

# LAND FOR SALE

LISTING #18797

**200 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:

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  
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Doug@PeoplesCompany.com

Call: **Alan McNeil**  
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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**

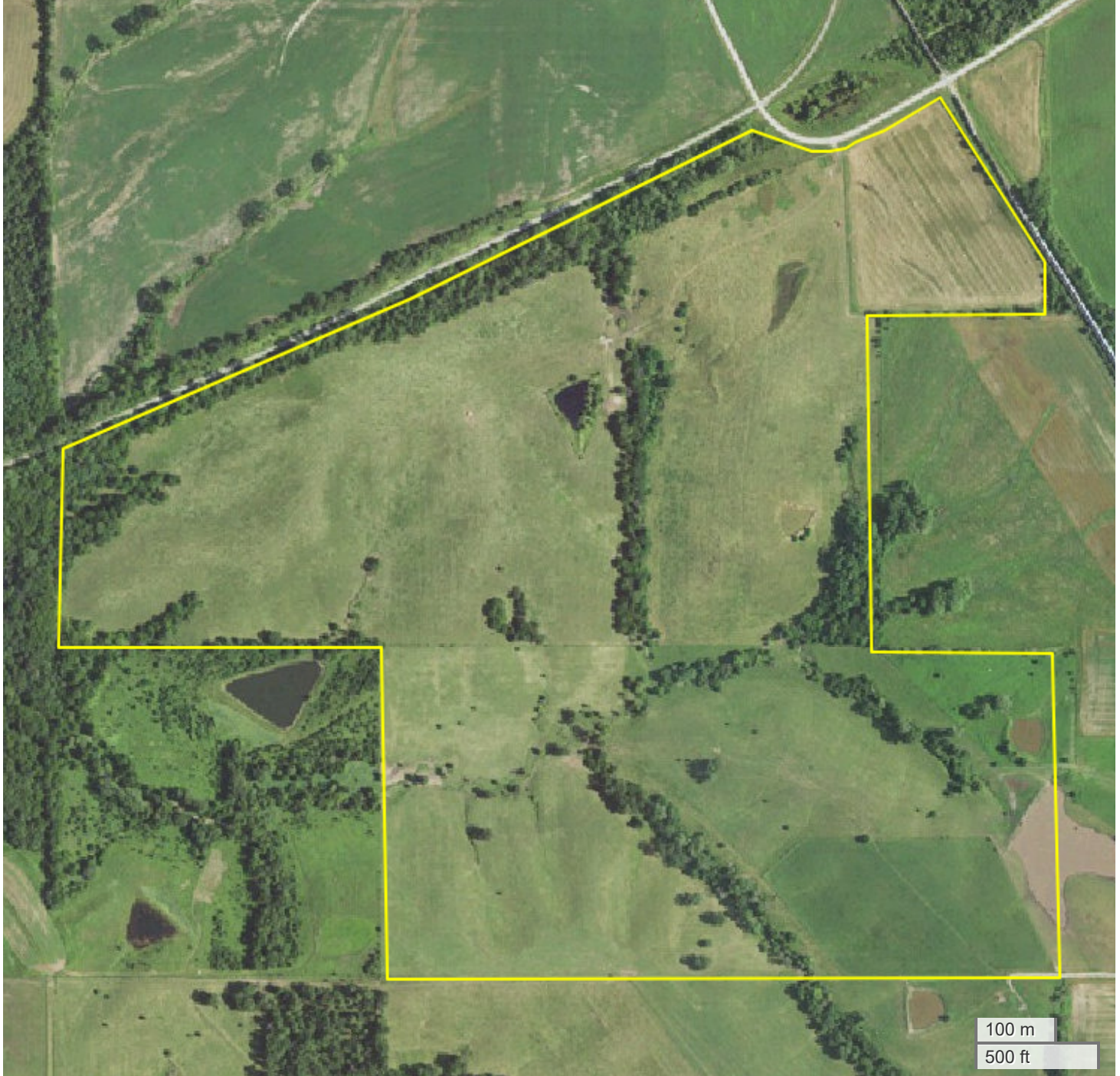
700 6th Ave  
DeWitt, Iowa 52742





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

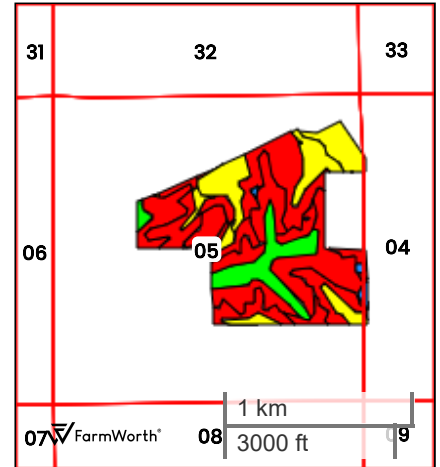
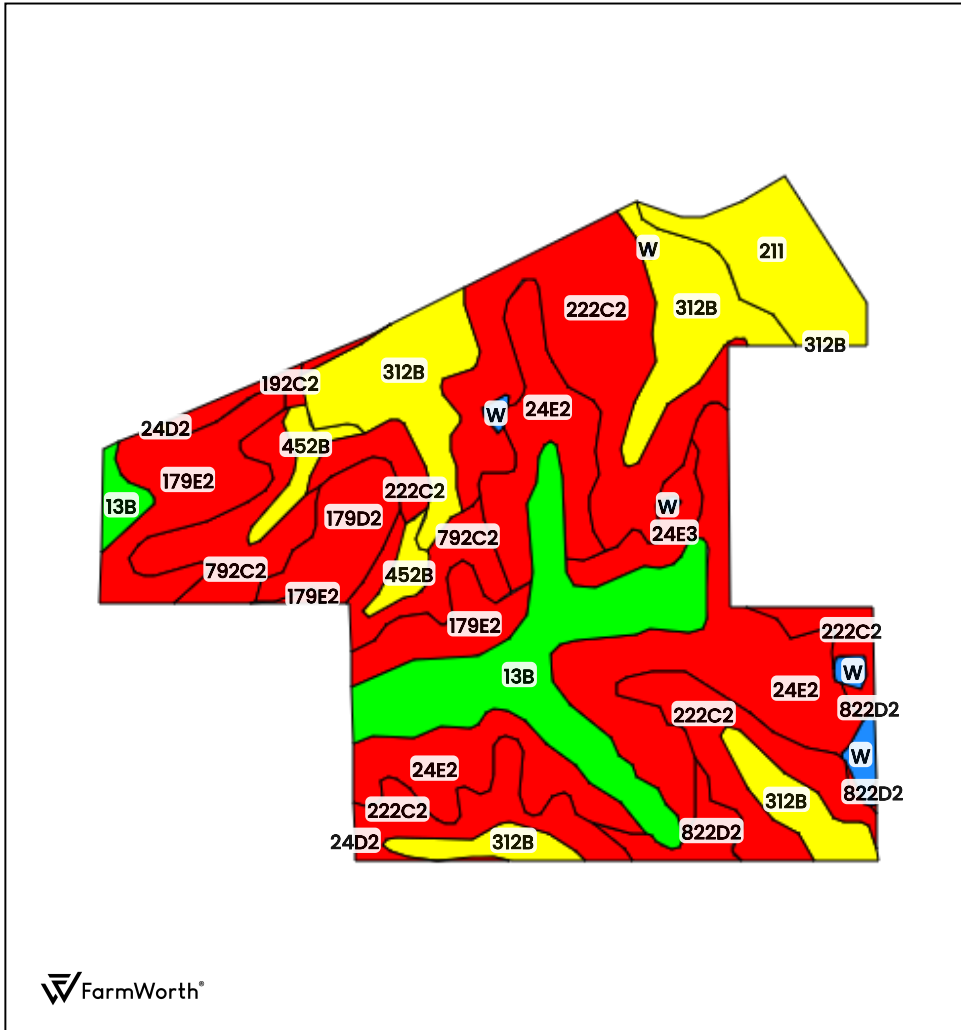


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SEC. 5 WASHINGTON (200.00 AC TOTAL, 105.51 AC TILLABLE)

# TOTAL SOILS



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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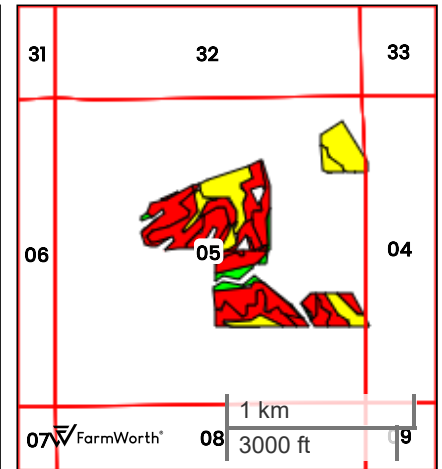
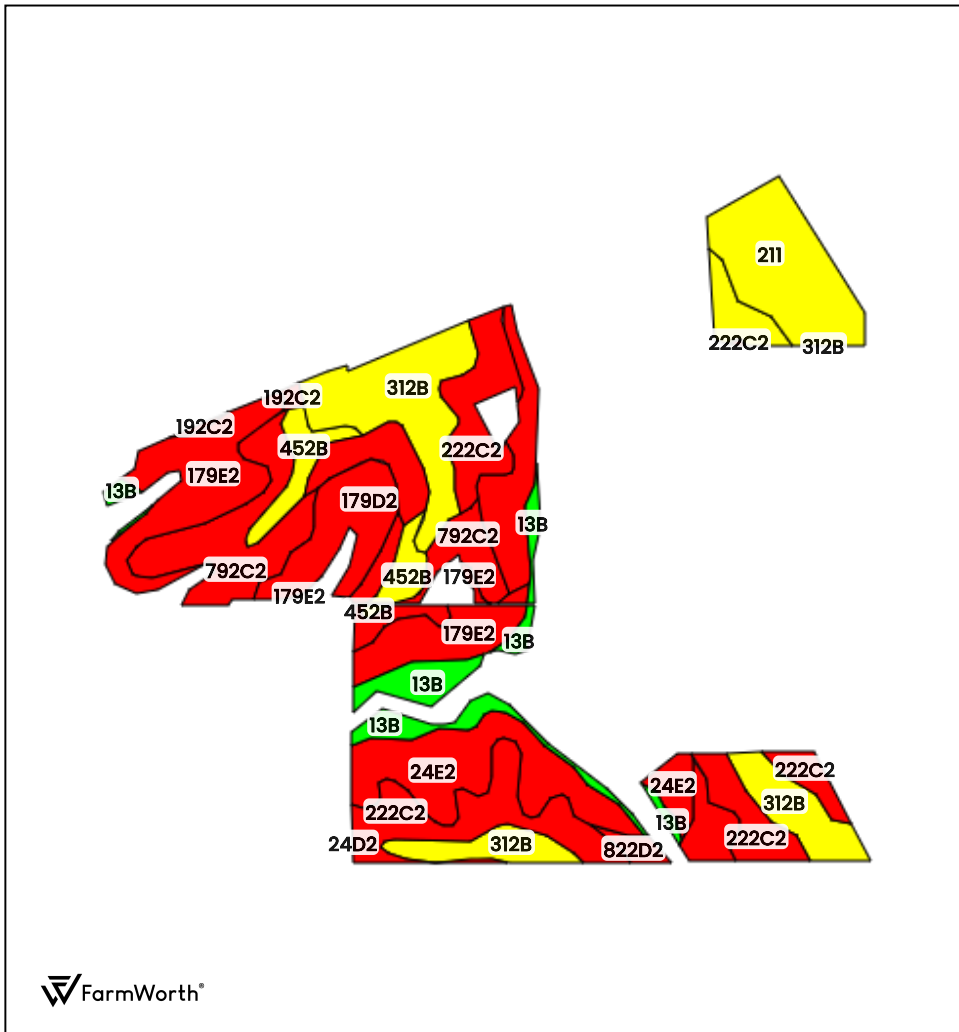
Code	Description	Acres	% of field	IA CSR2
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	46.04	23.02 %	28
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	41.38	20.69 %	33
312B	Seymour silt loam, 2 to 5 percent slopes	28.03	14.02 %	64
13B	Olmitz-Vesser-Colo complex, 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
			<b>Average:</b>	<b>41.9</b>

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**



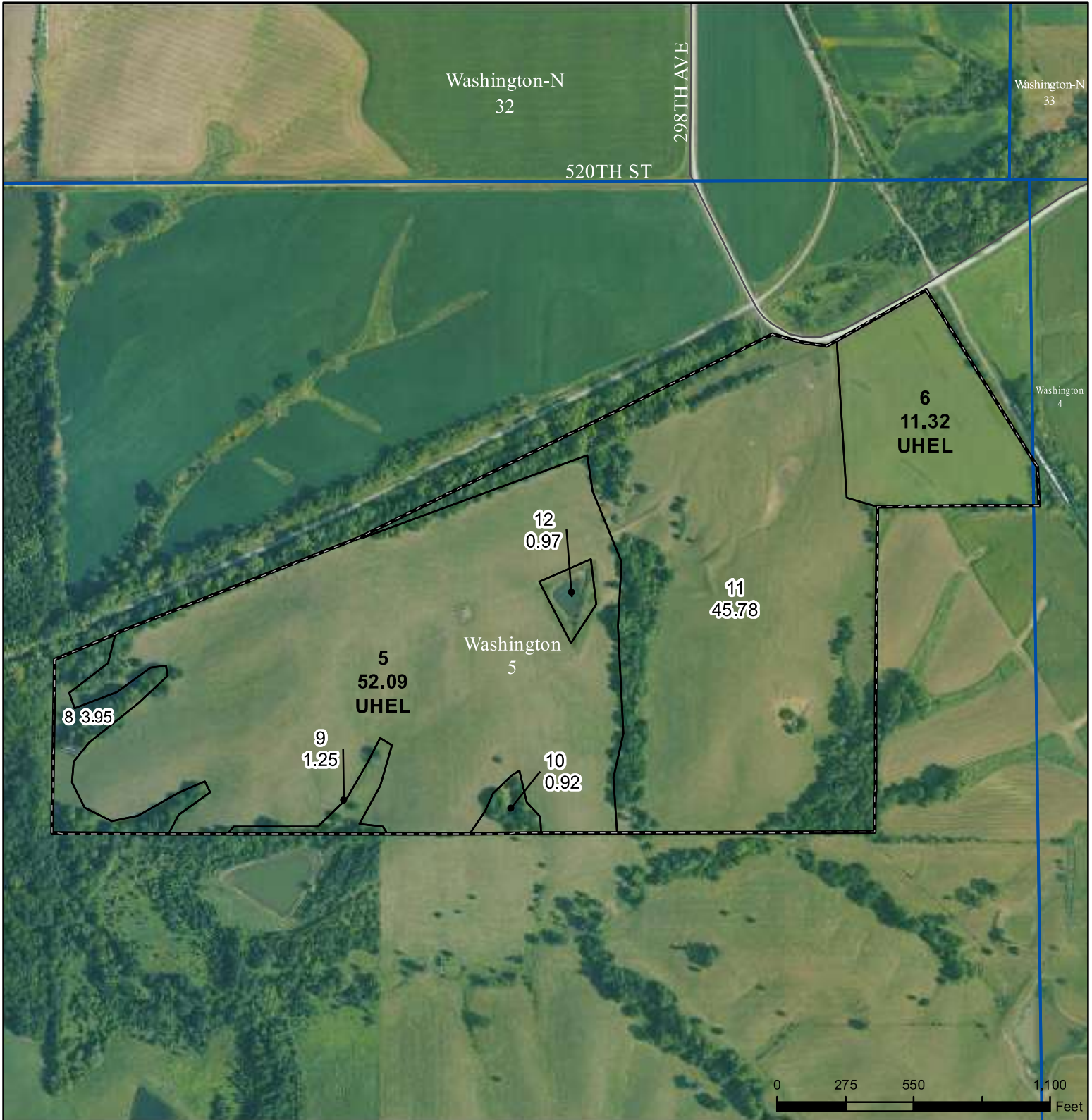
Field borders obtained from Farm Service Agency as of 2008

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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
			<b>Average:</b>	<b>41.3</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: 63.41 acres**

**2025 Program Year**

Map Created April 04, 2025

**Farm 5590**

**Tract 4624**

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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	
<b>TOTAL</b>	<b>47.06</b>	<b>0.00</b>		

**NOTES**

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**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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