

# LAND FOR SALE

## 200 ACRES M/L

### APPANOOSE COUNTY, IOWA

LISTING #18797



**DOUG YEGGE**

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**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

Being the North 1/2 of the Southeast 1/4 and part of the East 1/2 of the Northwest 1/4, South of the Railroad, and part of the Northeast 1/4, all in Section 5, Township 68 North, Range 16 West, Appanoose Co., IA. Exact legal description to come from the abstract.  
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## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer this 200 M/L-acre combination farm featuring highly productive row-crop ground, pasture, hunting land, and potential building sites, located just north of Moulton and east of Centerville in Appanoose County, Iowa. The property lies in Section 5 of Washington Township on 520th Street, just over a mile south of Highway 2.

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 and Fairfield, or a sizable building site that could be divided into multiple parcels.

The farm includes an estimated 105.51 FSA cropland acres currently in production, carrying a CSR2 rating of 41.3. The fillable acres consist primarily of Clarinda silty clay loam, Shelby loam and Seymour silt loam. The balance of the property is currently in grass pasture, timbered draws and ponds.

Beyond its agricultural and income-producing qualities, the property also 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.

## 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**  
 Cell: 563.321.1125  
 Office: 563.659.8185  
 Alan@peoplescompany.com

**200 Acres M/L, Appanoose County, Iowa**

<b>TOTAL ACRES:</b>	<b>200</b>
<b>PRICE:</b>	<b>\$1,300,000</b>
<b>Price Per Acre:</b>	\$6,500
<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>	41.9 CSR2
<b>Taxable Acres:</b>	195.58
<b>Net RE Taxes:</b>	\$2,577
<b>Taxes Payable In:</b>	2025
<b>Topography:</b>	Level to Gently Rolling

## F.S.A. INFORMATION:

<b>Farmland:</b>	196.24
<b>Crop Acres:</b>	105.51 est.
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	1.61
<b>Wheat Yield:</b>	38
<b>Corn Base:</b>	34.18
<b>Corn Yield:</b>	98.5
<b>Soybean Base:</b>	38.16
<b>Soybean Yield:</b>	29.5

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	200
<b>Tillable Acres:</b>	105.51 est.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1
<b>Waste &amp; Waterways:</b>	
<b>Timber:</b>	9.85
<b>Pasture:</b>	83.64

**PeoplesCompany.com**  
**563.659.8185**

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 DeWitt, Iowa 52742

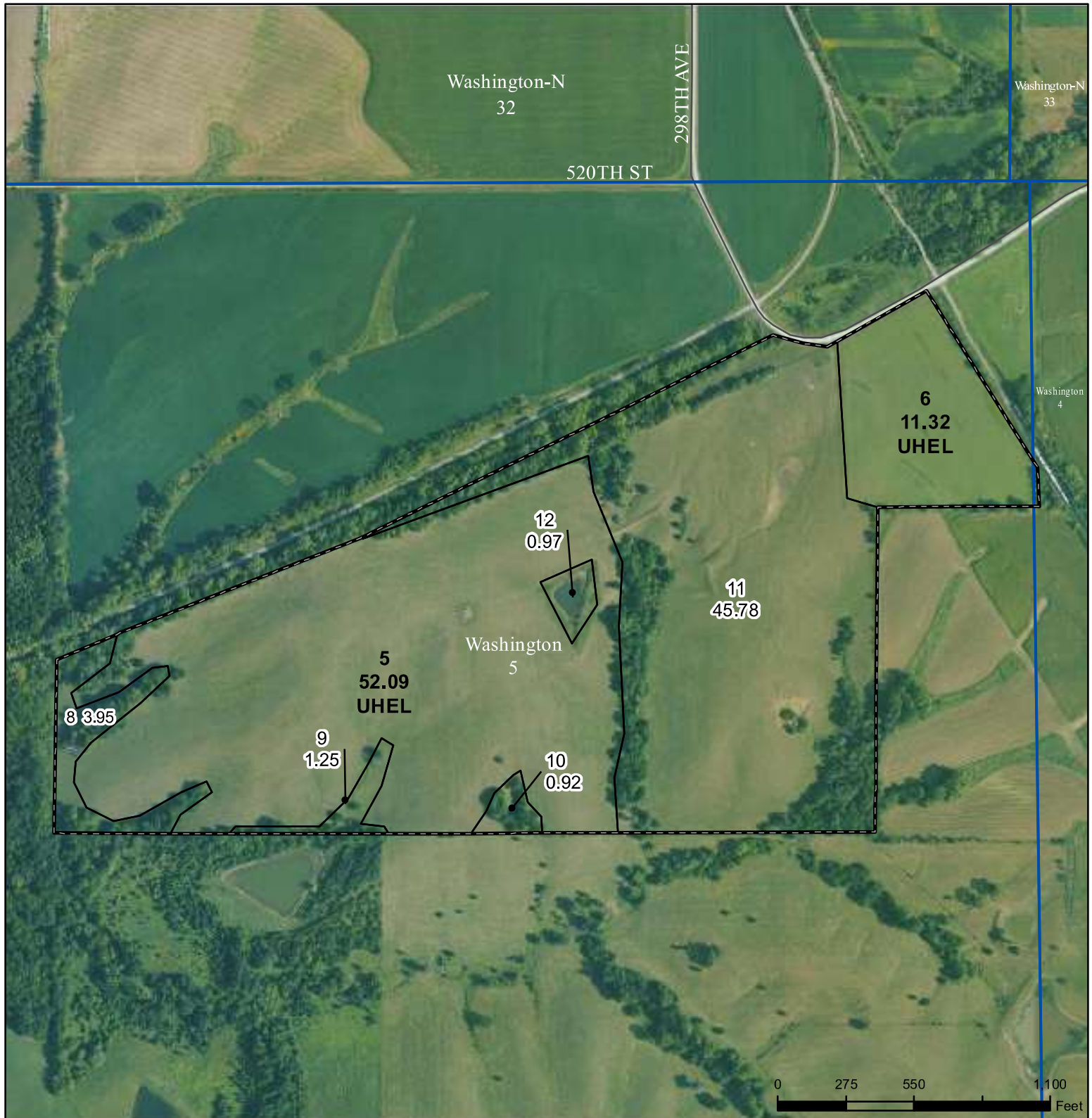






United States  
Department of  
Agriculture

# Appanoose County, Iowa



## Legend

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

## Wetland Determination Identifiers

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

Tract Cropland Total: 63.41 acres

2025 Program Year

Map Created April 04, 2025

Farm 5590

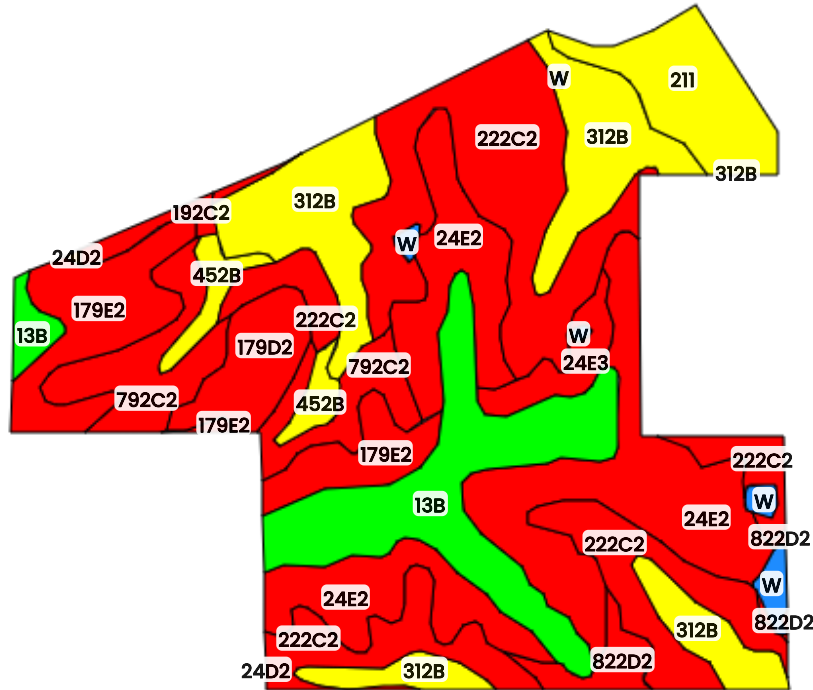
Tract 4624

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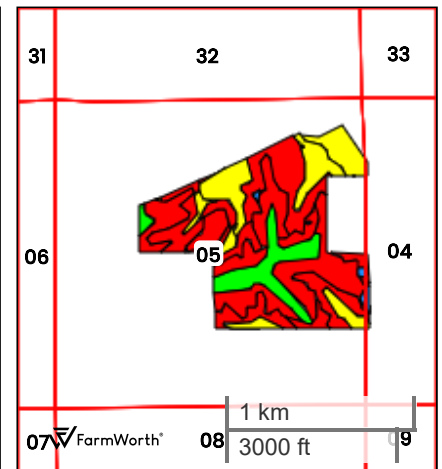
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## TOTAL SOILS



FarmWorth®



County: Appanoose County, IA

Location: 05-68N-16W

Township: **Washington**















Acres: 200.00

Date: 12/02/2025



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	46.04	23.02 %	28
24E2		Shelby loam, 14 to 18 percent slopes, moderately eroded	41.38	20.69 %	33
312B		Seymour silt loam, 2 to 5 percent slopes	28.03	14.02 %	64
13B		Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	23.64	11.82 %	79
179E2		Gara loam, 14 to 18 percent slopes, moderately eroded	16.06	8.03 %	24
792C2		Armstrong loam, 5 to 9 percent slopes, moderately eroded	13.49	6.75 %	31
211		Edina silt loam, 0 to 1 percent slopes	10.17	5.09 %	59
179D2		Gara loam, 9 to 14 percent slopes, moderately eroded	6.63	3.32 %	38
452B		Lineville silt loam, 2 to 5 percent slopes	3.83	1.92 %	53
24E3		Shelby soils, 14 to 18 percent slopes, severely eroded	3.68	1.84 %	33
822D2		Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.12	1.56 %	10
W		Water	2.26	1.13 %	0
192C2		Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	1.57	0.79 %	29
24D2		Shelby loam, 9 to 14 percent slopes, moderately eroded	0.08	0.04 %	45
Average:					41.9

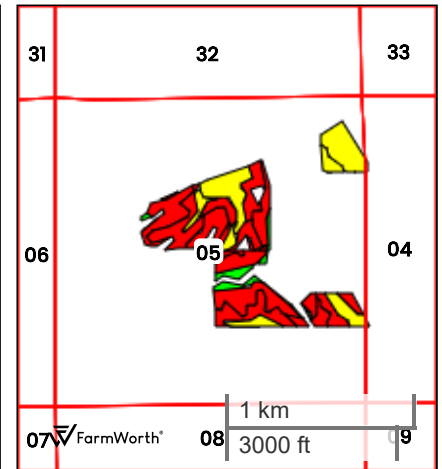
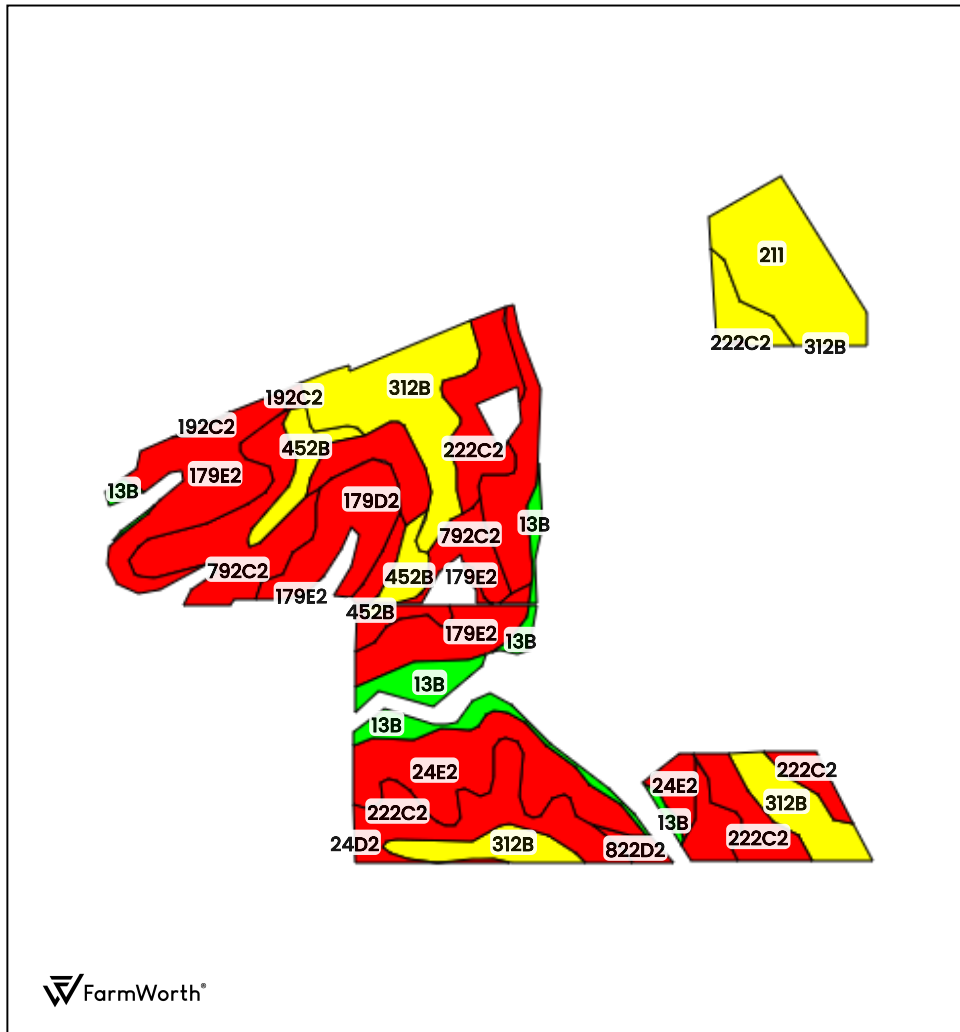
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



SEC. 5 WASHINGTON (200.00 AC TOTAL, 105.51 AC TILLABLE)

## TILLABLE SOILS



County: Appanoose County, IA

Location: 05-68N-16W

Township: Washington

Acres: 105.51

Date: 12/02/2025



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	19.32	18.32 %	28
312B	Seymour silt loam, 2 to 5 percent slopes	17.66	16.74 %	64
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	15.42	14.61 %	33
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.74	12.07 %	24
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	12.61	11.95 %	31
211	Edina silt loam, 0 to 1 percent slopes	9.23	8.75 %	59
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.02	5.70 %	79
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.70	5.40 %	38
452B	Lineville silt loam, 2 to 5 percent slopes	3.83	3.63 %	53
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.62	2.48 %	10
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.37	0.35 %	29
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.00	0.00 %	45
Average:				41.3

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

Soils data provided by USDA and NRCS.



SEC. 5 WASHINGTON (200.00 AC TOTAL, 105.51 AC TILLABLE)

## AERIAL MAP



Center: 40.719323, -92.721412

05-68N-16W

Washington Township  
Appanoose County, IA



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Abbreviated 156 Farm Record

Operator Name : REX LEE HARRIS  
CRP Contract Number(s) : None  
Recon ID : 19-007-2024-4  
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
116.28	63.41	63.41	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	63.41		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.61	0.00	38	
Corn	21.49	0.00	93	
Soybeans	23.96	0.00	25	
TOTAL	47.06	0.00		

NOTES

Tract Number : 4624

Description :  
FSA Physical Location : IOWA/APPANOOSE  
ANSI Physical Location : IOWA/APPANOOSE  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : REX LEE HARRIS, SHERI SUE HARRIS  
Other Producers : None  
Recon ID : 19-007-2024-3

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.28	63.41	63.41	0.00	0.00	0.00	0.00	0.0





Abbreviated 156 Farm Record

Tract 4624 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.61	0.00	38
Corn	21.49	0.00	93
Soybeans	23.96	0.00	25
<b>TOTAL</b>	<b>47.06</b>	<b>0.00</b>	

NOTES

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