

LAND FOR SALE

LISTING #18777

50 ACRES M/L
APPANOOSE COUNTY, IOWA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

50 acres M/L, the East 1/2 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4, excluding acreage, Sec. 27, Township 68 North, Range 16 West. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the opportunity to own 50 m/l acres in Appanoose County, Iowa, located just west of Moulton. This property blends strong agricultural income, long-term investment potential, and great recreational value, a rare combination in today's market.

This property features an estimated 44.88 FSA cropland acres carrying a CSR2 rating of 38. The productive tillable ground is primarily comprised of Clarinda Silty Clay Loam, Seymour Silt Loam, and Edina Silt Loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and supports long-term value appreciation. The sale is subject to a lease back on the cropland.

Whether you're expanding your farming footprint, investing in income-producing land, seeking a stable, inflation-resistant asset, or looking for a high-caliber recreation asset, this farm delivers on every front.

LEASE/FSA INFORMATION:

Subject to lease-back

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
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Call: **Alan McNeil**
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50 Acres M/L, Appanoose County, Iowa

TOTAL ACRES:	50
PRICE:	\$337,500
Price Per Acre:	\$6,750
Owner:	Rex Harris
Operator:	
County & State:	Appanoose Co., IA
Location:	
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	38 CSR2
Taxable Acres:	49.21
Net RE Taxes:	\$594
Taxes Payable In:	2025
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	49.18
Crop Acres:	44.88
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	10.21
Corn Yield:	134
Soybean Base:	2.2
Soybean Yield:	29

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	50
Tillable Acres:	44.88
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	
Timber:	4.62
Pasture:	

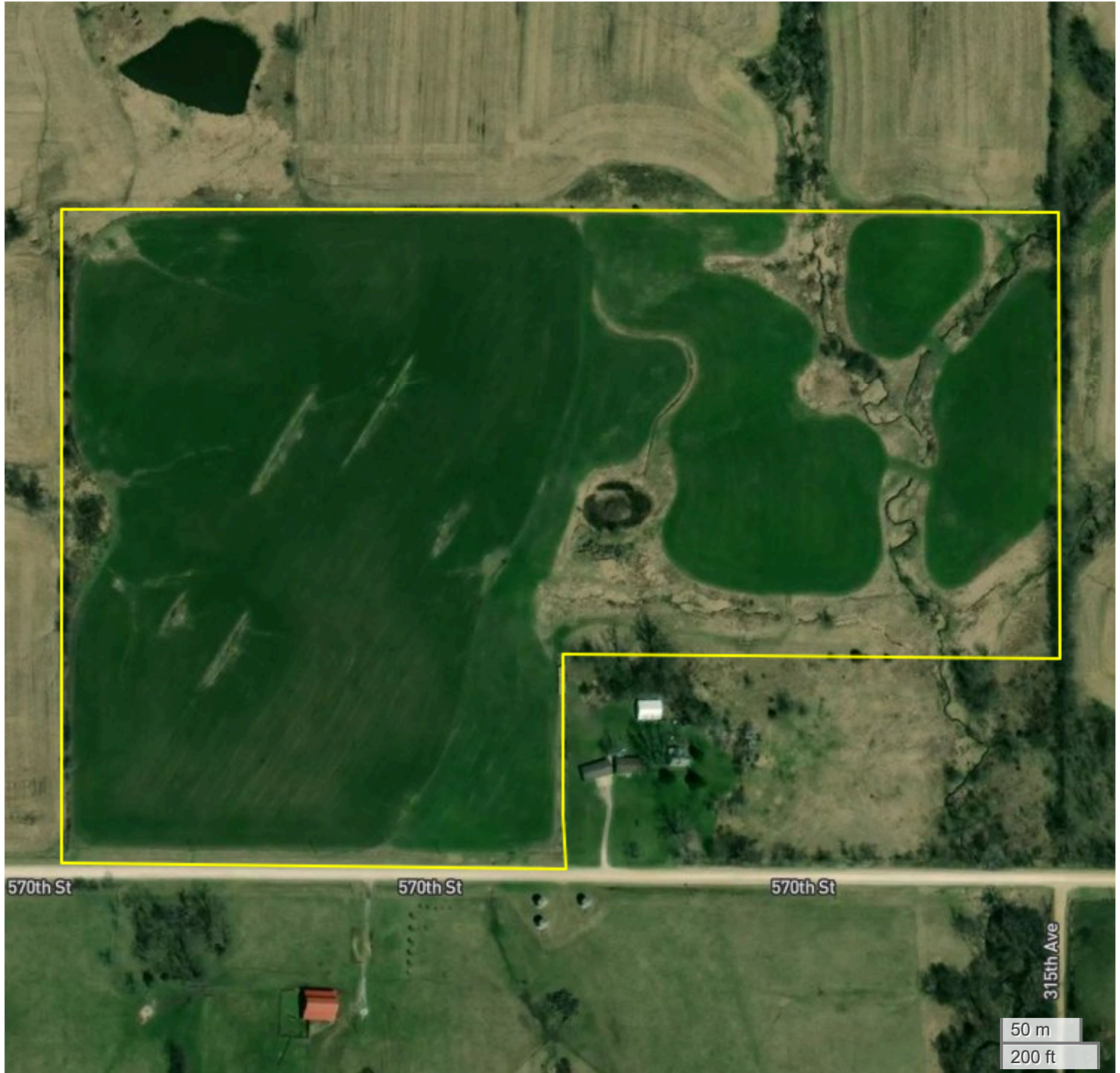
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SEC. 27, WELLS (50.00 AC TOTAL, 44.88 AC TILLABLE)

AERIAL MAP



Center: 40.654833, -92.689236

27-68N-16W

Wells Township

Appanoose County, IA



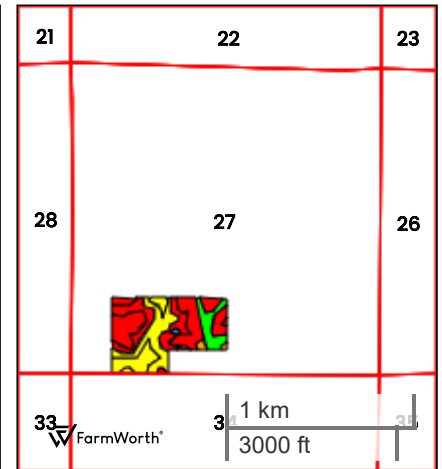
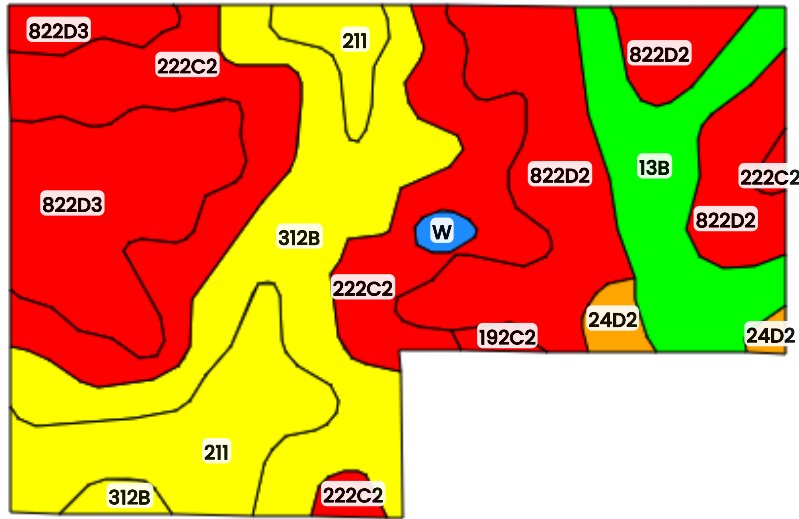
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SEC. 27, WELLS (50.00 AC TOTAL, 44.88 AC TILLABLE)

TOTAL SOILS



County: Appanoose County, IA

Location: 27-68N-16W

Township: Wells

Acres: 50.00

Date: 11/24/2025



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.08	22.16 %	28
312B	Seymour silt loam, 2 to 5 percent slopes	10.04	20.08 %	64
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	9.25	18.50 %	10
822D3	Lamoni soils, 9 to 14 percent slopes, severely eroded	6.91	13.82 %	5
211	Edina silt loam, 0 to 1 percent slopes	6.08	12.16 %	59
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	5.28	10.56 %	79
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.77	1.54 %	45
W	Water	0.31	0.62 %	0
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.28	0.56 %	29
Average:				38.0

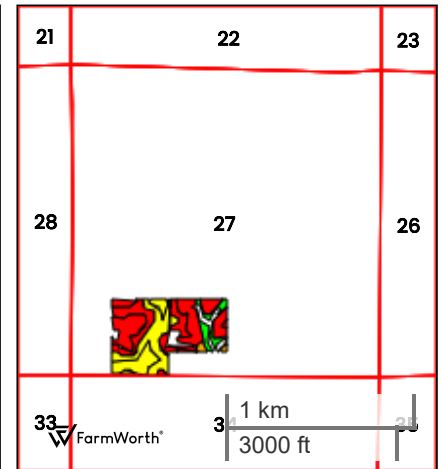
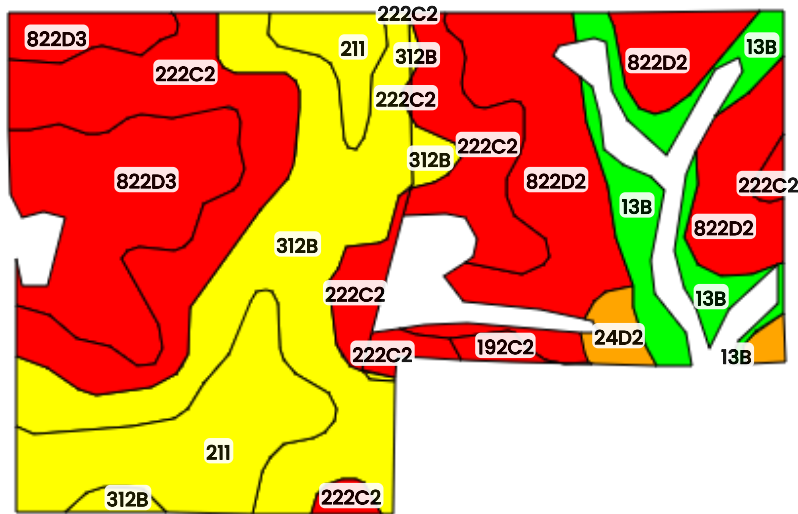
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



SEC. 27, WELLS (50.00 AC TOTAL, 44.88 AC TILLABLE)

TILLABLE SOILS



County: **Appanoose County, IA**

Location: **27-68N-16W**

Township: **Wells**

Acres: **44.88**

Date: **11/24/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.30	22.94 %	28
312B	Seymour silt loam, 2 to 5 percent slopes	9.61	21.41 %	64
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.55	19.05 %	10
822D3	Lamoni soils, 9 to 14 percent slopes, severely eroded	6.32	14.08 %	5
211	Edina silt loam, 0 to 1 percent slopes	5.76	12.83 %	59
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	3.21	7.15 %	79
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.81	1.80 %	45
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.33	0.74 %	29
Average:				37.0

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

Soils data provided by USDA and NRCS.

IOWA
DAVIS

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6986

Prepared : 11/21/25 12:56 PM CST

Crop Year : 2026

Operator Name : REX LEE HARRIS
CRP Contract Number(s) : None
Recon ID : 19-051-2024-86
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
573.57	215.39	215.39	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	215.39		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.30	0.00	38	
Oats	3.50	0.00	46	
Corn	42.21	0.00	134	
Soybeans	6.10	0.00	35	
TOTAL	56.11	0.00		

NOTES

Tract Number : 11651

Description : 27-T68N-R16W, Appanoose/Wells
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 : REX LEE HARRIS, SHERI SUE HARRIS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.18	44.88	44.88	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 11651 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	44.88	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	10.21	0.00	134
Soybeans	2.20	0.00	29
TOTAL	12.41	0.00	

NOTES

Tract Number : 11652

Description : 34-T68N-R16W, 3-T67N-R16W, Appanoose/Wells
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 : REX LEE HARRIS, SHERI SUE HARRIS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.53	62.82	62.82	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	62.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	3.50	0.00	46
Corn	14.70	0.00	134
Soybeans	0.90	0.00	29
TOTAL	19.10	0.00	

NOTES