

Productive Centerville Tillable
183rd Ave
Centerville, IA 52544

\$1,350,000
180± Acres
Appanoose County



**Productive Centerville Tillable
Centerville, IA / Appanoose County**

SUMMARY

Address

183rd Ave

City, State Zip

Centerville, IA 52544

County

Appanoose County

Type

Farms, Undeveloped Land, Recreational Land

Latitude / Longitude

40.730522 / -92.946601

Acreage

180

Price

\$1,350,000

Property Website

<https://arrowheadlandcompany.com/property/productive-centerville-tillable/appanoose/iowa/94030/>

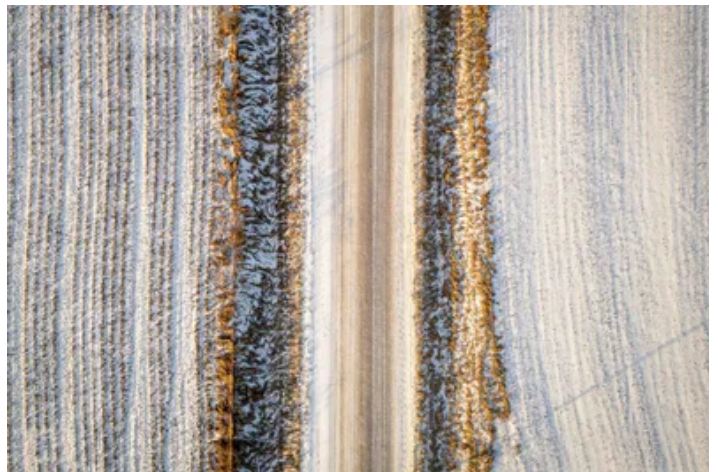
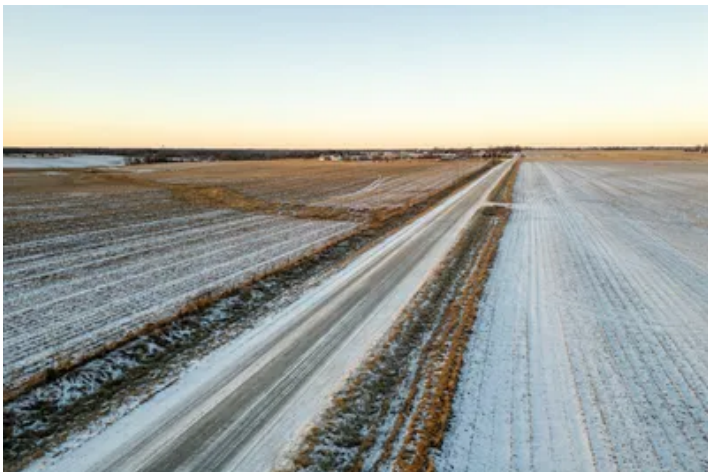


Productive Centerville Tillable Centerville, IA / Appanoose County

PROPERTY DESCRIPTION

If you are a farmer and/or an investor, you will want to take a look at this excellent piece of Southern Iowa tillable dirt! This farm is made up of 180+/- acres in Appanoose County, Iowa, with the vast majority of them being prime income-producing tillable. Boasting an average of 50 CSR2 soil quality across the board, and the East 80 of this farm averaging over 60 CSR2; this property will be sure to produce solid yields year after year. A large percentage of the acreage is made up of the desirable Seymour and Edina silt loam soil types. The property is relatively flat, with some light rolling and strategically placed waterways taking care of any drainage issues. Two-sided road access and two separate access points means getting in and out with farm equipment will be very easy. The property also has fencing around the perimeter, meaning a cattle operation could easily use some or all the property to pasture cattle after the crops are out! Do not overlook the potential recreational value this property has either, with some small timbered ditches and connecting habitat, the property could be hunted effectively or leased out for an additional source of income. Several potential build sites exist on a property, whether someone wants a great site for rural living or a location to add additional grain bins to their operation. Versatile income-producing properties such as this do not become available often, so take advantage of this great opportunity to own and work a stellar farm! This listing could be combined with an adjoining cattle operation listing, available for view on the Arrowhead Land Company website under "Diversified Cattle Operation" in Appanoose County, Iowa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:6417999012). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

**Productive Centerville Tillable
Centerville, IA / Appanoose County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

