

LAND FOR SALE

LISTING #18779

120 ACRES M/L
APPANOOSE COUNTY, IOWA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Southwest 1/4 of the Southwest 1/4 of Section 21, and the North 1/2 of the Northwest 1/4 of Section 28, Township 68 North, Range 16 West, Appanoose Co., IA. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer this 120 M/L acre combination farm featuring highly productive row-crop ground, pasture, hunting land, and potential building sites, located just southwest of Moulton and east of Centerville in Appanoose County, Iowa. The property lies in Sections 21 and 28 of Wells Township on 560th Street, just over a mile west of Highway 202.

This versatile farm presents a variety of opportunities for the next owner. It would make an excellent addition to an existing farming operation, an ideal and affordable starter farm for a beginning farmer, a nice recreational property close to Ottumwa & Fairfield, or a sizable building site that could be divided into multiple parcels.

The farm includes an estimated 27.48 FSA cropland acres currently in production, carrying a CSR2 rating of 48.2. The tillable acres consist primarily of Armstrong Gara Complex, Olmitz-Vesser-Colo complex, Gara loam and Colo silty clay loam. The balance of the property is currently in grass pasture, timbered draws and a pond.

LEASE/FSA INFORMATION:

Subject to lease back.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
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 Doug@PeoplesCompany.com

Call: **Alan McNeil**
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 Alan@peoplescompany.com

120 Acres M/L, Appanoose County, Iowa

| | |
|------------------------------|-------------------------|
| TOTAL ACRES: | 120 |
| PRICE: | \$678,000 |
| Price Per Acre: | \$5,650 |
| Owner: | Rex Harris |
| Operator: | |
| County & State: | Appanoose Co., IA |
| Location: | |
| Possession Date: | As agreed |
| Drainage Info: | Natural |
| Average Productivity: | 48.2 CSR2 |
| Taxable Acres: | 117.6 |
| Net RE Taxes: | \$1,178 |
| Taxes Payable In: | 2025 |
| Topography: | Level to Gently Rolling |

F.S.A. INFORMATION:

| | |
|-----------------------|--------|
| Farmland: | 118.44 |
| Crop Acres: | 27.48 |
| CRP Acres: | |
| Wheat Base: | |
| Wheat Yield: | |
| Corn Base: | 19.03 |
| Corn Yield: | 106 |
| Soybean Base: | 1.81 |
| Soybean Yield: | 37 |

APPROXIMATE BREAKDOWN OF ACRES:

| | |
|-------------------------------|-------|
| Total Acres: | 120 |
| Tillable Acres: | 27.48 |
| CRP Acres: | |
| Farmstead: | |
| Roads: | 1 |
| Waste & Waterways: | |
| Timber: | |
| Pasture: | 91.52 |

PeoplesCompany.com
563.659.8185

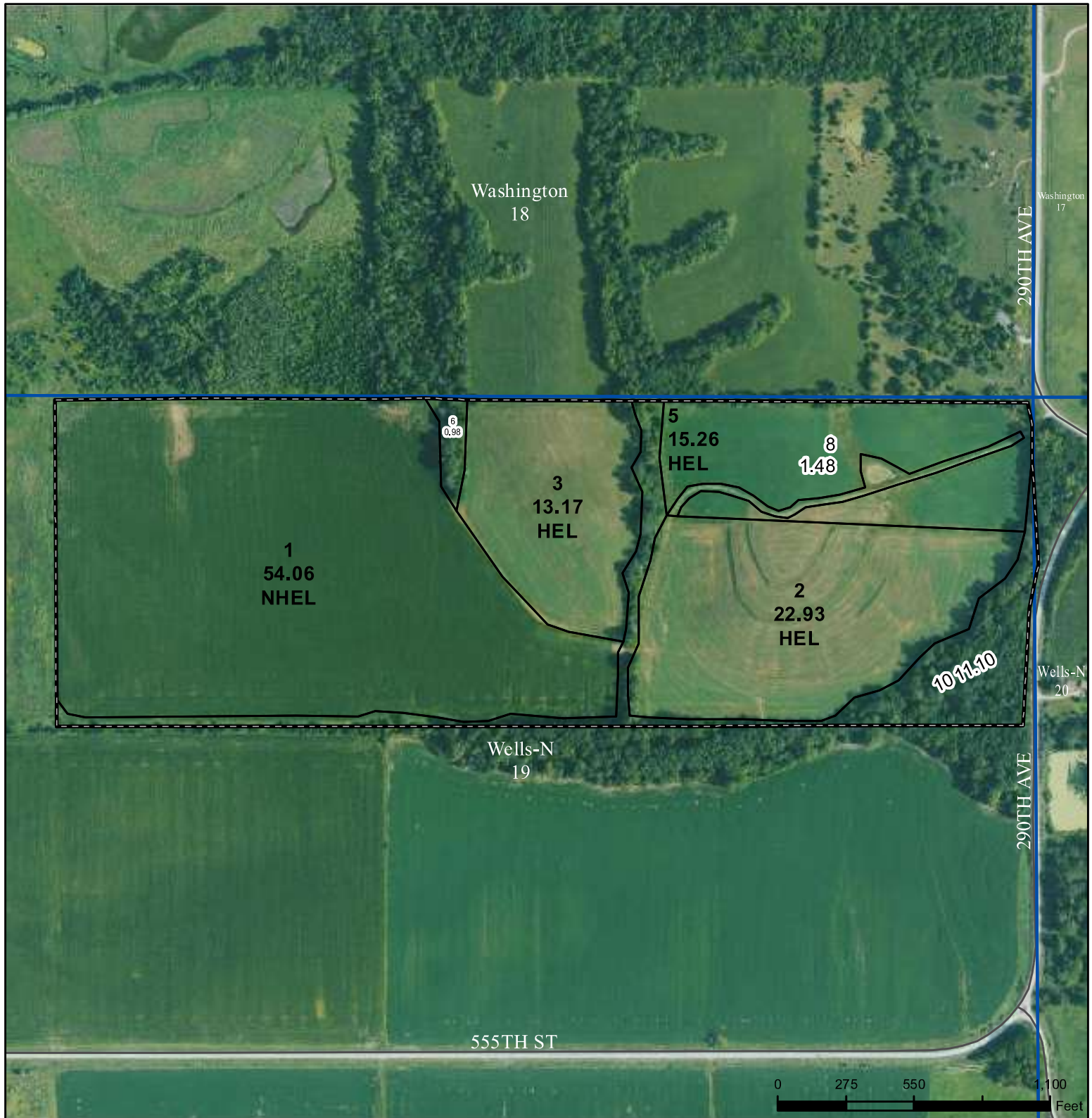
700 6th Ave
 DeWitt, Iowa 52742





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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USDA is an equal opportunity provider, employer, and lender.

2026 Program Year

Map Created November 18, 2025

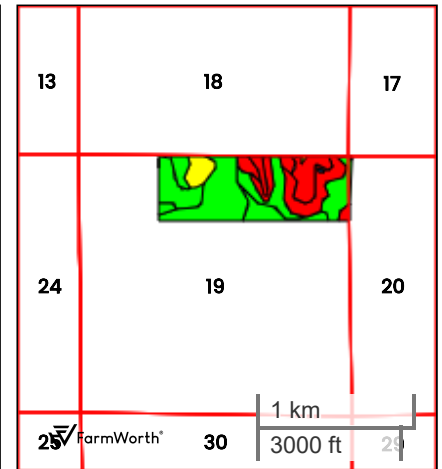
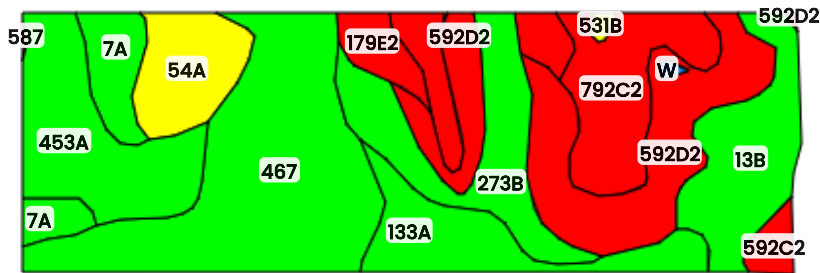
Farm **6026**
Tract **12432**

Tract Cropland Total: 105.42 acres



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 |

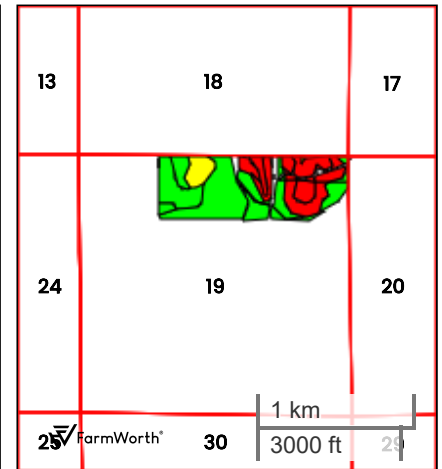
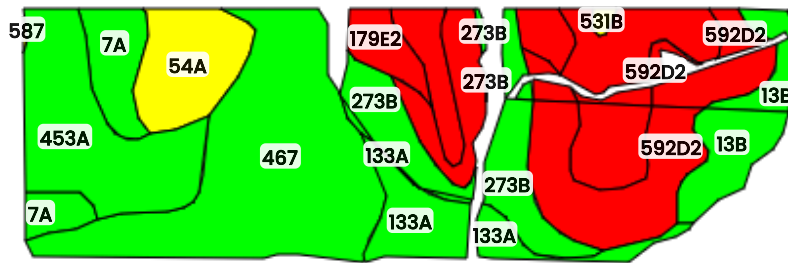
IA has updated the CSR values for each county to CSR2.

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.



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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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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