

# APPANOOSE COUNTY, IOWA

## LAND AVAILABLE

IOWA HIGHWAY 5 | CENTERVILLE, IOWA | 52544

**LISTING #16876 | 63 ACRES M/L | \$459,900**



**LISTING #16880 | 97 ACRES M/L | \$562,600**



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COMPANY  
INTEGRATED LAND SOLUTIONS



# APPANOOSE COUNTY, IOWA

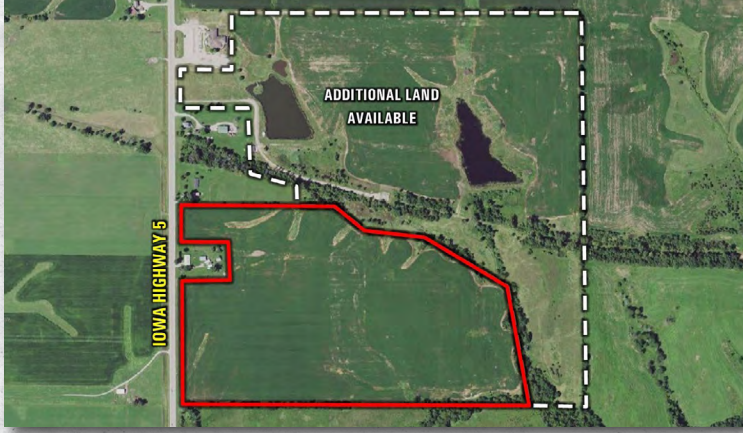
LAND AVAILABLE

**LISTING #16876 | 63 ACRES M/L | \$459,900**

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 available along Iowa Highway 5 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 the 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 2023 crop season, but farming rights will be open for the 2024 growing season (Contact agent for details).

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. The property will be located on the left (east) side of the state highway marked with a Peoples Company sign.

**Additional Info**  
Additional land can be purchased in conjunction with this property - please see Peoples Company listing #16880.

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## LISTING #16880 | 97 ACRES M/L | \$562,600

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 lease is available for the 2024 crop season (Contact agent for details).

Utilities, including water; sewer; and electric, have already been run to the property allowing for commercial and residential development. Electric service is provided through Alliant 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.



### 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.

### Improvements

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

### Additional Info

Additional land can be purchased in conjunction with this property - please see Peoples Company Listing #16876.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com

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**LISTING #16876**



**LISTING #16880**

SCAN THE QR CODES WITH  
YOUR PHONE CAMERA TO  
VIEW THESE LISTINGS ONLINE!



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