

LAND FOR SALE

LISTING #18778

121 ACRES M/L
APPANOOSE COUNTY, IOWA



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PeoplesCompany.com
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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northeast 1/4 of the Northwest 1/4 and the North 1/4 of the Northeast 1/4, Section 19, Township 68 North, Range 16 West, Appanoose Co., IA. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present a truly complete combination farm in Appanoose County, Iowa, a region known for its premier whitetail hunting and scenic countryside. Located just a few miles west of Moulton, this 121-acre m/l, property offers the perfect balance of income-producing cropland and diverse wildlife habitat.

This property features an estimated 105.42 FSA cropland acres carrying a CSR2 rating of 60.5. The productive tillable ground is primarily comprised of Radford Silt Loam, Tuskeego Silt Loam, and Armstrong 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. Sale is subject to a lease back with the current owner.

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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 Doug@PeoplesCompany.com

Call: **Alan McNeil**
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121 Acres M/L, Appanoose County, Iowa

TOTAL ACRES:	121
PRICE:	\$913,550
Price Per Acre:	\$7,550
Owner:	Rex Harris
Operator:	
County & State:	Appanoose Co., IA
Location:	
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	60.5 CSR2
Taxable Acres:	119.38
Net RE Taxes:	\$1,718
Taxes Payable In:	2025
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	118.98
Crop Acres:	105.42
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	78.4
Corn Yield:	106
Soybean Base:	4.9
Soybean Yield:	37

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	121
Tillable Acres:	105.42
CRP Acres:	
Farmstead:	
Roads:	.5
Waste & Waterways:	1.48
Timber:	13.6
Pasture:	

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SEC. 19 WELLS (121.00 AC TOTAL, 105.42 AC TILLABLE)

AERIAL MAP



Center: 40.680101, -92.740488

19-68N-16W

Wells Township

Appanoose County, IA

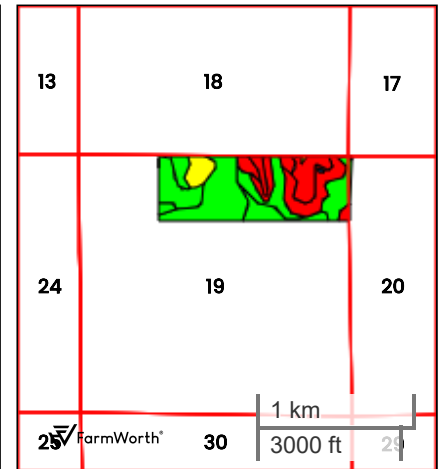
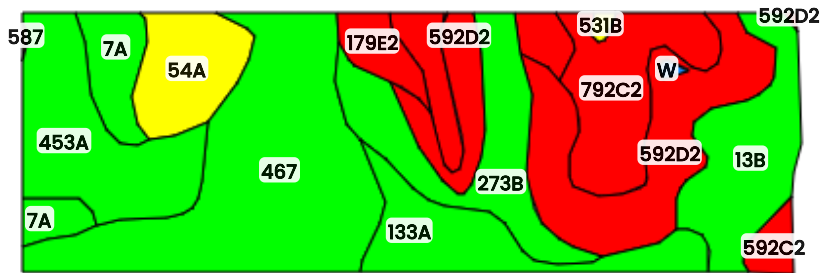


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SEC. 19 WELLS (121.00 AC TOTAL, 105.42 AC TILLABLE)

TOTAL SOILS



County: Appanoose County, IA

Location: 19-68N-16W

Township: Wells

Acres: 121.00

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
467	Radford silt loam	26.78	22.13 %	78
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	18.81	15.55 %	10
453A	Tuskegee silt loam, 0 to 2 percent slopes, rarely flooded	12.90	10.66 %	81
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	12.87	10.64 %	31
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	11.33	9.36 %	81
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	10.56	8.73 %	79
133A	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.73	7.21 %	78
54A	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.91	5.71 %	68
7A	Wiota silt loam, 1 to 3 percent slopes	5.54	4.58 %	95
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.71	2.24 %	24
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.61	1.33 %	22
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	1.58	1.31 %	31
531B	Kniffin silt loam, 2 to 5 percent slopes	0.35	0.29 %	55
W	Water	0.21	0.17 %	0
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.05 %	62
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	0.05	0.04 %	5
Average:				60.5

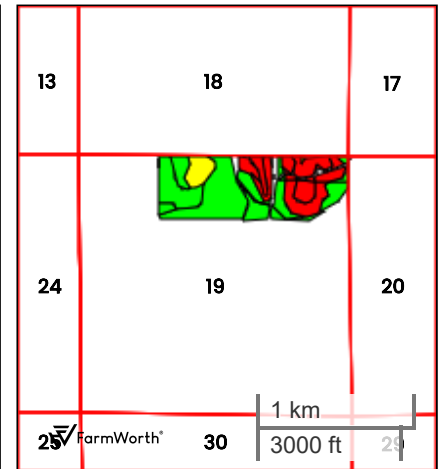
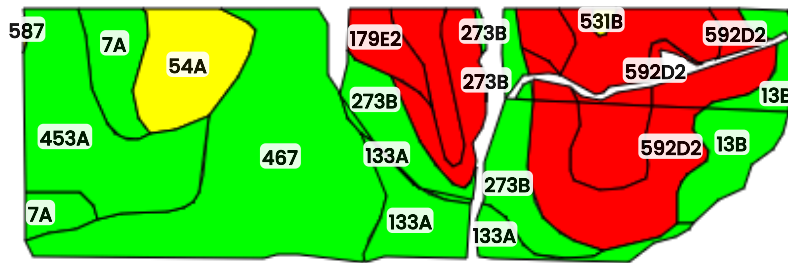
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



SEC. 19 WELLS (121.00 AC TOTAL, 105.42 AC TILLABLE)

TILLABLE SOILS



County: Appanoose County, IA

Location: 19-68N-16W

Township: Wells

Acres: 105.42

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
467	Radford silt loam	24.46	23.20 %	78
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	17.77	16.85 %	10
453A	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	12.78	12.12 %	81
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	12.20	11.57 %	31
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	9.30	8.82 %	81
54A	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.81	6.46 %	68
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.22	5.90 %	79
133A	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.14	5.82 %	78
7A	Wiota silt loam, 1 to 3 percent slopes	5.43	5.15 %	95
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.42	2.30 %	24
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.53	1.45 %	22
531B	Kniffin silt loam, 2 to 5 percent slopes	0.31	0.29 %	55
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.06 %	62
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	0.00	0.00 %	5
Average:				59.9

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

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Davis County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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2026 Program Year

Map Created November 18, 2025

Farm **6026**
Tract **12432**

Tract Cropland Total: 105.42 acres

IOWA
DAVIS



United States Department of Agriculture
Farm Service Agency

FARM : 6026

Prepared : 11/21/25 12:51 PM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROBERT DARRELL HARRIS
CRP Contract Number(s) : None
Recon ID : 19-051-2018-11
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
118.98	105.42	105.42	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	105.42		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	78.40	0.00	106	
Soybeans	4.90	0.00	37	
TOTAL	83.30	0.00		

NOTES

Tract Number : 12432

Description : 19-68-16 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 : 19-051-2018-8

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.98	105.42	105.42	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 12432 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.42	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	78.40	0.00	106
Soybeans	4.90	0.00	37
TOTAL	83.30	0.00	

NOTES

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