

LAND FOR SALE

LISTING #18779

80 ACRES M/L
APPANOOSE COUNTY, IOWA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

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.

80 Acres M/L, Appanoose County, Iowa

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer this 80 M/L acre combination farm featuring pasture and hunting land, and potential building sites, located just southwest of Moulton and east of Centerville in Appanoose County, Iowa. The property lies in Section 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 be a nice recreational property close to Ottumwa & Fairfield, or a sizable building site that could be divided into multiple parcels.

The property is currently in grass pasture, timbered draws and a pond.

The property offers strong recreational potential, with a healthy population of whitetail deer and turkey known to frequent the area. With some management effort, this farm could become a consistent producer from a hunting perspective. Several quality whitetails are currently living on the property.

***SALE IS SUBJECT TO LEASE BACK.

LEASE/FSA INFORMATION:

Subject to lease back.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
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 Office: 563.659.8185
 Alan@peoplescompany.com

TOTAL ACRES:	80
PRICE:	\$452,000
Price Per Acre:	\$5,650
Owner:	Rex Harris
Operator:	
County & State:	Appanoose Co., IA
Location:	Southwest of Moulton, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	38.2 CSR2
Taxable Acres:	78
Net RE Taxes:	\$668
Taxes Payable In:	2025
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	
Crop Acres:	
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	1
Waste & Waterways:	
Timber:	
Pasture:	79

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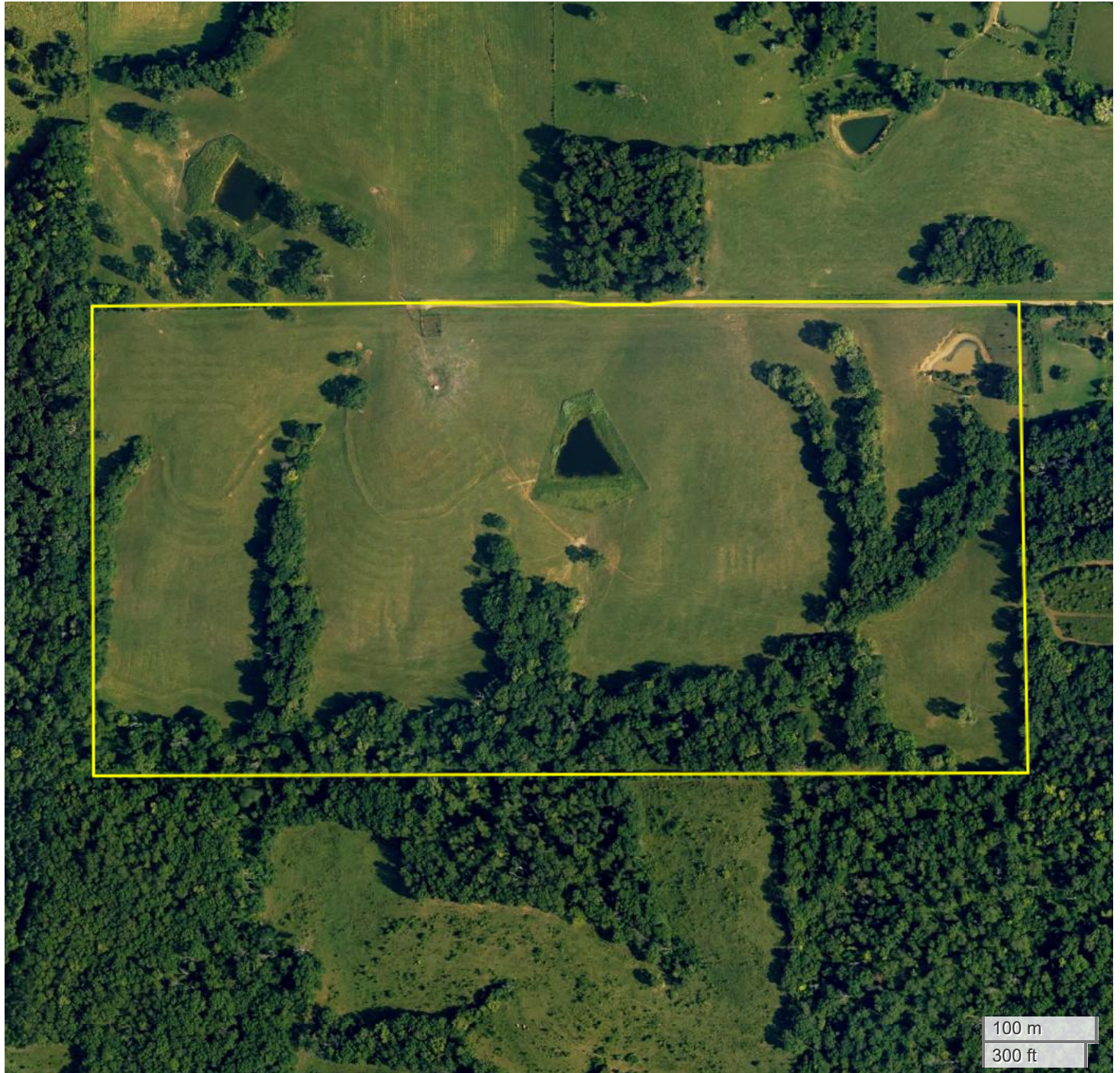
R-16-W

- Douglas R. Yegge 563-320-9900
Alan McNeil 563-321-1125
Peoplescompany.com



80 A, APPANOOSE CO., IA (80.00 AC TOTAL, 0 AC TILLABLE)

AERIAL MAP



Center: 40.665646, -92.709519

28-68N-16W

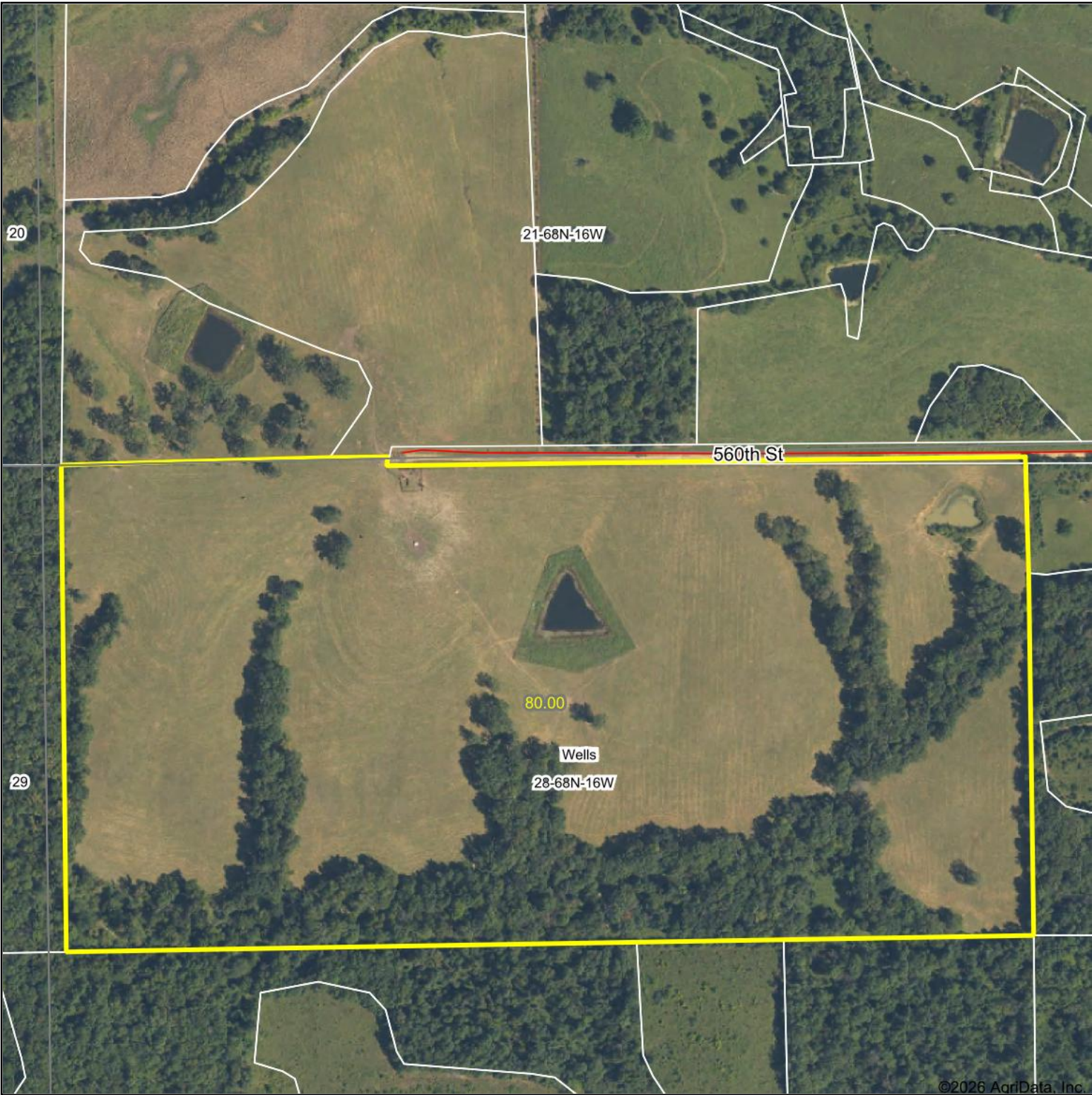
Wells Township

Appanoose County, IA



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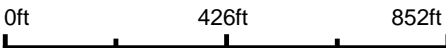
Aerial Map



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Boundary Center: 40° 39' 56.17, -92° 42' 34.09



DeWitt, Iowa | 563.659.8185

28-68N-16W
Appanoose County
Iowa



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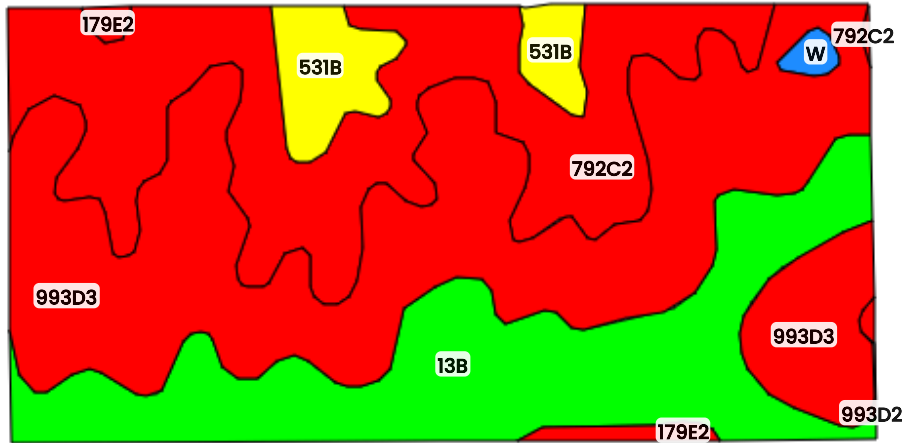
1/26/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

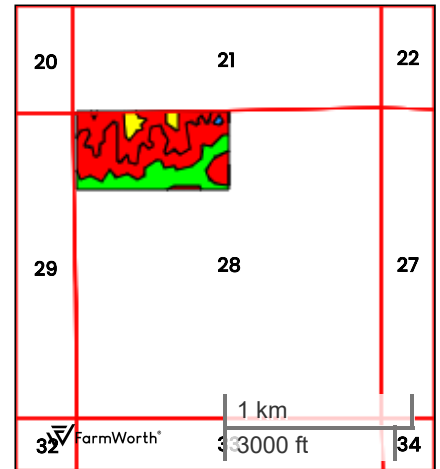


80 A, APPANOOSE CO., IA (80.00 AC TOTAL, 0 AC TILLABLE)

TOTAL SOILS



FarmWorth®



County: Appanoose County, IA

Location: 28-68N-16W

Township: Wells

Acres: 80.00

Date: 01/26/2026



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	34.43	43.04 %	19
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	21.14	26.43 %	31
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	18.94	23.68 %	79
531B	Kniffin silt loam, 2 to 5 percent slopes	4.13	5.16 %	55
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.89	1.11 %	24
W	Water	0.43	0.54 %	0
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.03	0.04 %	22
Average:				38.2

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 | CRP | Iowa PLSS |
| Cropland | Tract Boundary | Iowa Roads |

Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

2026 Program Year

Map Created November 18, 2025

Farm **6986**

Tract **11654**

Tract Cropland Total: 0.00 acres

IOWA
DAVIS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6983

Prepared : 11/21/25 12:54 PM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : REX LEE HARRIS
CRP Contract Number(s) : None
Recon ID : 19-051-2024-84
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
77.74	54.66	54.66	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	54.66		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	40.63	0.00	106	
Soybeans	3.11	0.00	37	

TOTAL 43.74 0.00

NOTES

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Tract Number : 11490

Description : 21-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
38.68	27.48	27.48	0.00	0.00	0.00	0.00	0.0