

LAND FOR SALE

LISTING #18782

260 ACRES M/L
APPANOOSE COUNTY, IOWA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The South 1/2 of the Southwest 1/4 of Section 34, Township 68 North, Range 16 West, and the North 1/2 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, the West 1/2 of the Southwest 1/4, Section 3, Township 67 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 260 M/L acre combination farm featuring highly productive row-crop ground, pasture, hunting land, and potential building sites, located just south of Moulton and east of Centerville in Appanoose County, Iowa. The property lies in Section 24 of Wells Township on 590th Street, just over two miles 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 62.82 FSA cropland acres currently in production, carrying a CSR2 rating of 41.6. The tillable acres consist primarily of Olmitz-Vesser-Colo complex, Armstrong loam & Mystic silt loams. The balance of the property is currently in grass pasture, timbered draws and ponds. The farm is very accessible, with multiple driveways located on the western border of the property.

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

260 Acres M/L, Appanoose County, Iowa

TOTAL ACRES:	260
PRICE:	\$1,404,000
Price Per Acre:	\$5,400
Owner:	Rex Harris
Operator:	Harris
County & State:	Appanoose Co., IA
Location:	Moulton, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	41.6 CSR2
Taxable Acres:	249.9
Net RE Taxes:	\$2,534
Taxes Payable In:	2025
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	251.79
Crop Acres:	62.82
CRP Acres:	
Oat Base:	3.5
Oat Yield:	46
Corn Base:	14.7
Corn Yield:	134
Soybean Base:	9
Soybean Yield:	29

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	260
Tillable Acres:	62.82
CRP Acres:	
Farmstead:	
Roads:	8.22
Waste & Waterways:	
Timber:	
Pasture:	188.96

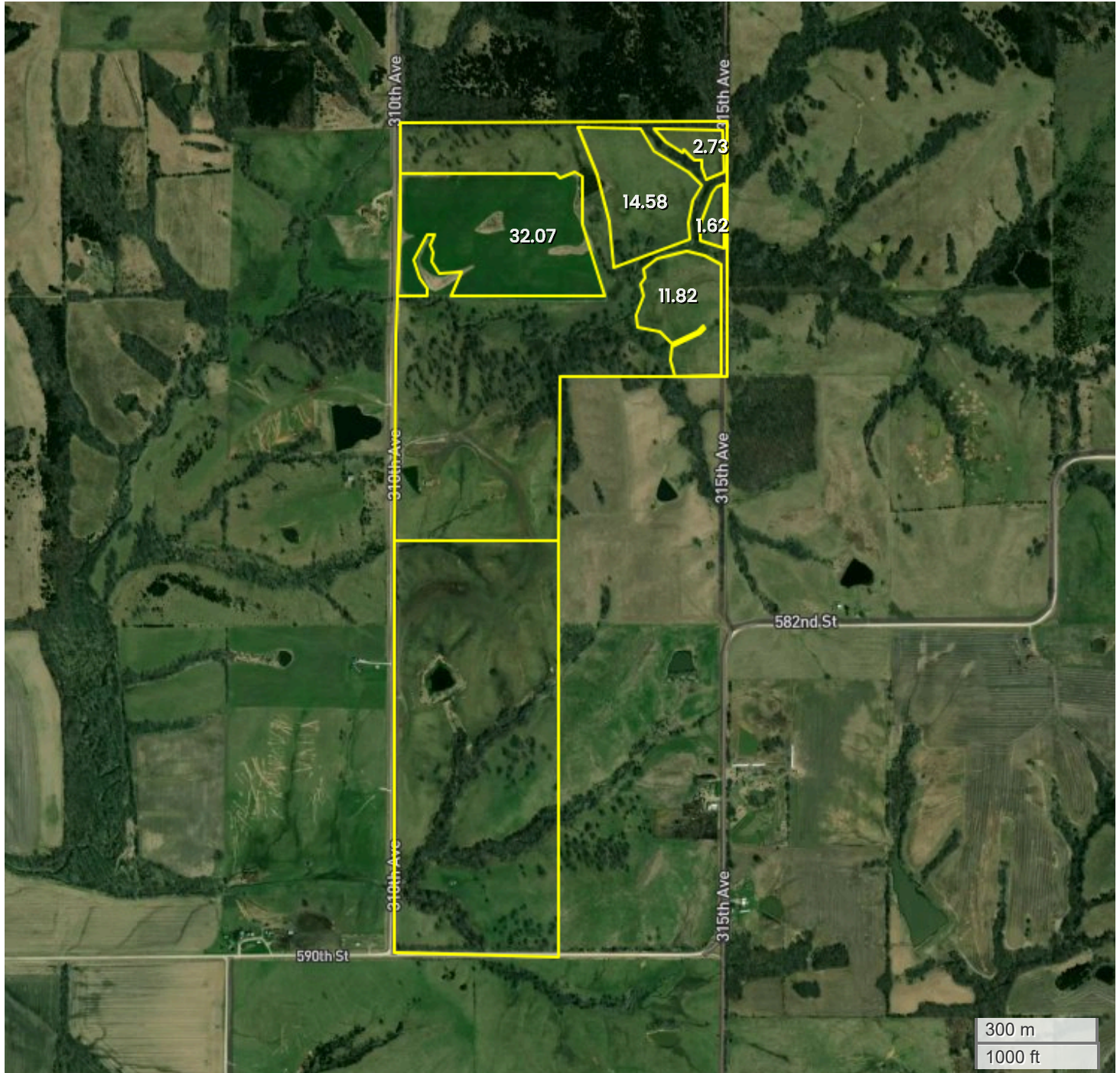
PeoplesCompany.com
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700 6th Ave
 DeWitt, Iowa 52742



260 A., APPANOOSE CO., IA (260.00 AC TOTAL, 62.82 AC TILLABLE)

AERIAL MAP



Center: 40.639342, -92.690431

03-67N-16W

Wells Township

Appanoose County, IA



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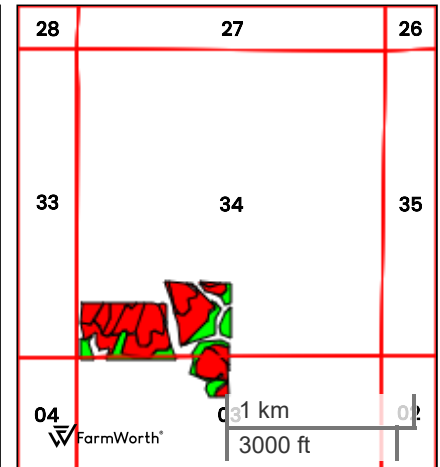
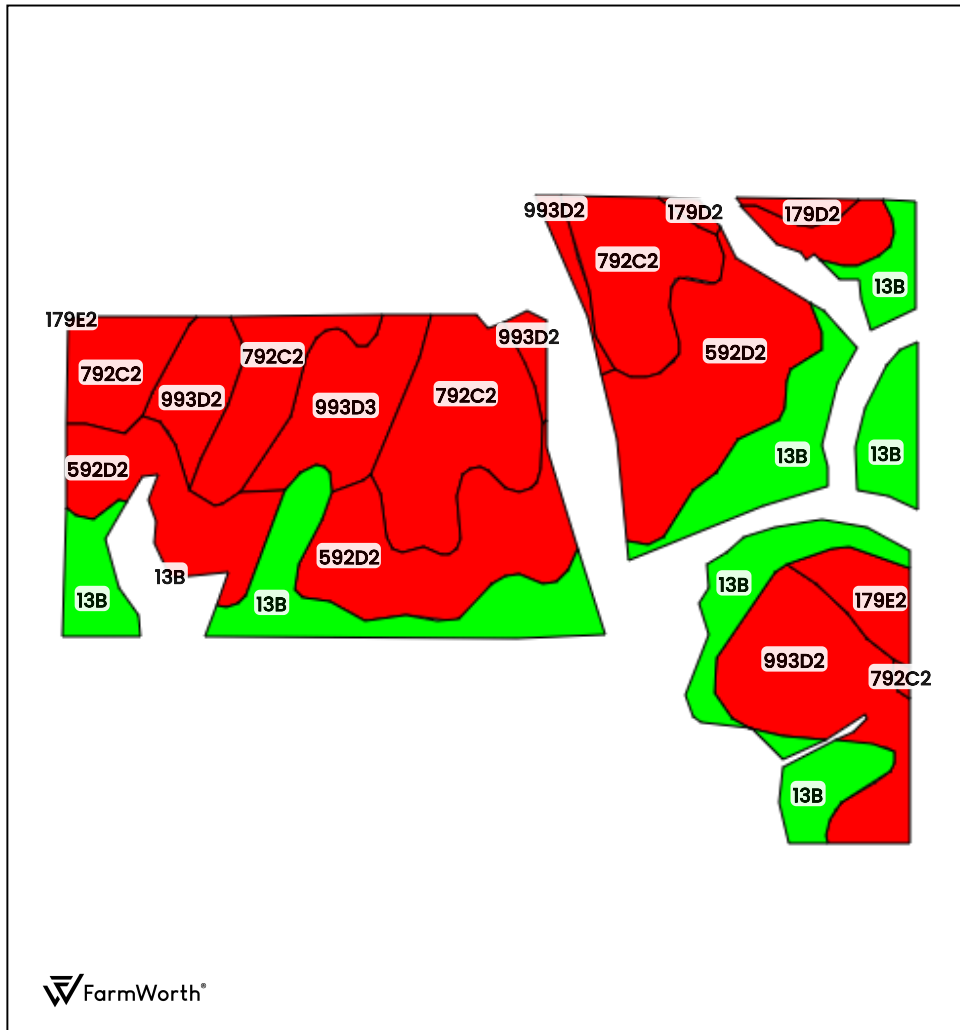
R-16-W





260 A., APPANOOSE CO., IA (260.00 AC TOTAL, 62.82 AC TILLABLE)

TILLABLE SOILS



County: **Appanoose County, IA**

Location: **03-67N-16W**

Township: **Wells**

Acres: **62.82**

Date: **12/17/2025**



Field borders obtained from Farm Service Agency
as of 2008

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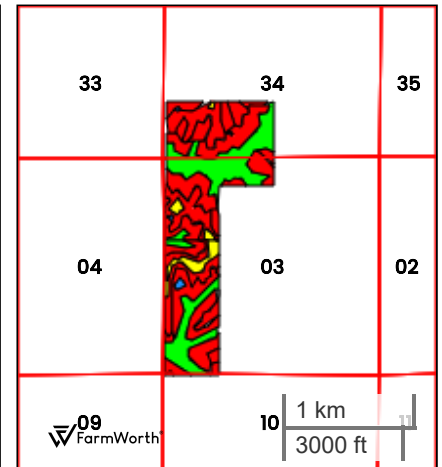
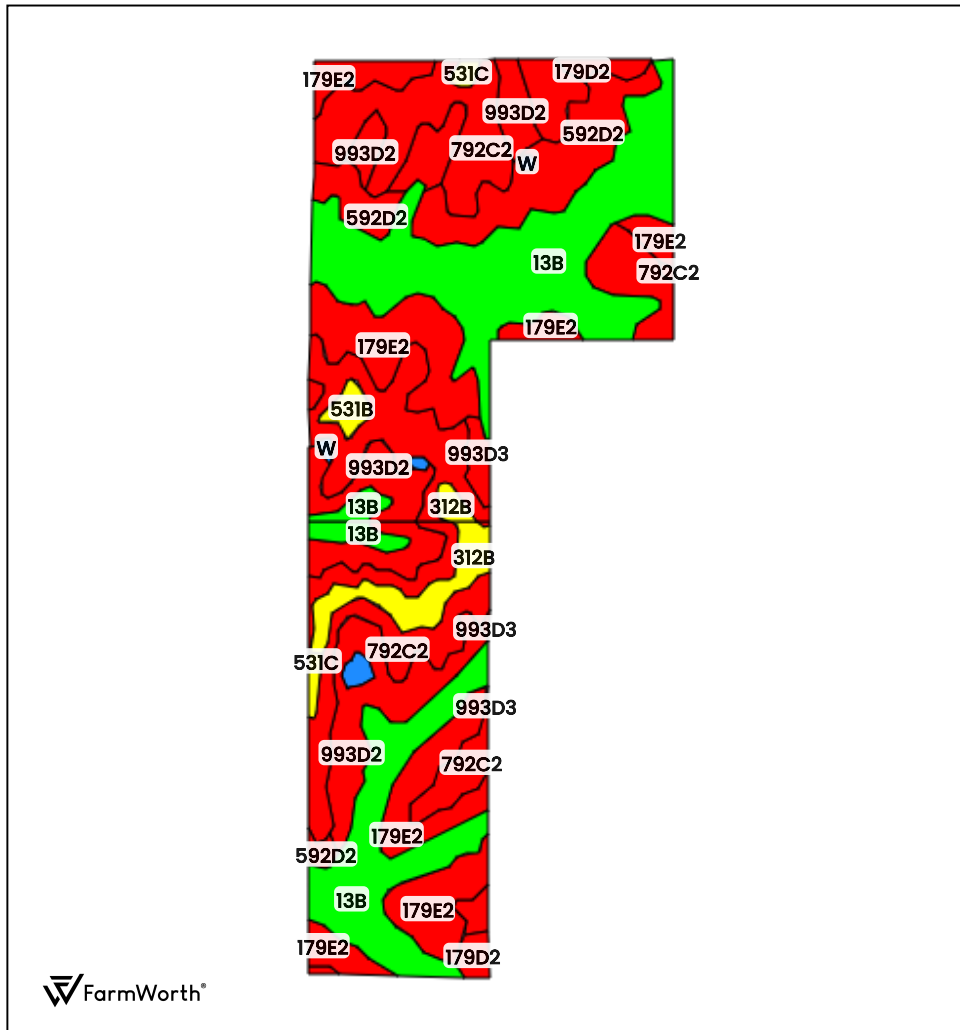
Code	Description	Acres	% of field	IA CSR2
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	17.50	27.85 %	10
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	15.82	25.18 %	79
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	14.64	23.31 %	31
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	8.94	14.24 %	22
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	3.66	5.83 %	19
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.62	2.58 %	24
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.64	1.02 %	38
Average:				35.1

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



260 A., APPANOOSE CO., IA (260.00 AC TOTAL, 62.82 AC TILLABLE)

TOTAL SOILS



County: Appanoose County, IA

Location: 03-67N-16W

Township: Wells

Acres: 260.00

Date: 12/17/2025



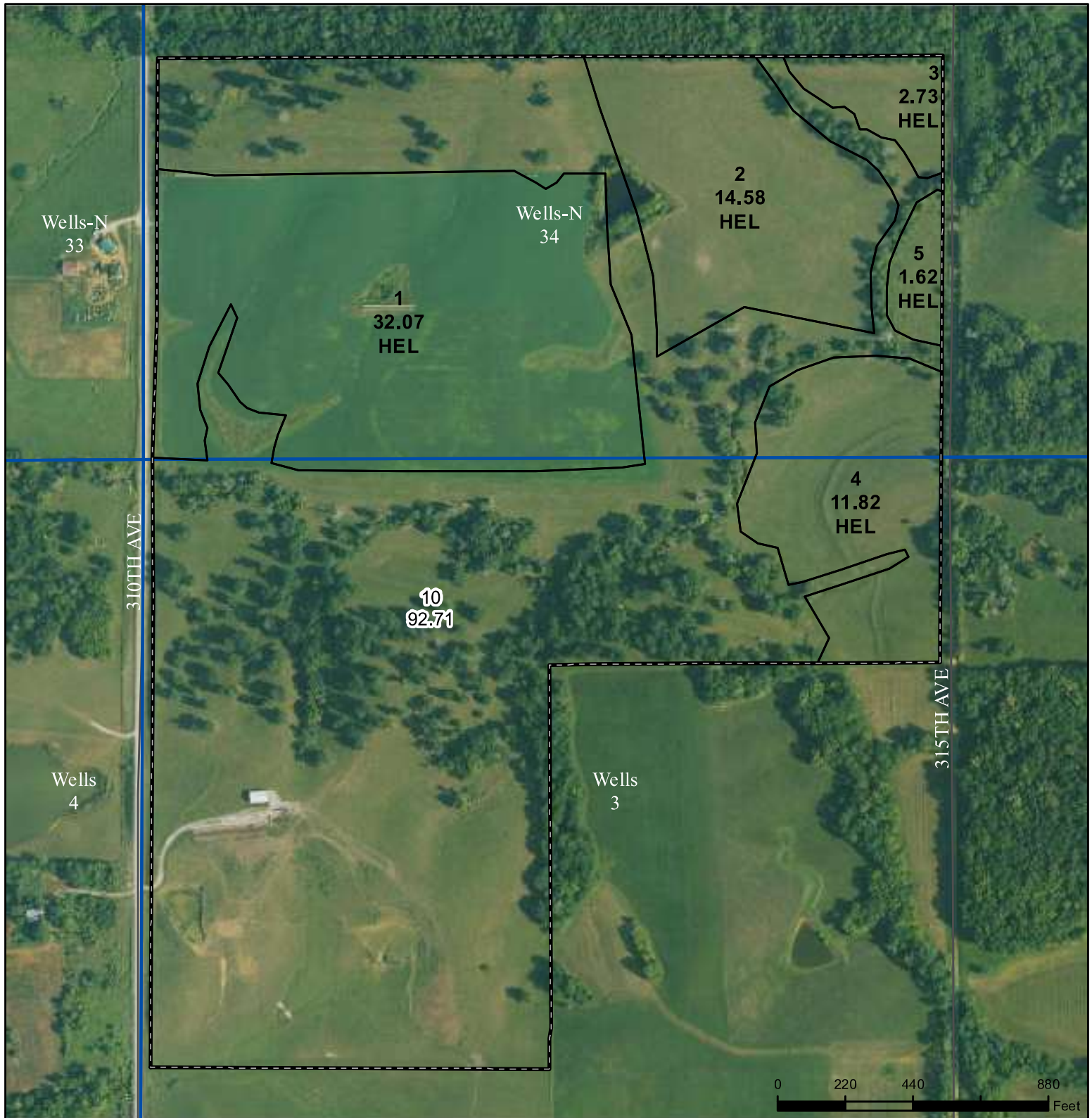
Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	74.86	28.79 %	79
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	60.63	23.32 %	31
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	41.91	16.12 %	24
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	37.36	14.37 %	22
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	21.62	8.31 %	10
312B	Seymour silt loam, 2 to 5 percent slopes	8.67	3.33 %	64
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	6.21	2.39 %	19
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.27	1.26 %	38
W	Water	1.99	0.77 %	0
531B	Kniffin silt loam, 2 to 5 percent slopes	1.84	0.71 %	55
531C	Kniffin silt loam, 5 to 9 percent slopes	1.65	0.63 %	52
Average:				41.6

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

Soils data provided by USDA and NRCS.



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 62.82 acres

2026 Program Year

Map Created November 18, 2025

Farm 6986

Tract 11652

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IOWA
DAVIS



United States Department of Agriculture
Farm Service Agency

FARM : 6983

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

Form: FSA-156EZ

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

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



Abbreviated 156 Farm Record

Tract 11490 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	27.48	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	21.60	0.00	106
Soybeans	1.30	0.00	37
TOTAL	22.90	0.00	

NOTES

Tract Number : 12435

Description : 29-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 : 19-051-2018-9

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.06	27.18	27.18	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	27.18	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	19.03	0.00	106
Soybeans	1.81	0.00	37
TOTAL	20.84	0.00	

NOTES