

# LAND FOR SALE

**50 ACRES M/L**

APPANOOSA COUNTY, IOWA

LISTING #18777



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**563.659.8185**

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

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

## F.S.A. INFORMATION:

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

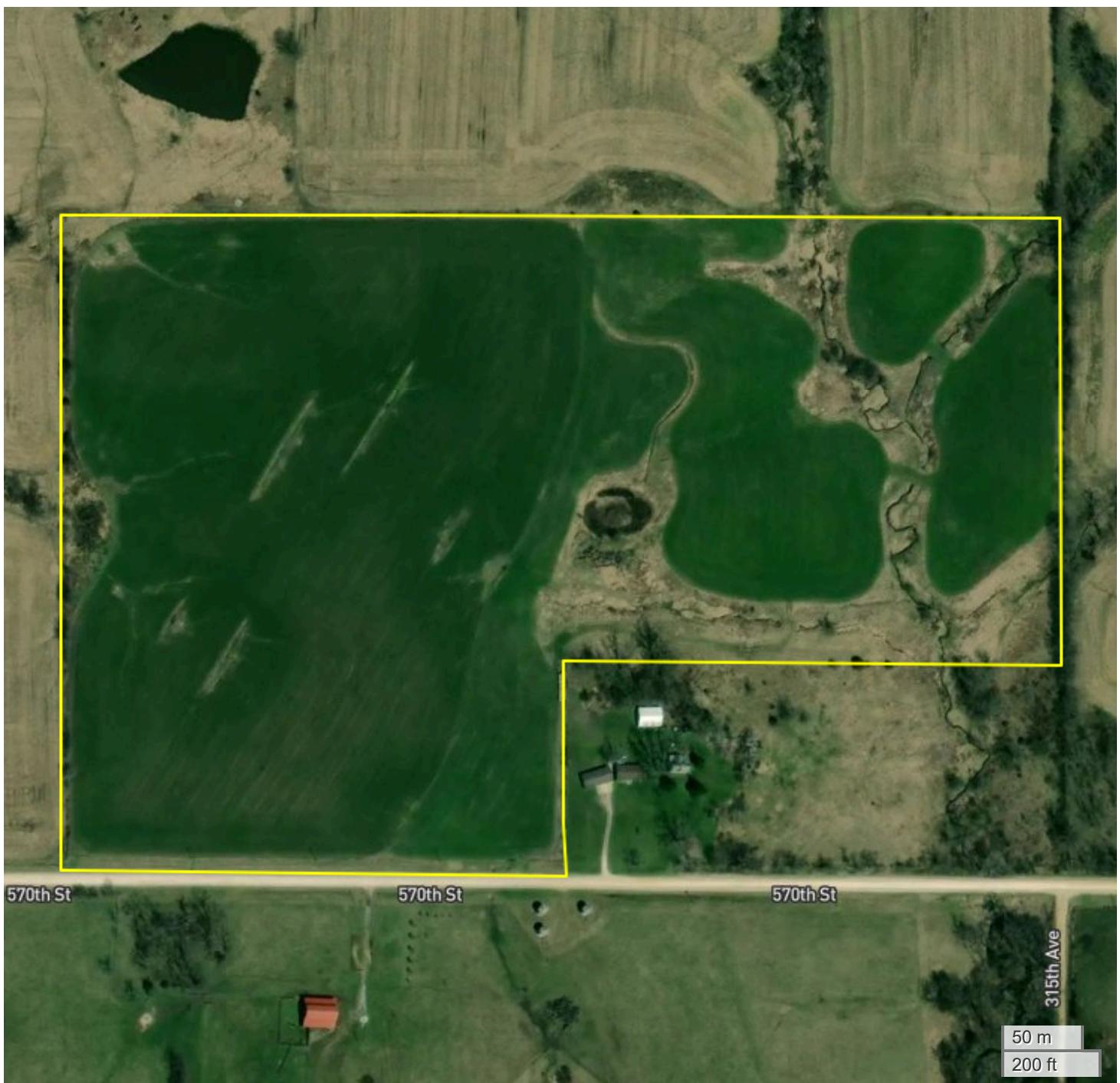
## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	50
<b>Tillable Acres:</b>	44.88
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.5
<b>Waterways:</b>	
<b>Timber:</b>	4.62
<b>Pasture:</b>	



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

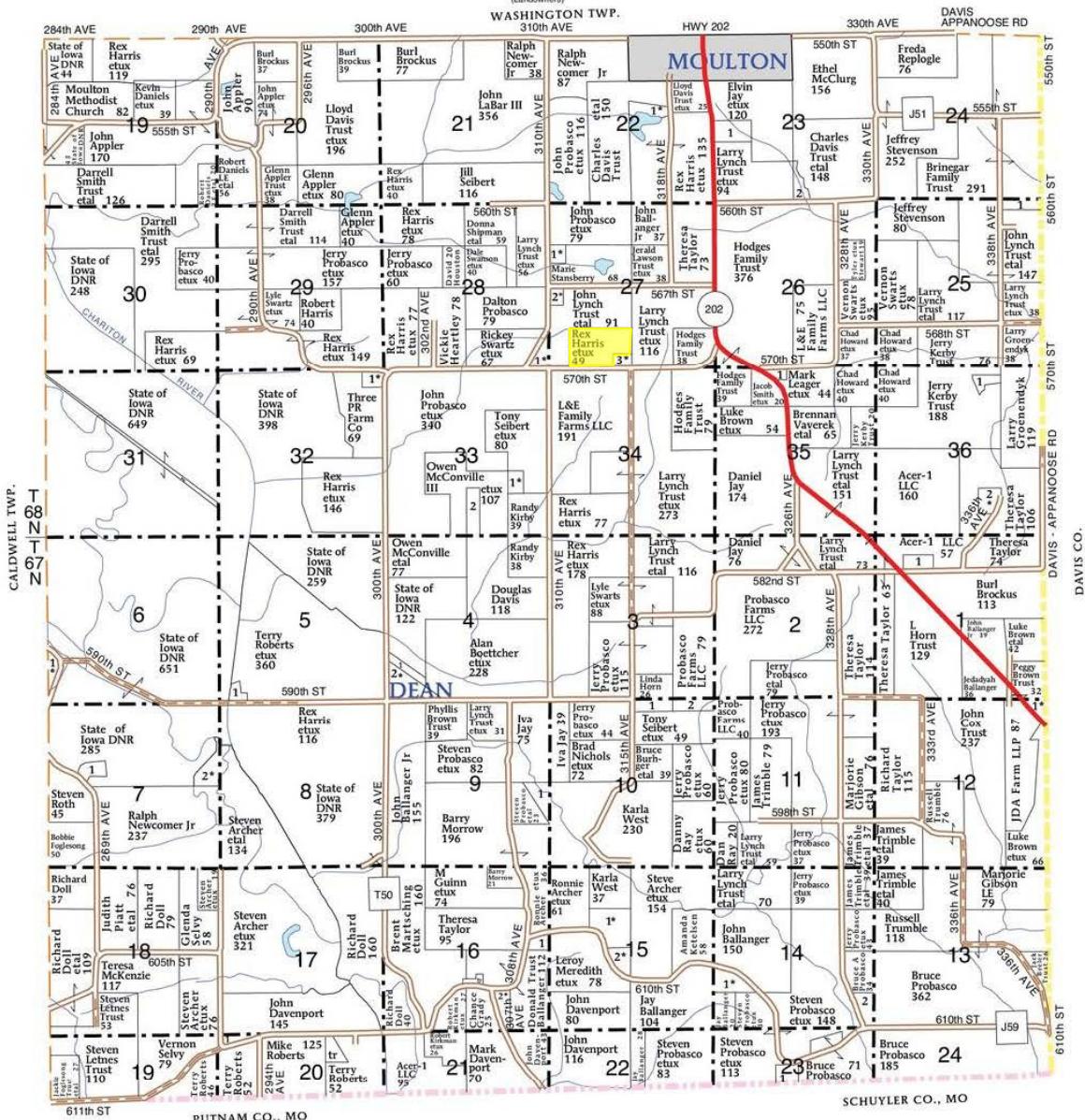


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T-67-68-N

WELLS PLAT

R-16-W

**WELLS TOWNSHIP****SECTION 1**

1. Widmer, Angela 14

**SECTION 4**

1. Brown Trust, Peggy 5

2. Probasco, Jerry etux 22

**SECTION 5**

1. Campbell, Teresa 10

**SECTION 6**

1. Sudbrock, Michael etux 5

**SECTION 7**

1. Dungan, Andy 13

2. Archer, Steven et al 16

**SECTION 9**

1. West, Karla 13

**SECTION 10**

1. Horn, Linda 15

2. Probasco Farms LLC 15

**SECTION 12**

1. Brown, Luke etux 5

**SECTION 14**

1. Stone, Richard etux 11

2. Probasco, Bruce 26

**SECTION 15**

1. Ginneberge Jr, Michael etux 36

2. Ginneberge Jr, Michael etux 14

**SECTION 16**

1. Stevens, Doyle 7

2. Lundsford, Donald etux 12

**SECTION 20S**

1. Rushton, Lawson 6

**SECTION 22S**

1. Davis Trust, Charles etux 8

**SECTION 23N**

1. Jay, Iva 19

2. Hammond, Shane 7

**SECTION 23S**

1. Chariton Hills Conservation LLC 14

**SECTION 25**

1. Houghtlen, Lindsey 7

**SECTION 27**

1. Burgher, Alicia etvir 10

2. Clark, Scott etux 6

3. Horn, Norman et al 9

**SECTION 28**

1. Lynch Trust, John et al 10

**SECTION 31**

1. County of Appanoose 13

**SECTION 32**

1. Harris, Rex etux 8

**SECTION 33**

1. Prbasco, John etux 10

2. 4M Farms LLC 12

**SECTION 35**

1. Campbell, Terry 6

**SECTION 36**

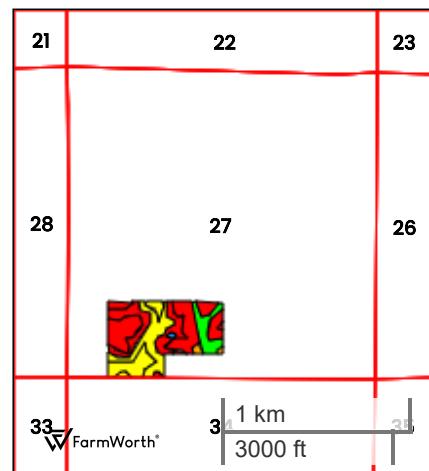
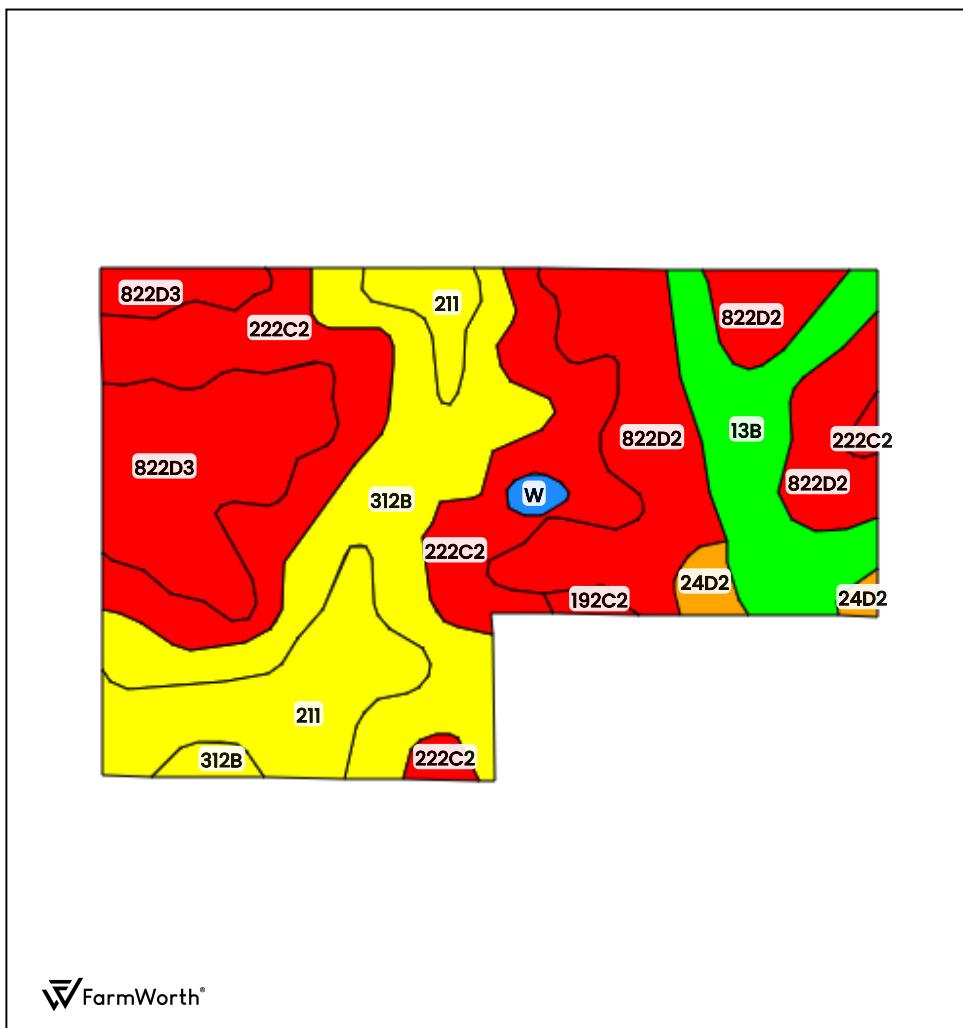
1. Kerby, Tamara 11

2. Lawson, James etux 9



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

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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
<b>Average:</b>				<b>38.0</b>

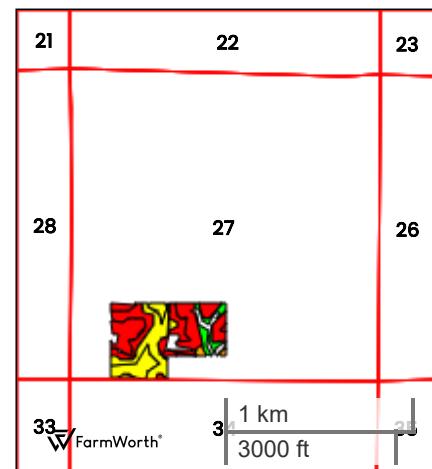
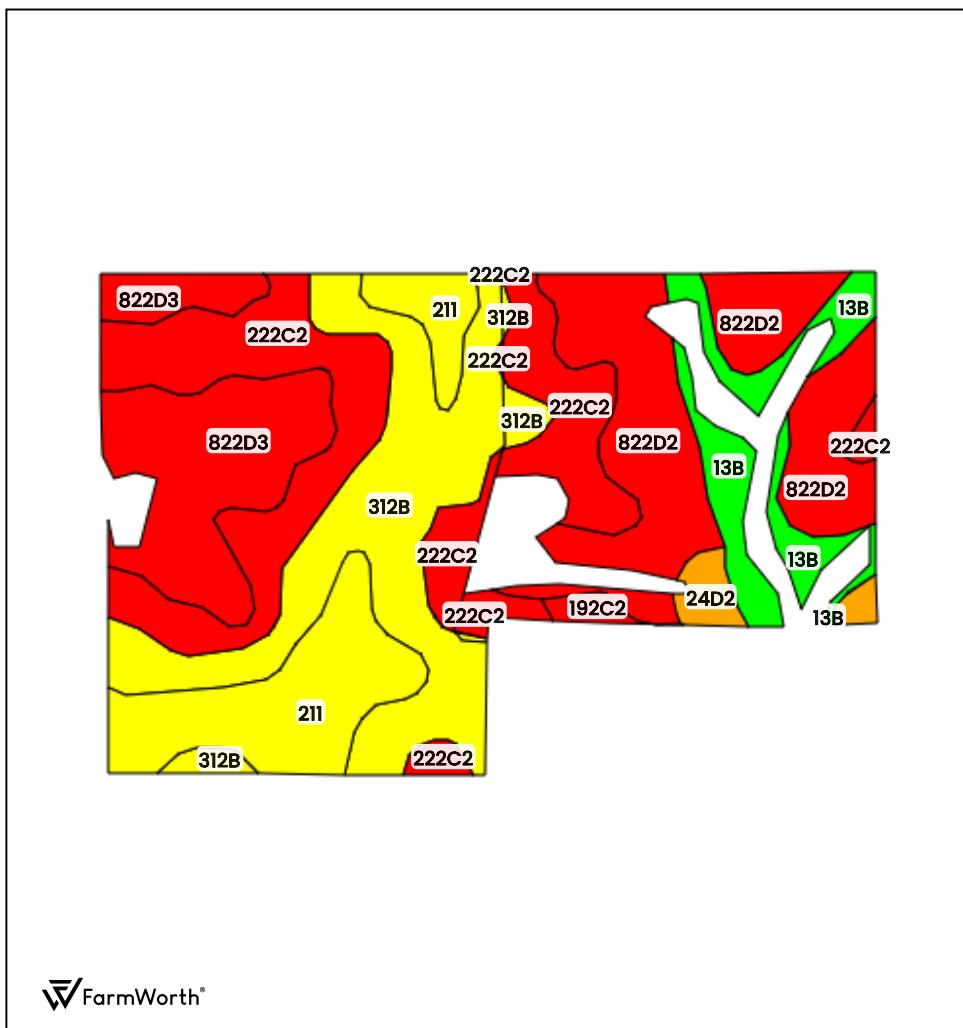
IA has updated the CSR values for each county to CSR2.

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

FarmWorth®

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
<b>Average:</b>				<b>37.0</b>

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

Soils data provided by USDA and NRCS.

IOWA  
DAVIS

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

See Page 5 for non-discriminatory Statements.

FARM : 6986

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

Crop Year : 2026

### Abbreviated 156 Farm Record

Operator Name : REX LEE HARRIS  
CRP Contract Number(s) : None  
Recon ID : 19-051-2024-86  
Transferred From : None  
ARCPCLC G/I/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	
<b>TOTAL</b>	<b>56.11</b>	<b>0.00</b>		

#### 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

IOWA  
DAVIS

Form: FSA-156EZ



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

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
<b>TOTAL</b>	<b>12.41</b>	<b>0.00</b>	

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
<b>TOTAL</b>	<b>19.10</b>	<b>0.00</b>	

NOTES