

APPANOOSE COUNTY, IOWA

LAND AVAILABLE

IOWA HIGHWAY 5 | CENTERVILLE, IOWA | 52544

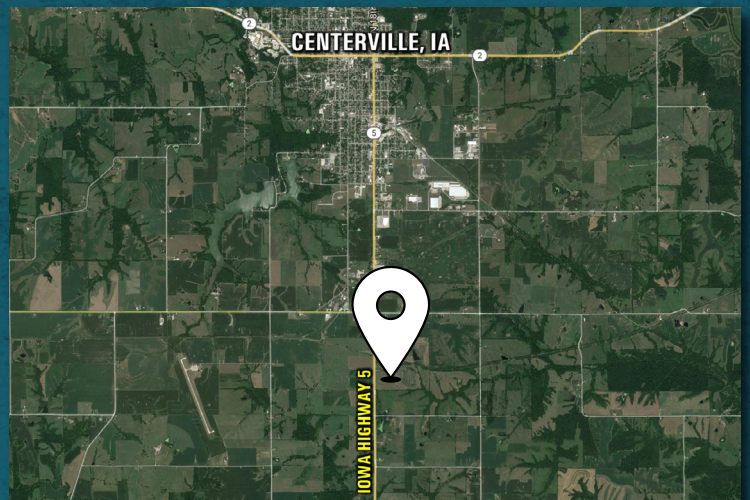
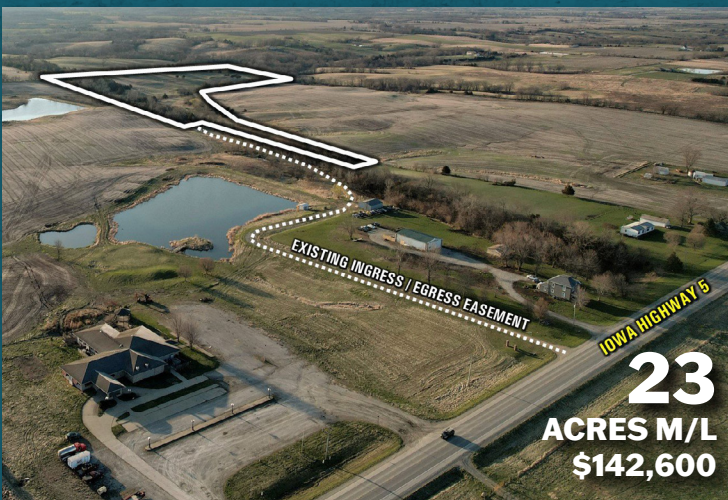
LISTING #16356



LISTING #16357



LISTING #16667



CHASE DUESENBERG
641.529.0562
Chase@PeoplesCompany.com

JAKE SICKELS
515.681.2103
Jake@PeoplesCompany.com

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #16356 | 63 ACRES M/L

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 lease is available for the 2023 crop 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.

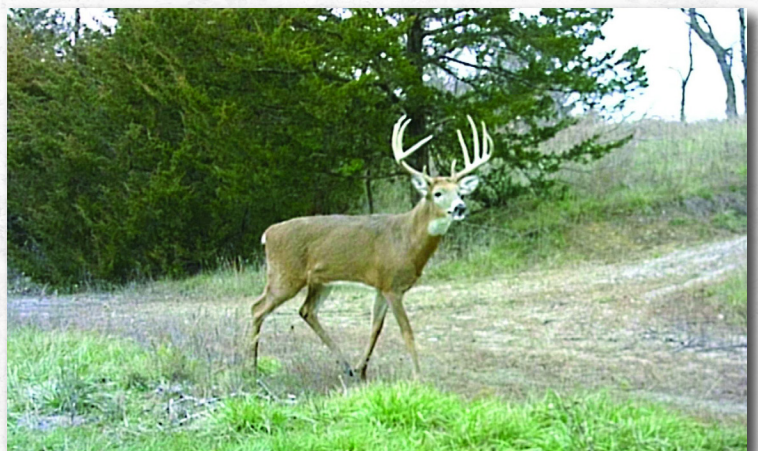
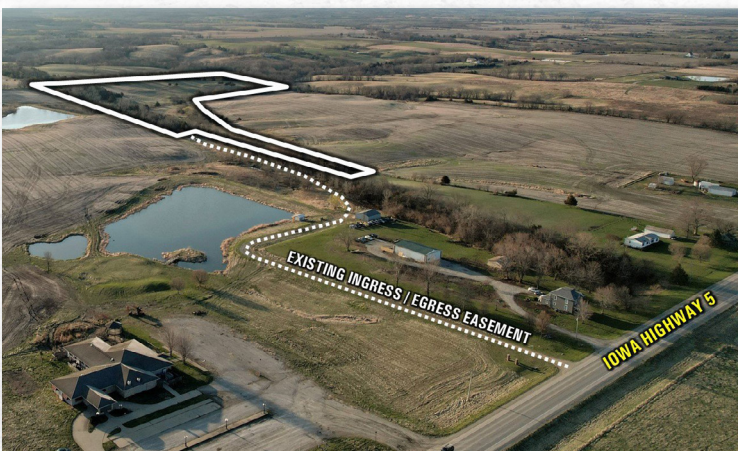


LISTING #16667 | 23 ACRES M/L

If seclusion and privacy are at the top of your list, this 23 acres m/l in Appanoose County provides just that! The property is conveniently located just south of Centerville, Iowa along paved Iowa Highway 5. Access to the property will be through an easement off Iowa Highway 5. The existing gravel driveway will be provided as an easement and extends 1/4 mile back to the property allowing for a secluded executive building site or recreational retreat with a cabin, house, or barndominium. Utilities have already been run along the existing easement with access to rural water, electricity, and city sewer (Contact agent for details).

There are 12 acres m/l currently in hay production with the potential to be converted back to row crop production, food plots, or CRP. The balance of the property includes timber draws, creating exceptional hunting opportunities for avid outdoorsmen. The ample food sources, diverse cover, and plentiful water sources provide a sanctuary supporting a strong population of deer, pheasants, and quail.

Take advantage of this premier location with excellent recreational opportunities!



LISTING #16357 | 74 ACRES M/L

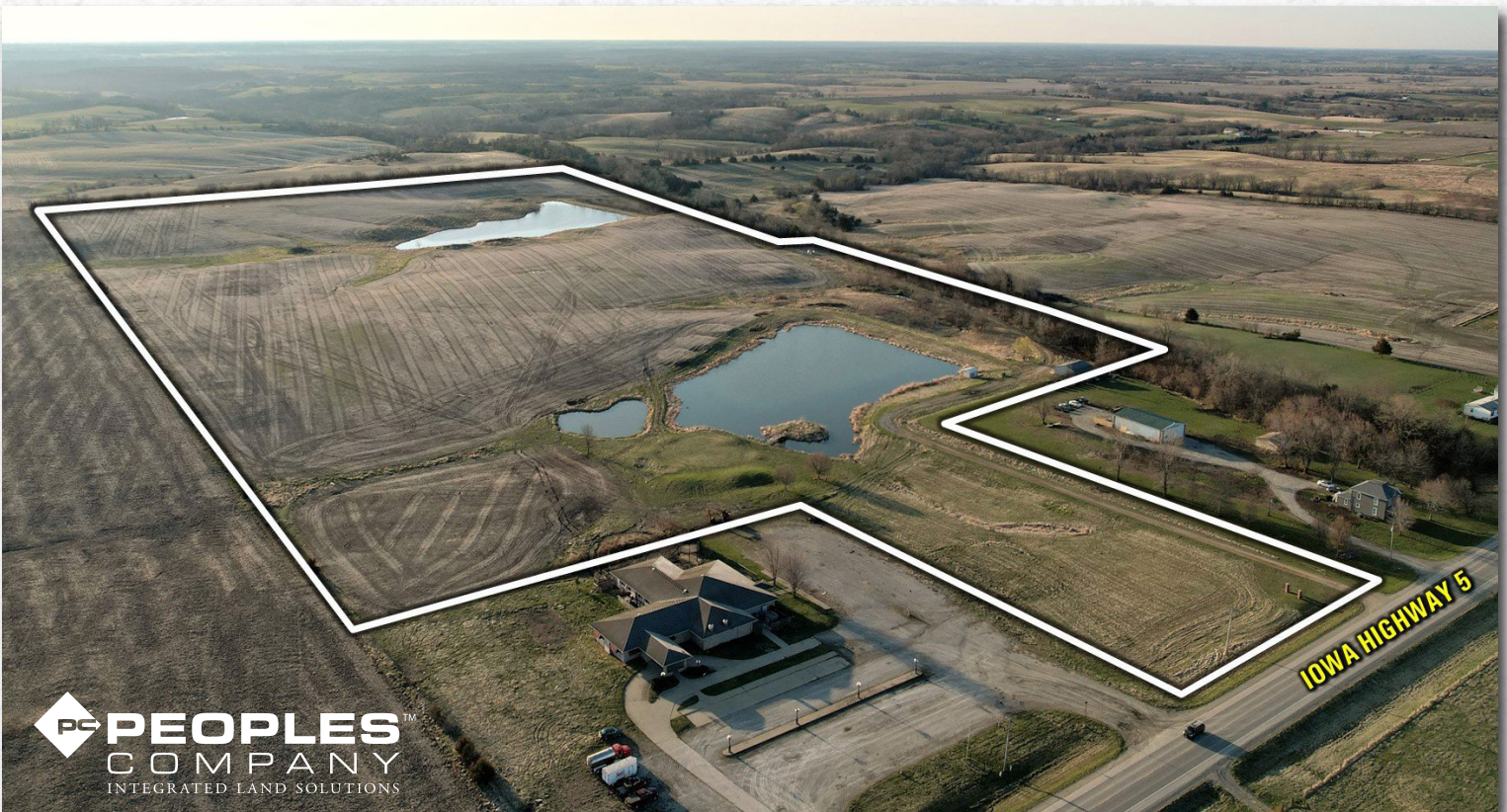
Rare opportunity to own property along Iowa Highway 5 just south of Centerville, Iowa. Peoples Company is pleased to offer 74 total acres m/l in Appanoose County with a wide variety of attributes featuring future development, agricultural and recreational opportunities.

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. 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 2023 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.

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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com



APPANOOSE COUNTY, IOWA

LAND AVAILABLE

IOWA HIGHWAY 5 | CENTERVILLE, IOWA | 52544



LISTING #16356



LISTING #16357



LISTING #16667

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



CHASE DUESENBERG
641.529.0562
Chase@PeoplesCompany.com

JAKE SICKELS
515.681.2103
Jake@PeoplesCompany.com

