

LAND

FOR SALE

Appanoose County, IA

51
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
S71472000

513 W Bremer Ave
Waverly, IA 50677

ETHAN STUBBS
608-306-1788

Ethan@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

51+/- Acres • Appanoose County

Listing Price: \$309.000

DESCRIPTION

High Point Land Company is proud to present this tremendous opportunity in Appanoose County, IA. Consisting of 51 +/- Acres with 37.51 of those acres being FSA Certified cropland acres, this property is sure to check all of the boxes. Whether you're a first time farmer, or looking to add to your existing operation, this desirable tract will fit your needs. With a gentle slope and productive soil, this farm is sure to be adequate for today's large equipment. Not to be overlooked, this property also features the deer quality Appanoose county is known for. The several draws and pond act as a magnet for rutting bucks, and the late season food is extremely attractive for neighboring bucks. The trail cam history on this farm is unrivaled, and provides a glimpse into the future for years to come.

Property Address:

TBD 250th Ave, Centerville, IA 52544

Property Features:

- Income Producing
- Tillable
- 42.2 CSR2
- Buildable
- Great Hunting
- Pond

Driving Directions:

From Centerville head south on HWY 5 for 3.5 Miles. Turn east onto 550th ST and proceed east for 1 mile. Then head south on 230th Ave for 1 mile. Turn East onto 560th street and proceed for 2.25 miles. The farm will be on the west

75,000
ACRES SOLD

Property Photos



75,000
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Property Photos



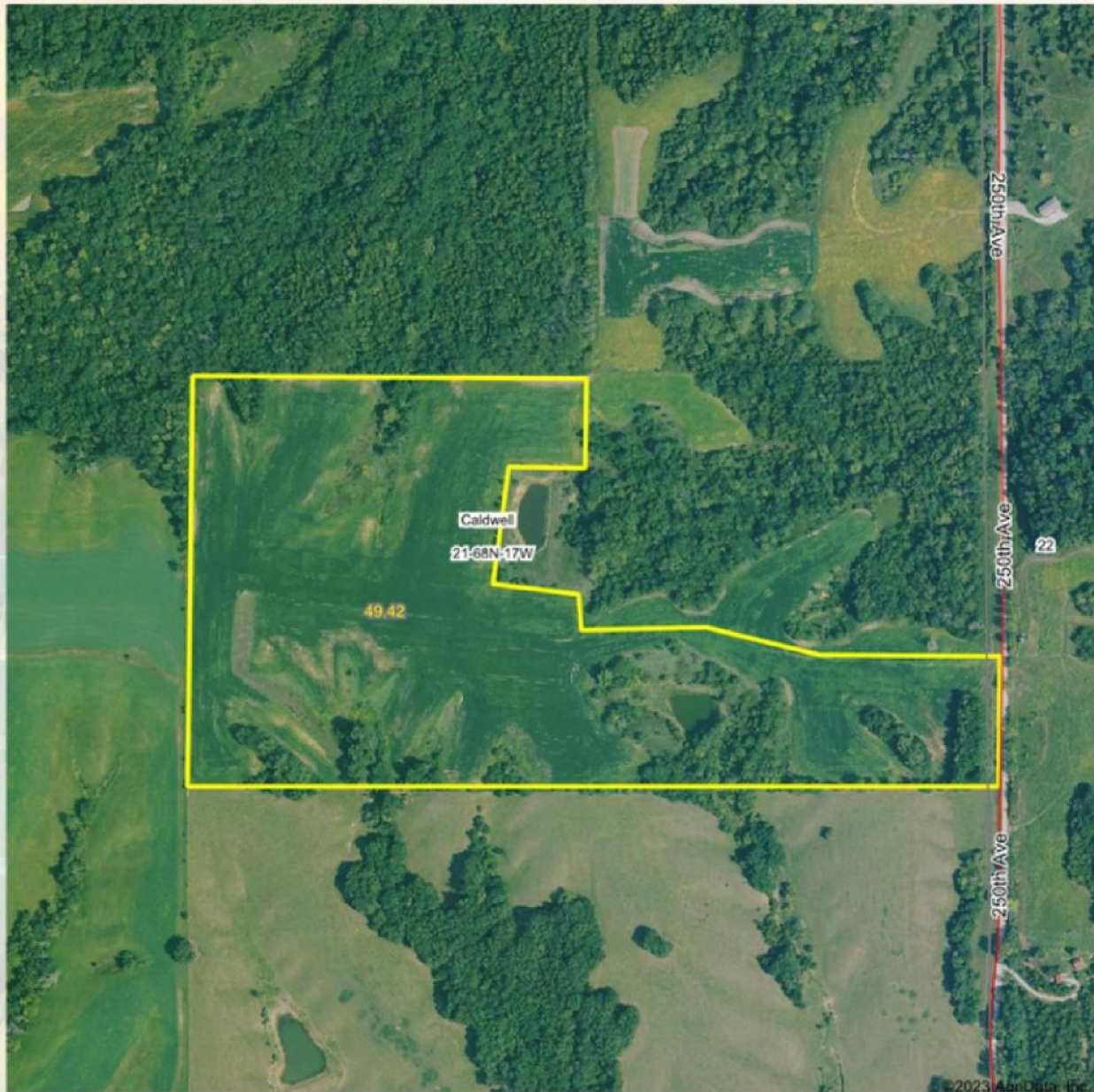
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Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 40' 21.25, -92° 48' 53.13

0ft 501ft 1002ft

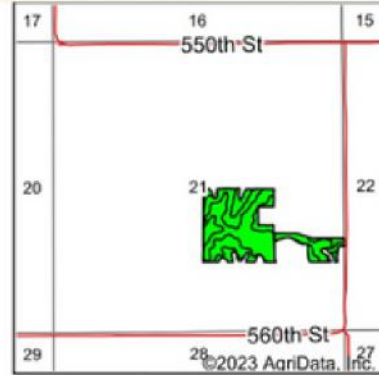
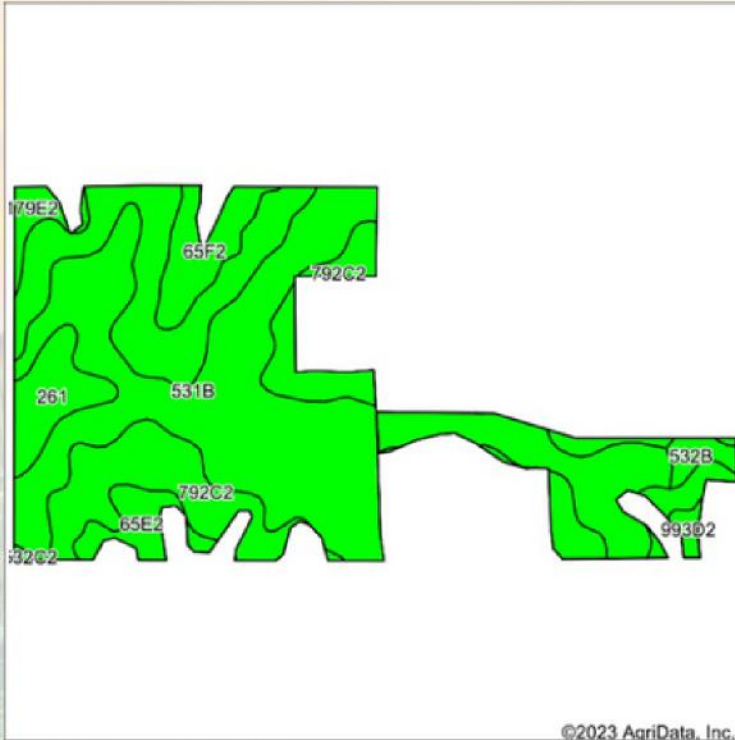
21-68N-17W
Appanoose County
Iowa



12/20/2023



Soil Map



State: Iowa
 County: Appanoose
 Location: 21-68N-17W
 Township: Caldwell
 Acres: 42.02
 Date: 12/20/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
531B	Kniffin silt loam, 2 to 5 percent slopes	20.33	48.4%		llle	55	69	64	69	66	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	14.46	34.4%		llle	31	65	65	58	47	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	2.09	5.0%		Vlle	10	51	51	35	37	
261	Appanoose silt loam, 0 to 2 percent slopes	2.05	4.9%		lllw	41	74	74	70	64	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.37	3.3%		Vlle	29	66	66	56	53	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.73	1.7%		Vlle	24	62	62	49	44	
532B	Rathbun silt loam, 2 to 5 percent slopes	0.59	1.4%		llle	55	79	79	72	62	
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.32	0.8%		lVle	22	66	66	55	47	
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	0.08	0.2%		llle	44	72	72	61	51	
Weighted Average						3.36	42.2	*n 66.9	*n 64.5	*n 62.7	*n 56.9

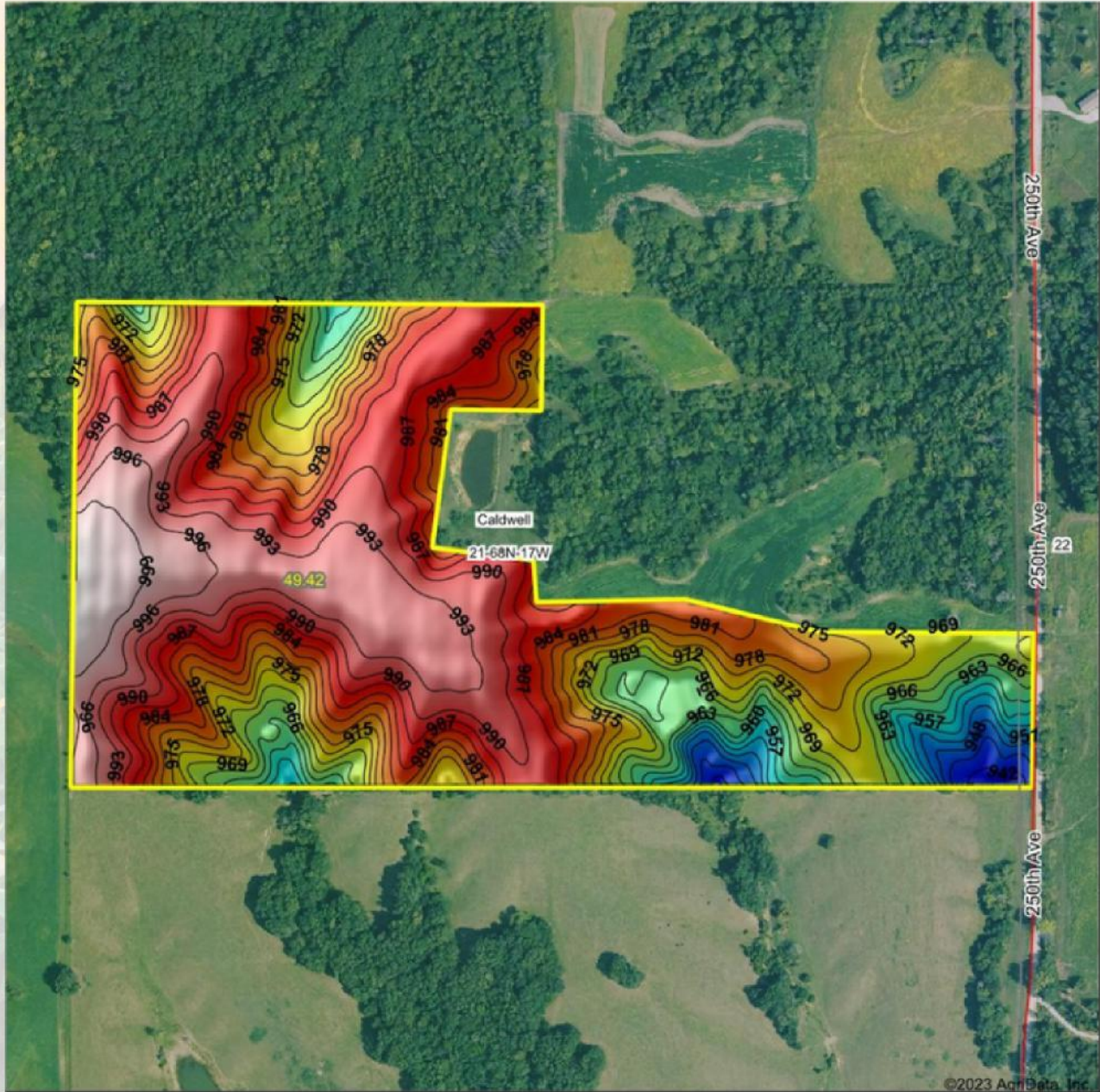
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
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Topo Hillshade Map



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Maps Provided by:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 940.9

Max: 1,001.7

Range: 60.8

Average: 980.6

Standard Deviation: 12.73 ft



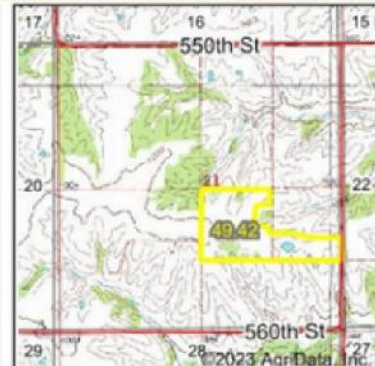
12/20/2023

21-68N-17W
Appanoose County
Iowa

Boundary Center: 40° 40' 21.25, -92° 48' 53.13

75,000
ACRES SOLD

Wetlands Map



State: Iowa
 Location: 21-68N-17W
 County: Appanoose
 Township: Caldwell
 Date: 12/20/2023



Maps Provided By:
surety
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0ft 658ft 1317ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	0.70
Total Acres		0.70

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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