L
APPANOOSE COUNTY, IA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The North 1/2 of the Southeast 1/4 of Section 15, Township 68 North, Range 19 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to represent CLT Investment Partners LLC in the sale of 62 acres located southwest of Centerville, Iowa, in Section 15 of Lincoln Township, Appanoose County, Iowa. The farmland consists of 59.59 FSA tillable acres carrying a CSR2 of 54.3. High-quality soil types include Edina & Seymour Silt loams. The farm has recently been terraced and around 2 acres of trees have been cleared and are now tillable (Contact Agent for details). The farm is leased for the 2023 crop year, with farming rights being open for the 2024 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.

LEASE/FSA INFORMATION:

Open for 2024 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

62 Acres M/L, Appanoose County, IA

TOTAL ACRES:	62
PRICE:	\$527,000
Price Per Acre:	\$8,00
Owner:	CLT Investment Partners LLC—Tarver
Operator:	Westphal
County & State:	Appanoose Co., IA
Location:	4 miles east of Seymour, IA
Possession Date:	To be determined
Drainage Info:	Tile & Terraces
Average Productivity:	54.6 CSR2
Taxable Acres:	62
Net RE Taxes:	\$994
Taxes Payable In:	2022-2023
Topography:	Level to gently rolling

F.S.A. INFORMATION:

***DOES NOT REFLECT 2.19 ACRES RECENTLY CLEARED**

Farmland:	61.78
Crop Acres:	*59.59
Wheat Base:	
Wheat Yield:	
Corn Base:	48.7
Corn Yield:	126
Soybean Base:	3.8
Soybean Yield:	34

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	62
Tillable Acres:	59.59
Recently Cleared Acres:	2.19
Farmstead:	
Roads:	.22
Waterways:	
Timber:	
Pasture:	

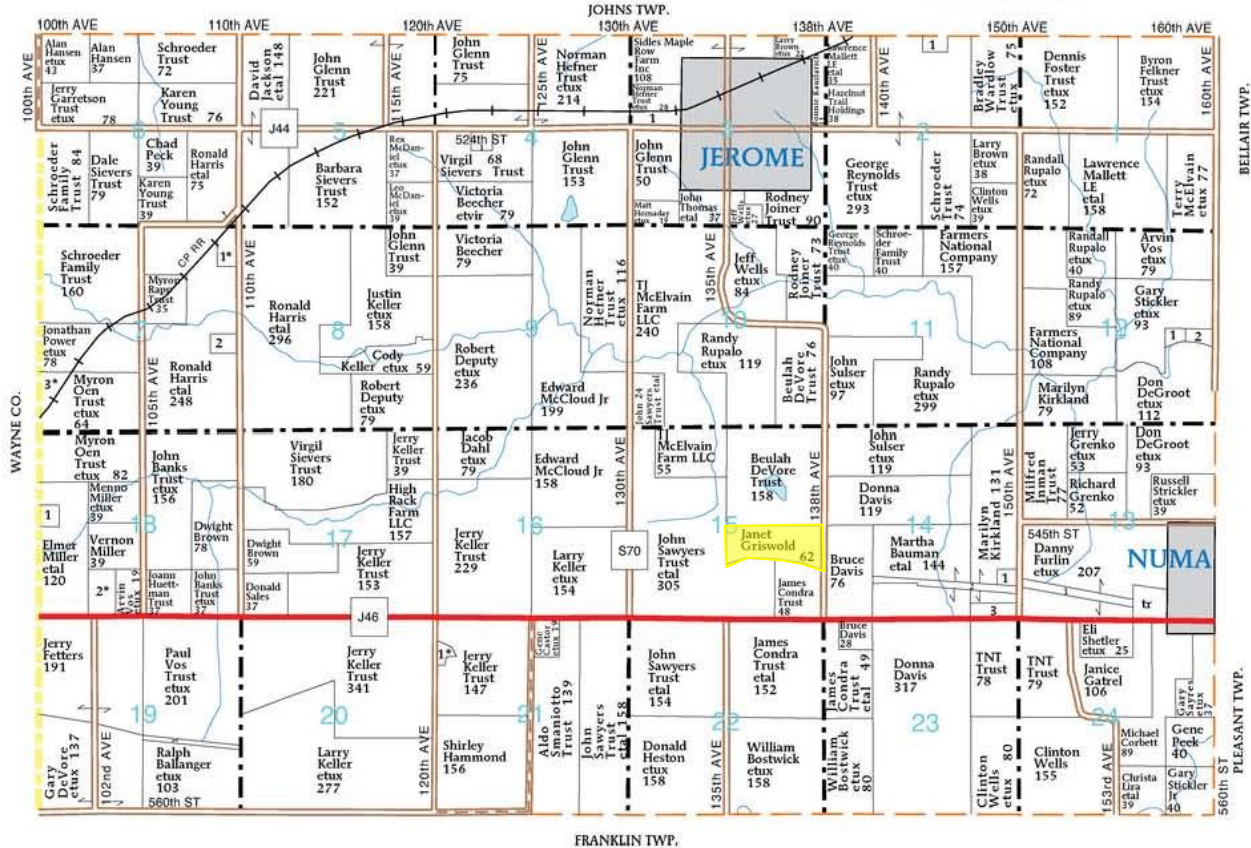
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T-68-N

LINCOLN PLAT

R-19-W



LINCOLN TOWNSHIP

SECTION 2

1. Sidles Maple Row Farm Inc 11

SECTION 3

1. VanZante, Kyle 7

SECTION 4

1. King, Juanita 8

SECTION 7

1. Zeiss, Ronald etux 8
2. American Natural Resources Pipeline 11
3. McGavran, Julia etal 14

SECTION 12

1. Clark III, Teddy 6
2. Logsdon, Steven 9

SECTION 13

1. Hawkeye Land Company 18

SECTION 14

1. Kirkland, Ronny 6

2. Hawkeye Land Company 19
3. TNT Trust 8

SECTION 18

1. City of Seymour 13

2. Miller, Elmer etux 19

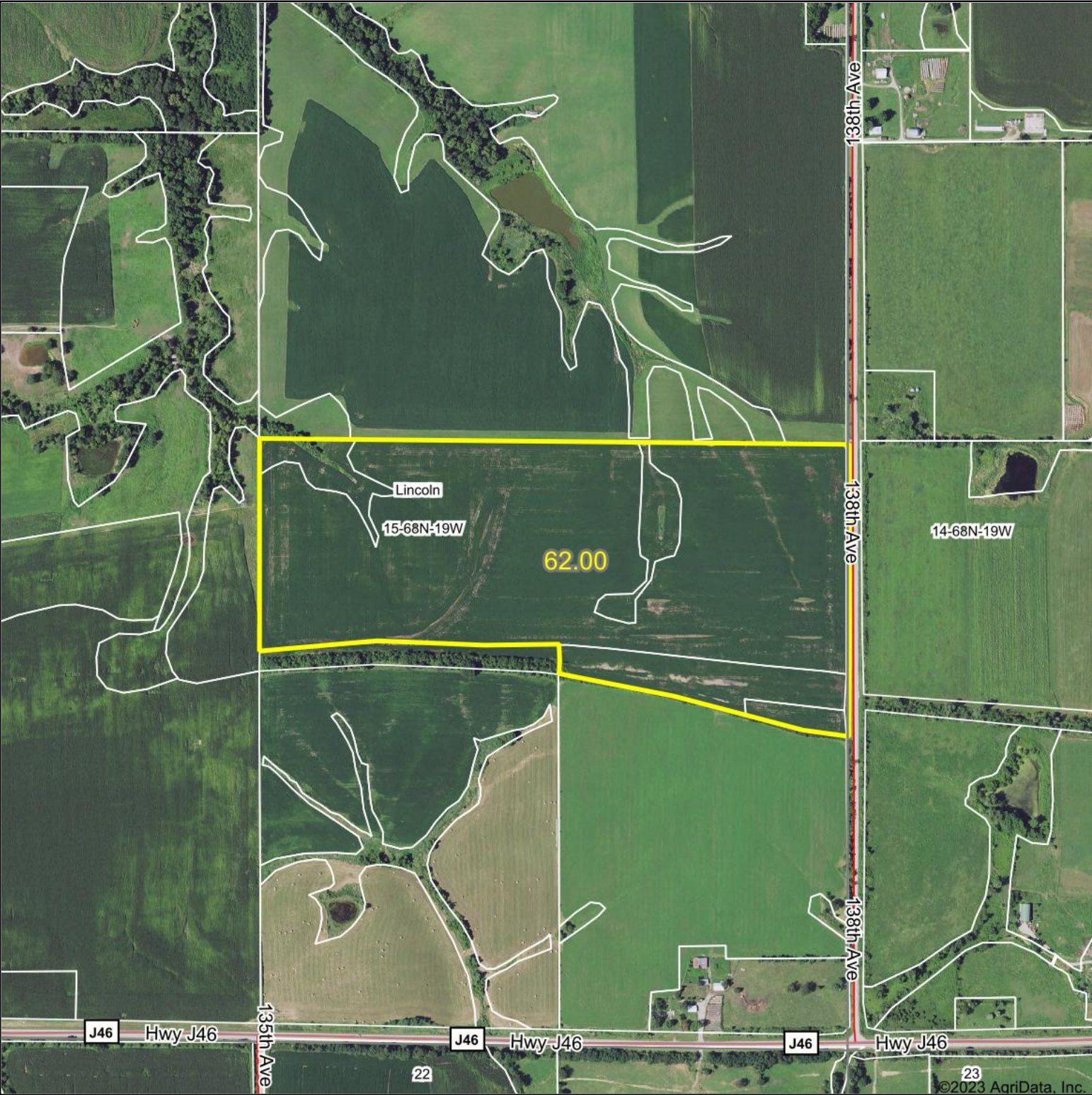
SECTION 19


1. Hawkeye Land Company 6

SECTION 21

1. Keller, Jade etal 6

Aerial Map - Total Acres






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Map Center: 40° 41' 14.77, -93° 1' 31.86


0ft 692ft 1384ft

15-68N-19W
Appanoose County
Iowa



N
W E
S
5/19/2023

Maps Provided By:

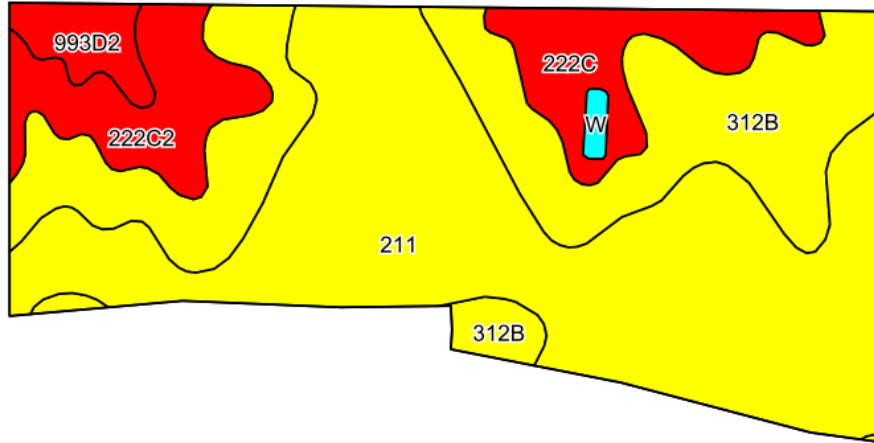


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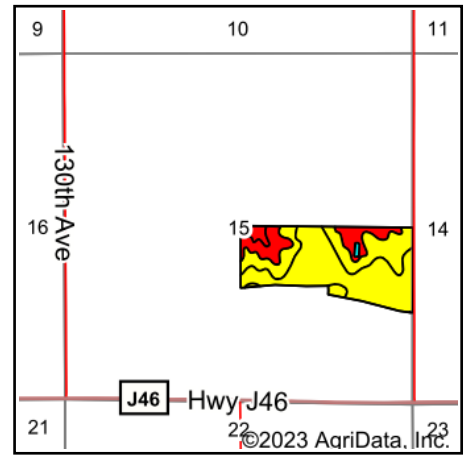
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **15-68N-19W**
 Township: **Lincoln**
 Acres: **62**
 Date: **5/19/2023**



Maps Provided By:



Area Symbol: IA007, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
211	Edina silt loam, 0 to 1 percent slopes	31.10	50.2%		IIIw	177.6	3.7	51.5	59	70
312B	Seymour silt loam, 2 to 5 percent slopes	18.71	30.2%		IIIe	80.0	2.1	23.2	64	70
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.17	8.3%		IVw	140.8	3.0	40.8	28	53
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.84	7.8%		IVw	145.6	3.1	42.2	31	57
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.87	3.0%		IVe	131.2	3.4	38.0	22	65
W	Water	0.31	0.5%			0.0	0.0	0.0	0	
Weighted Average					*-	140.3	3.1	40.7	54.3	*n 67.1

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

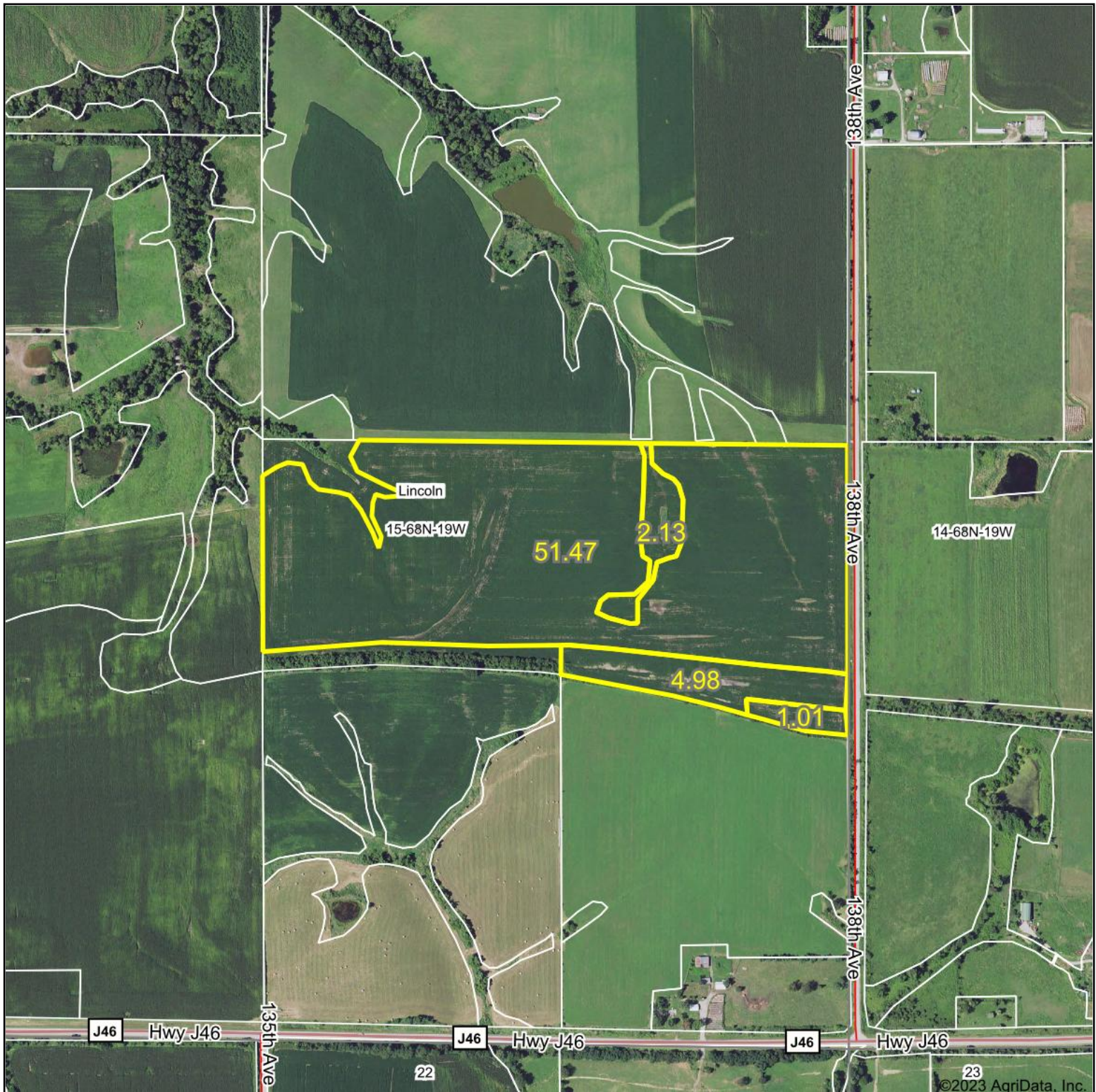
*n: The aggregation method is "Weighted Average using all components"

*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.

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



Map Center: 40° 41' 14.77, -93° 1' 31.86

0ft 692ft 1384ft

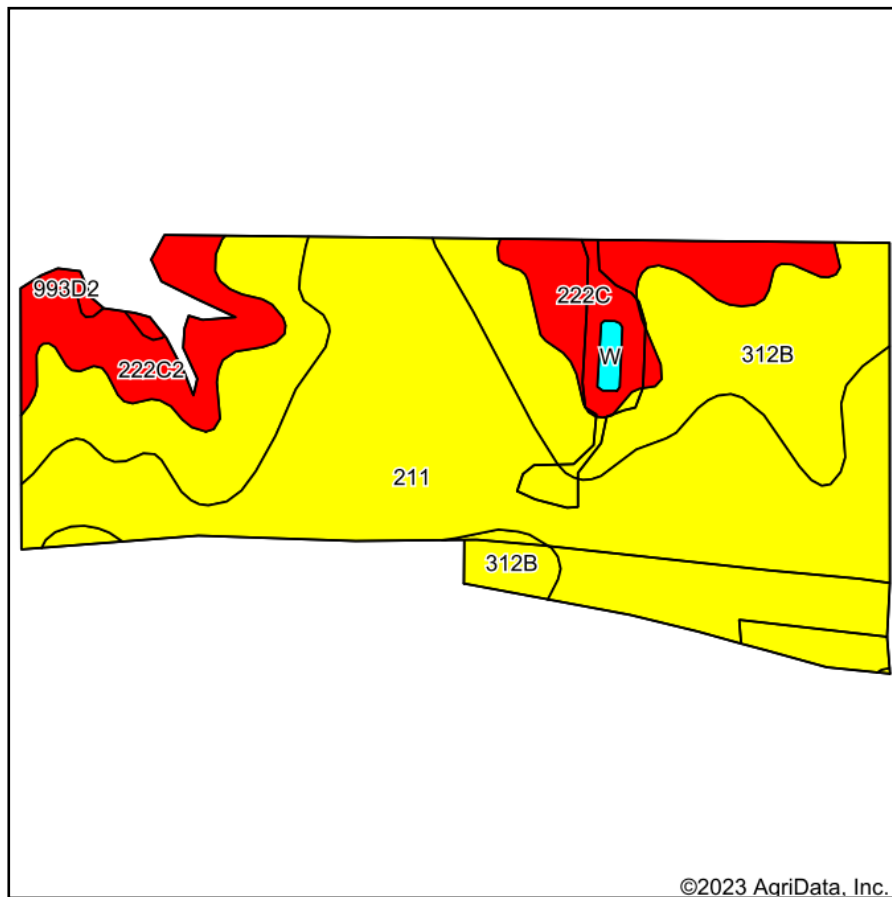


15-68N-19W
Appanoose County
Iowa

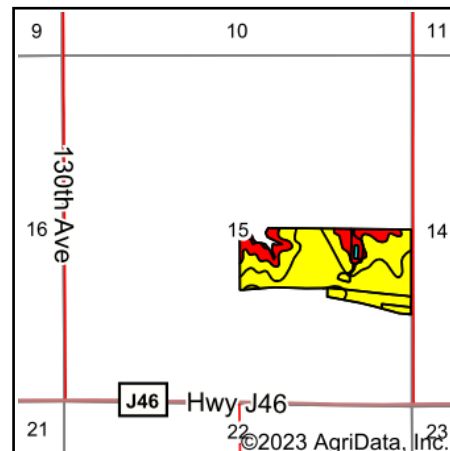


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **15-68N-19W**
 Township: **Lincoln**
 Acres: **59.59**
 Date: **5/19/2023**



Maps Provided By:



Area Symbol: IA007, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
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312B	Seymour silt loam, 2 to 5 percent slopes	18.66	31.3%		IIIe	80.0	2.1	23.2	64	70
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.85	8.1%		IVw	145.6	3.1	42.2	31	57
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	7.6%		IVw	140.8	3.0	40.8	28	53
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.37	0.6%		IVe	131.2	3.4	38.0	22	65
W	Water	0.31	0.5%			0.0	0.0	0.0	0	
Weighted Average					*-	140.4	3.1	40.7	55.4	*n 67.3

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

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Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Appanoose County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 59.59 acres

2023 Program Year
Map Created April 04, 2023

Farm **662**
Tract **283**

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Abbreviated 156 Farm Record

Operator Name : J R WALKER FARMS CORP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.78	59.59	59.59	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	59.59	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	48.70	0.00	126	
Soybeans	3.80	0.00	34	
TOTAL	52.50	0.00		

NOTES

Tract Number : 283

Description : SE 1/4 SEC 15 - LINCOLN
FSA Physical Location : IOWA/APPANOOSE
ANSI Physical Location : IOWA/APPANOOSE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CLT INVESTMENT PARTNERS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.78	59.59	59.59	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 283 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.70	0.00	126
Soybeans	3.80	0.00	34
TOTAL	52.50	0.00	

NOTES

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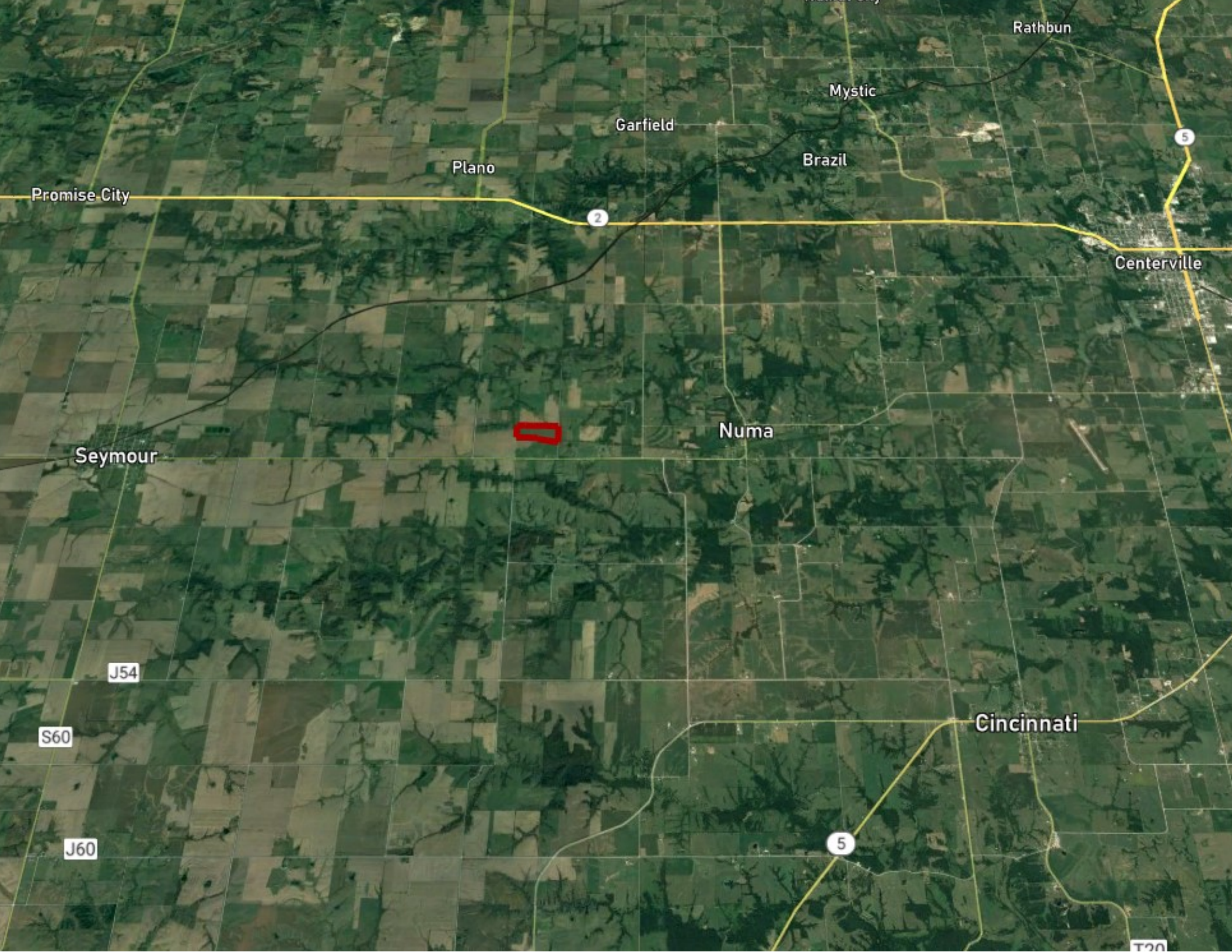
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J46



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2

5

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Numa

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J54

S60

J60

5

Cincinnati

T20