

# LAND FOR SALE

LISTING #18782

**260 ACRES M/L**  
APPANOOSE COUNTY, IOWA



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

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

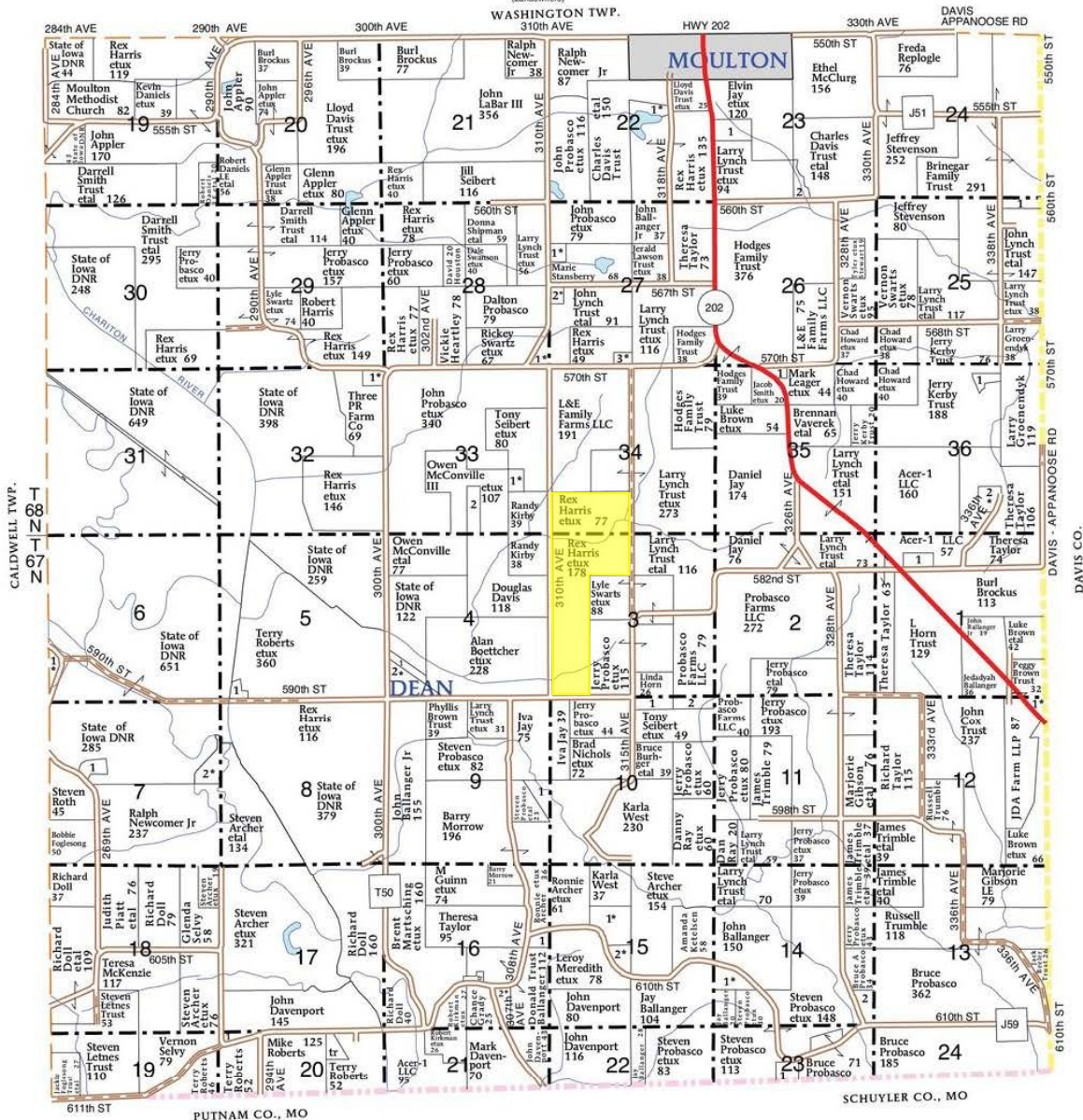
<b>TOTAL ACRES:</b>	<b>260</b>
<b>PRICE:</b>	<b>\$1,404,000</b>
<b>Price Per Acre:</b>	\$5,400
<b>Owner:</b>	Rex Harris
<b>Operator:</b>	Harris
<b>County &amp; State:</b>	Appanoose Co., IA
<b>Location:</b>	Moulton, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity: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

## F.S.A. INFORMATION:

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

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	260
<b>Tillable Acres:</b>	62.82
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	8.22
<b>Waste &amp; Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	188.96



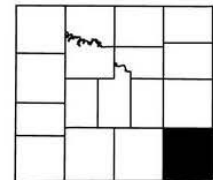
- WELLS TOWNSHIP**
- SECTION 1**  
1. Widmer, Angela 14
- SECTION 4**  
1. Brown Trust, Peggy 5  
2. Probasco, Jerry etux 22
- SECTION 5**  
1. Campbell, Teresa 10
- SECTION 6**  
1. Sudbrock, Michael etux 5
- SECTION 7**  
1. Dungan, Andy 13  
2. Archer, Steven etal 16

- SECTION 9**  
1. West, Karla 13
- SECTION 10**  
1. Horn, Linda 15  
2. Probasco Farms LLC 15
- SECTION 12**  
1. Brown, Luke etux 5
- SECTION 14**  
1. Stone, Richard etux 11  
2. Probasco, Bruce 26
- SECTION 15**  
1. Ginneberge Jr, Michael etux 36  
2. Ginneberge Jr, Michael etux 14

- SECTION 16**  
1. Stevens, Doyle 7  
2. Lundsford, Donald etux 12
- SECTION 20S**  
1. Rushton, Lawson 6
- SECTION 22N**  
1. Davis Trust, Charles etux 8
- SECTION 23N**  
1. Jay, Iva 19  
2. Hammond, Shane 7
- SECTION 23S**  
1. Chariton Hills Conservation LLC 14

- SECTION 25**  
1. Houghtlen, Lindsey 7
- SECTION 27**  
1. Burgher, Alicia etvir 10  
2. Clark, Scott etux 6  
3. Horn, Norman etal 9
- SECTION 28**  
1. Lynch Trust, John etal 10
- SECTION 31**  
1. County of Appanoose 13
- SECTION 32**  
1. Harris, Rex etux 8

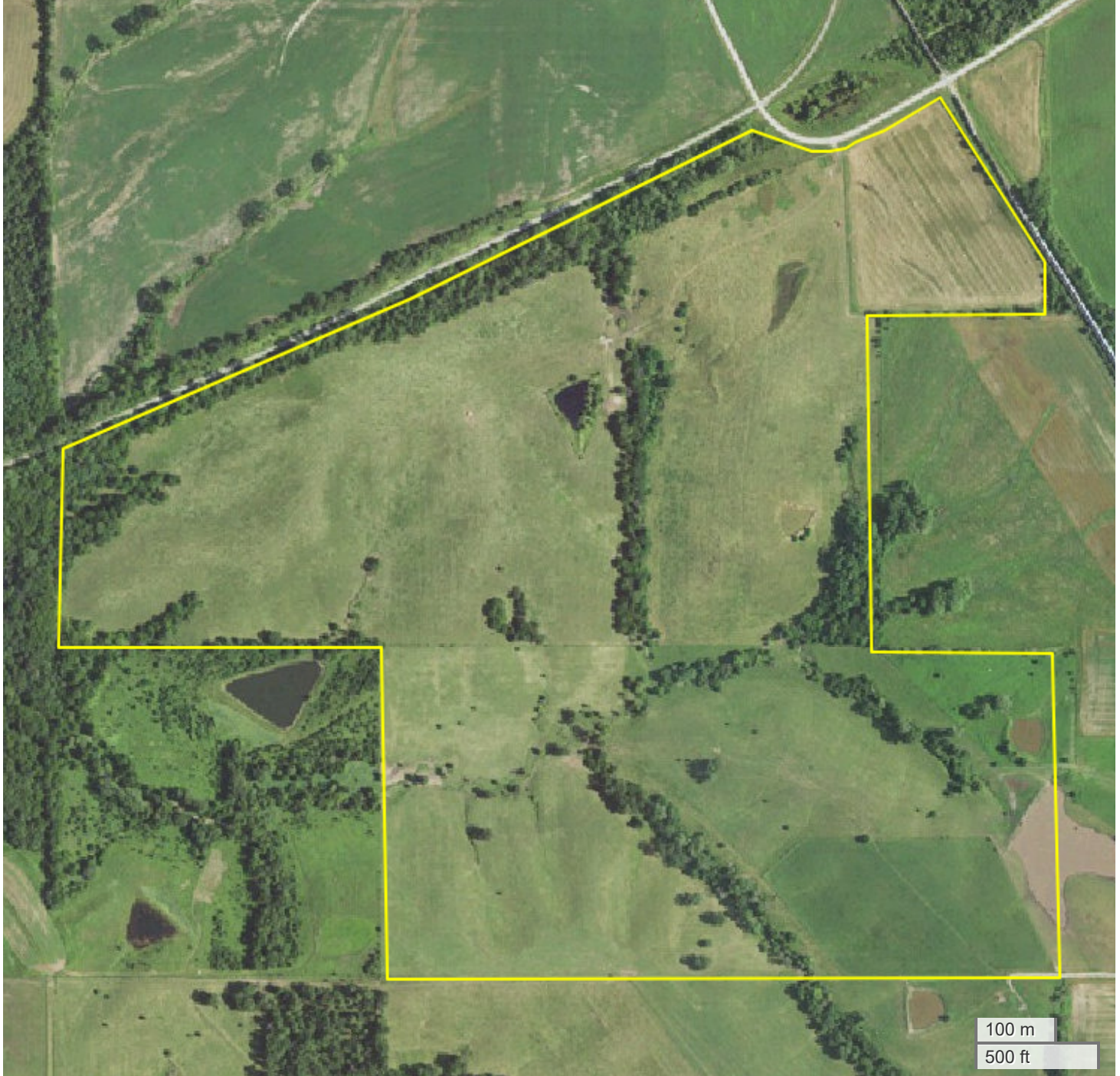
- SECTION 33**  
1. Prbasco, John etux 10  
2. 4M Farms LLC 12
- SECTION 35**  
1. Campbell, Terry 6
- SECTION 36**  
1. Kerby, Tamara 11  
2. Lawson, James etux 9





200 A., APPANOOSE CO., IA (200.00 AC TOTAL, 105.51 AC TILLABLE)

# AERIAL MAP



Center: 40.719323, -92.721412

05-68N-16W

Washington Township  
Appanoose County, IA

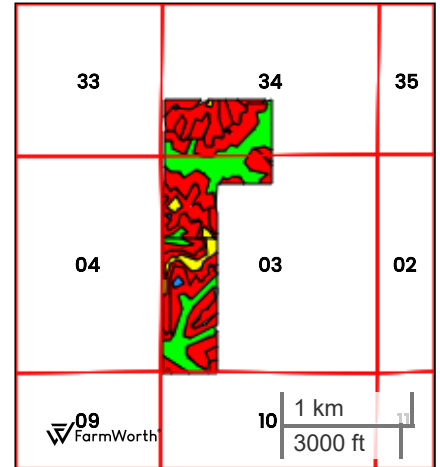
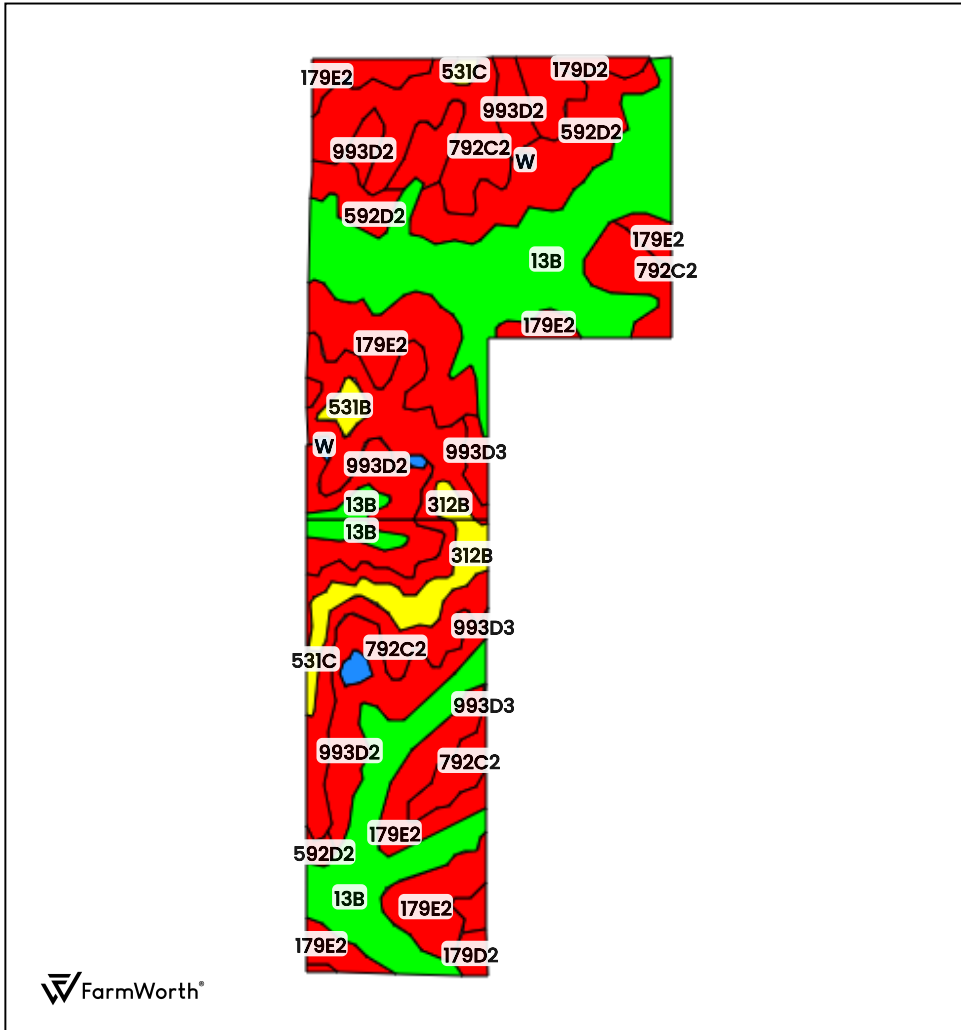


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260 A., APPANOOSE CO., IA (260.00 AC TOTAL, 62.82 AC TILLABLE)

# 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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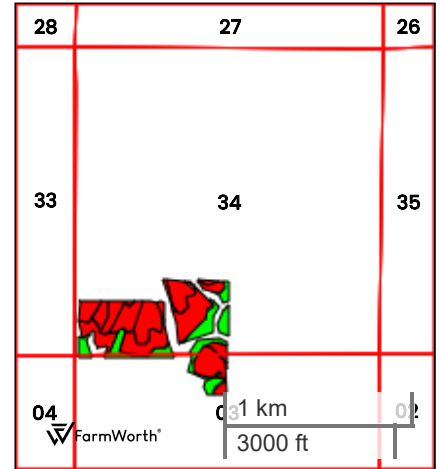
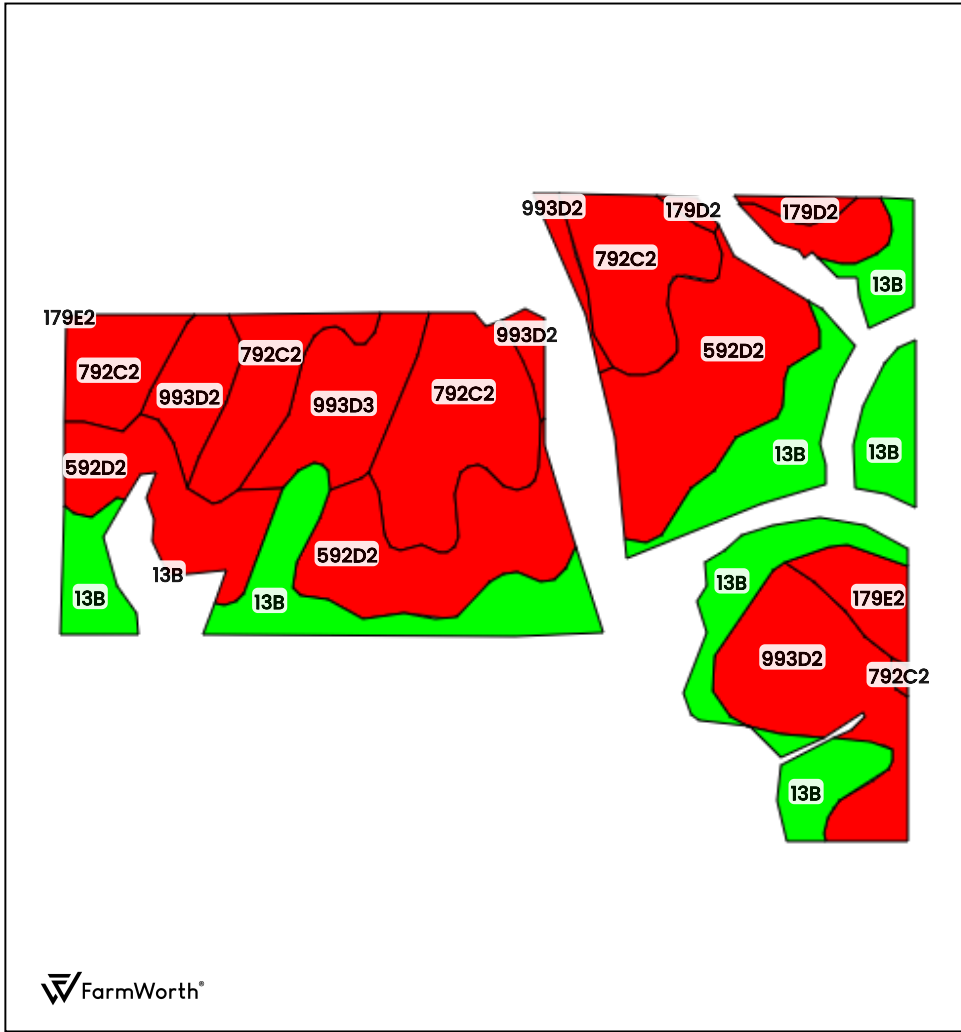
Code	Description	Acres	% of field	IA CSR2
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	74.86	28.79 %	79
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	60.63	23.32 %	31
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	41.91	16.12 %	24
993D2	Armstrong-Gara loams, 9 to 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
<b>Average:</b>				<b>41.6</b>

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)

# TILLABLE SOILS



County: **Appanoose County, IA**  
 Location: **03-67N-16W**  
 Township: **Wells**  
 Acres: **62.82**  
 Date: **12/17/2025**

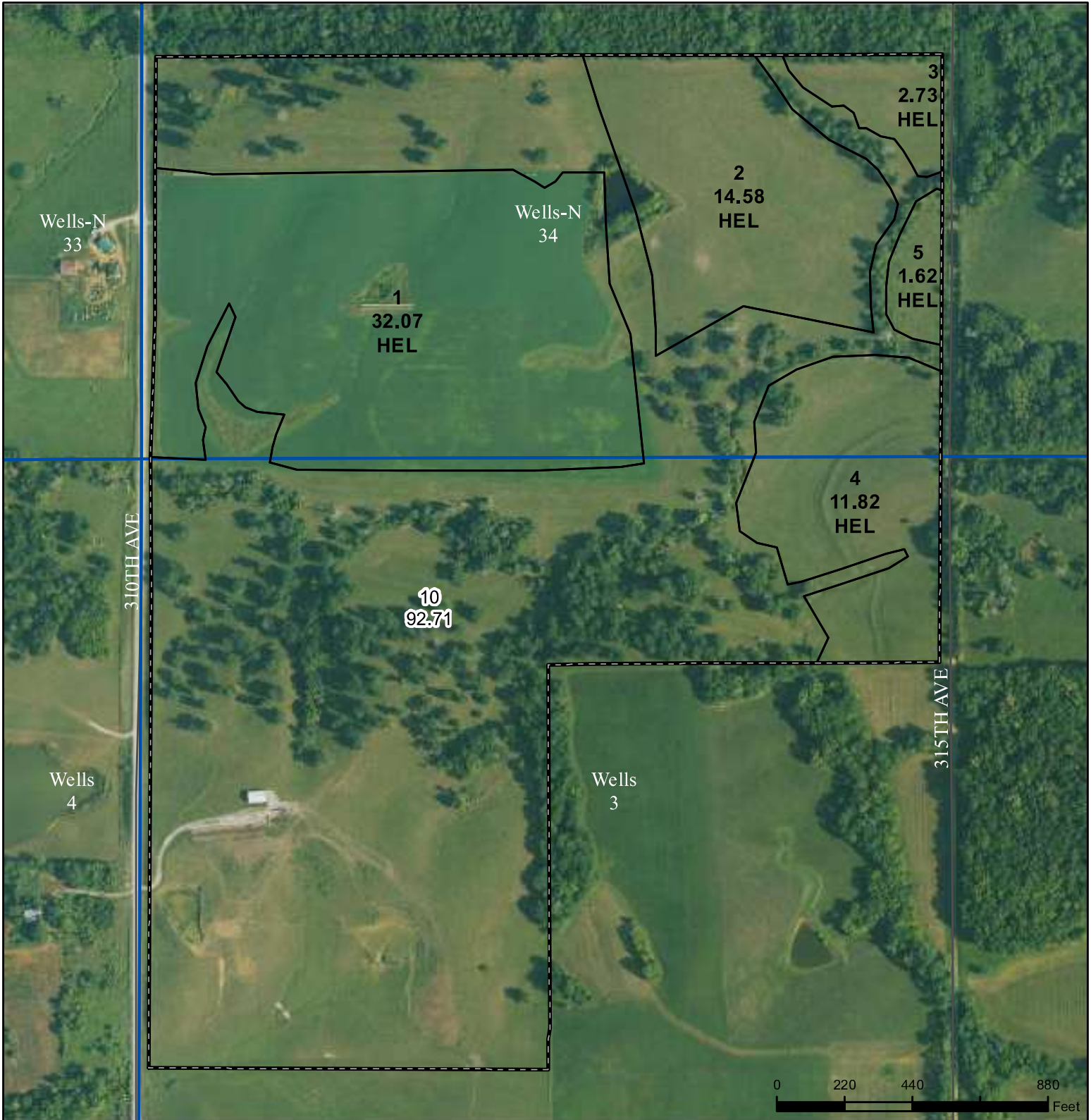


Field borders obtained from Farm Service Agency as of 2008

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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
<b>Average:</b>				<b>35.1</b>

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



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- 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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USDA is an equal opportunity provider, employer, and lender.



**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	
<b>TOTAL</b>	<b>43.74</b>	<b>0.00</b>		

**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

**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
<b>TOTAL</b>	<b>22.90</b>	<b>0.00</b>	

**NOTES**

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**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
<b>TOTAL</b>	<b>20.84</b>	<b>0.00</b>	

**NOTES**

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