

LAND FOR SALE

LISTING #18778

121 ACRES M/L
APPANOOSE COUNTY, IOWA



DOUG YEGGE

C: 563.320.9900
O: 563.659.8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563.321.1125
O: 563.659.8185
Alan@PeoplesCompany.com

www.peoplescompany.co

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northeast 1/4 of the Northwest 1/4 and the North 1/4 of the Northeast 1/4, Section 19, Township 68 North, Range 16 West, Appanoose Co., IA. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present a truly complete combination farm in Appanoose County, Iowa, a region known for its premier whitetail hunting and scenic countryside. Located just a few miles west of Moulton, this 121-acre m/l, property offers the perfect balance of income-producing cropland and diverse wildlife habitat.

This property features an estimated 105.42 FSA cropland acres carrying a CSR2 rating of 60.5. The productive tillable ground is primarily comprised of Radford Silt Loam, Tuskeego Silt Loam, and Armstrong Loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and supports long-term value appreciation. Sale is subject to a lease back with the current owner.

Whether you're expanding your farming footprint, investing in income-producing land, seeking a stable, inflation-resistant asset, or looking for a high-caliber recreation asset, this farm delivers on every front.

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

121 Acres M/L, Appanoose County, Iowa

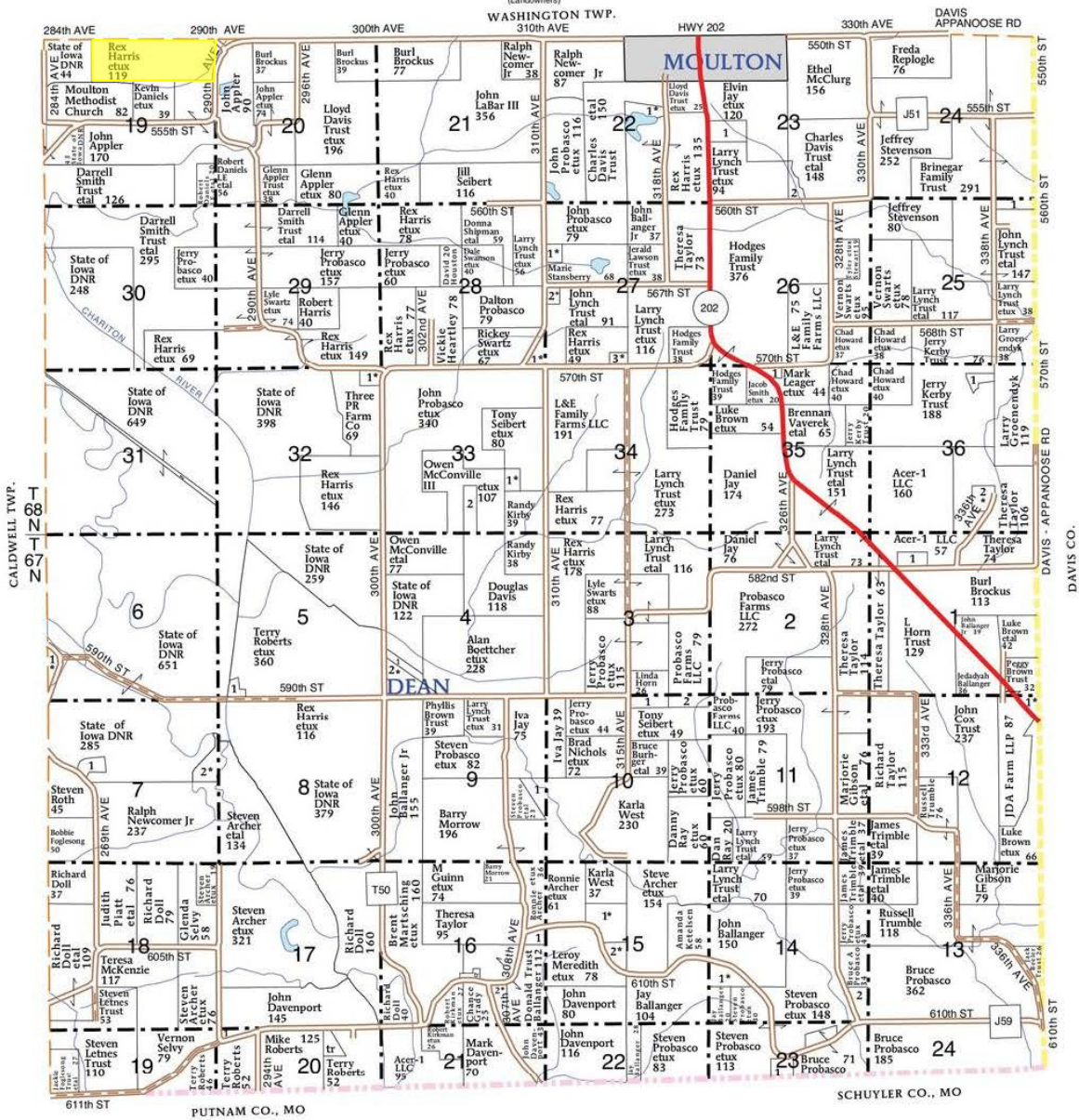
TOTAL ACRES:	121
PRICE:	\$913,550
Price Per Acre:	\$7,550
Owner:	Rex Harris
Operator:	
County & State:	Appanoose Co., IA
Location:	
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	60.5 CSR2
Taxable Acres:	119.38
Net RE Taxes:	\$1,718
Taxes Payable In:	2025
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	118.98
Crop Acres:	105.42
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	78.4
Corn Yield:	106
Soybean Base:	4.9
Soybean Yield:	37

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	121
Tillable Acres:	105.42
CRP Acres:	
Farmstead:	
Roads:	.5
Waste & Waterways:	1.48
Timber:	13.6
Pasture:	



WELLS TOWNSHIP

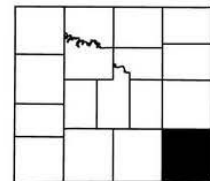
- SECTION 1
1. Widmer, Angela 14
- SECTION 4
1. Brown Trust, Peggy 5
2. Probasco, Jerry etux 22
- SECTION 5
1. Campbell, Teresa 10
- SECTION 6
1. Sudbrock, Michael etux 5
- SECTION 7
1. Dungan, Andy 13
2. Archer, Steven etal 16

- SECTION 9
1. West, Karla 13
- SECTION 10
1. Horn, Linda 15
- SECTION 20S
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. Lundford, Donald etux 12
- SECTION 20S
1. Rushton, Lawson 6
- SECTION 22N
1. Davis Trust, Charles etux 8
- SECTION 23N
1. Jay, Iva 19
- SECTION 23S
1. 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 104
- SECTION 31
1. County of Appanoose 13
- SECTION 32
1. Harris, Rex etux 8

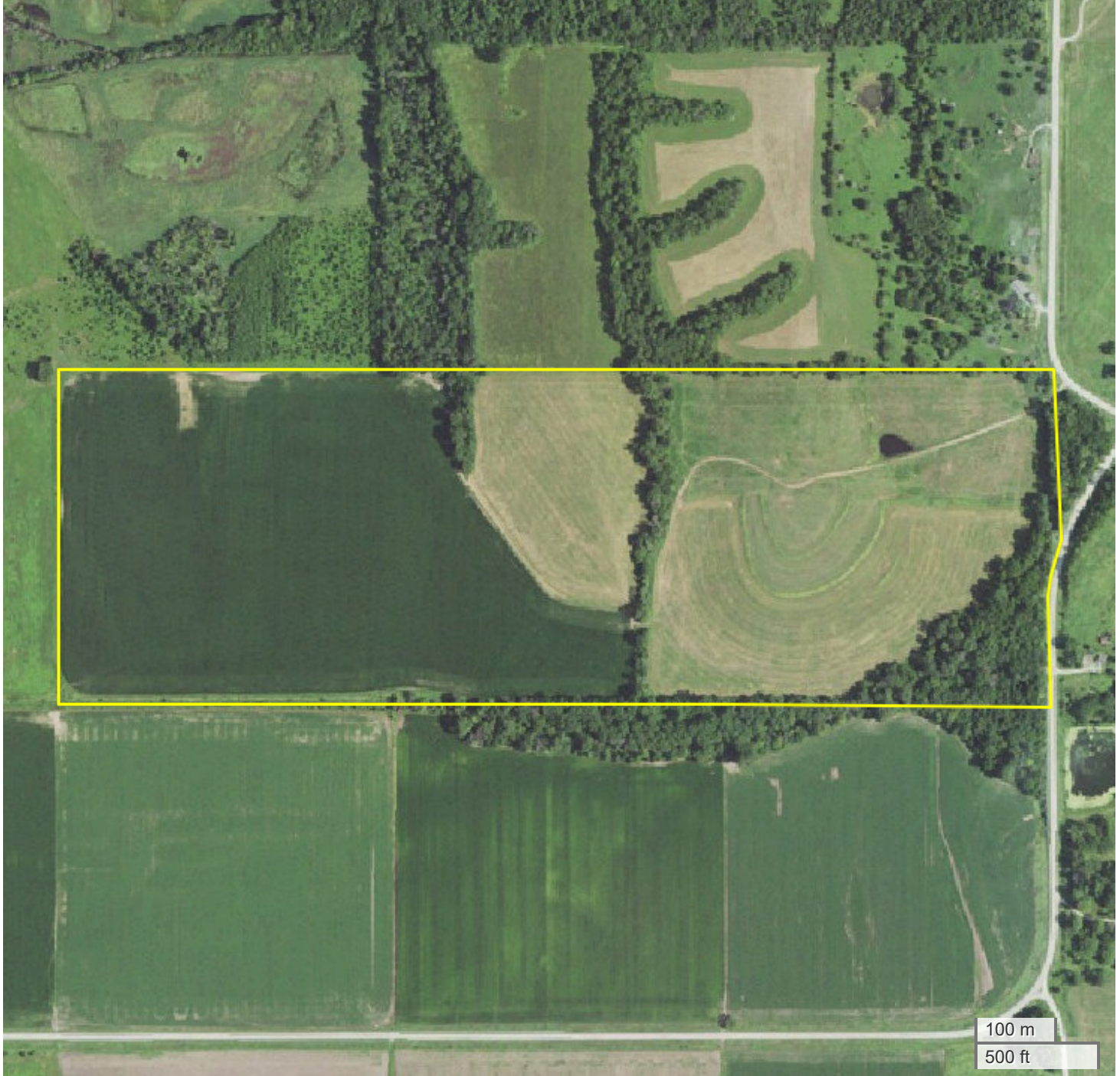
- SECTION 33
1. Prbasco, John etux 10
2. 4M Farms LLC 12
- SECTION 35
1. Campbell, Terry 6
- SECTION 36
1. Kerby, Tamara 11
2. Lawson, James etux 9





121 A., APPANOOSE CO., IA (121.00 AC TOTAL, 105.42 AC TILLABLE)

AERIAL MAP



Center: 40.680101, -92.740488

19-68N-16W

Wells Township

Appanoose County, IA

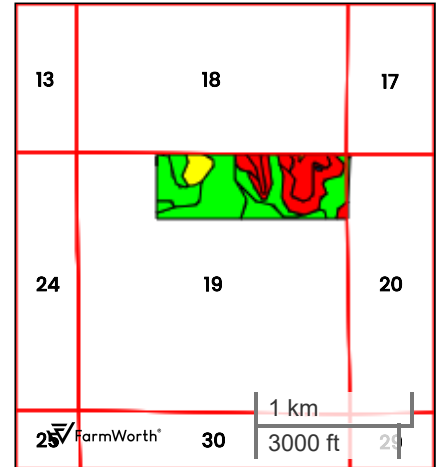
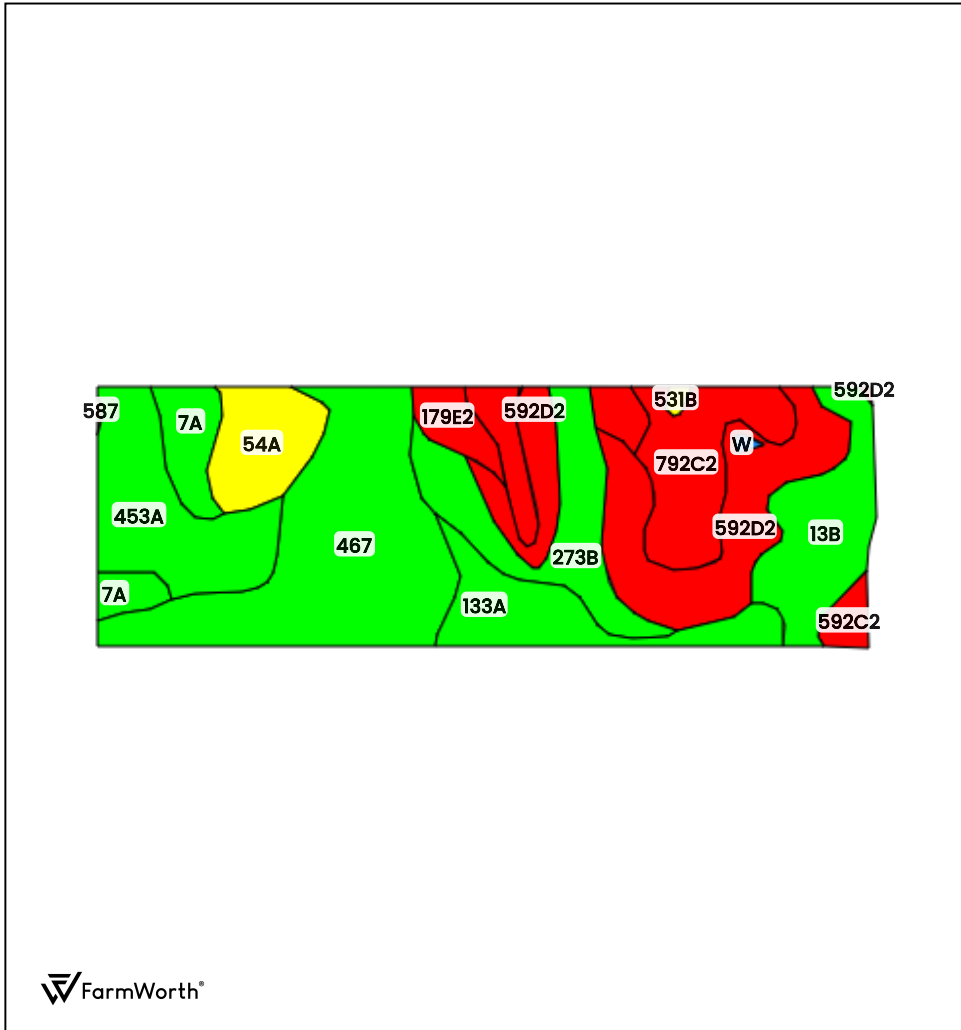


FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



SEC. 19 WELLS (121.00 AC TOTAL, 105.42 AC TILLABLE)

TOTAL SOILS



County: **Appanoose County, IA**
 Location: **19-68N-16W**
 Township: **Wells**
 Acres: **121.00**
 Date: **11/24/2025**



Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

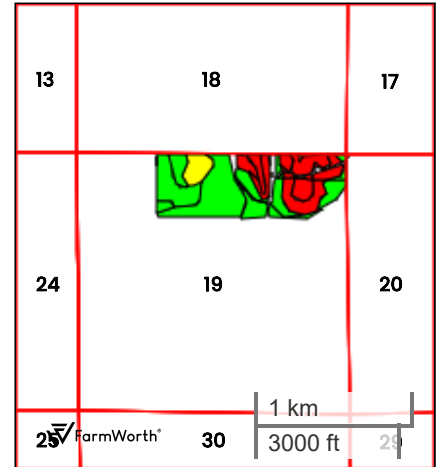
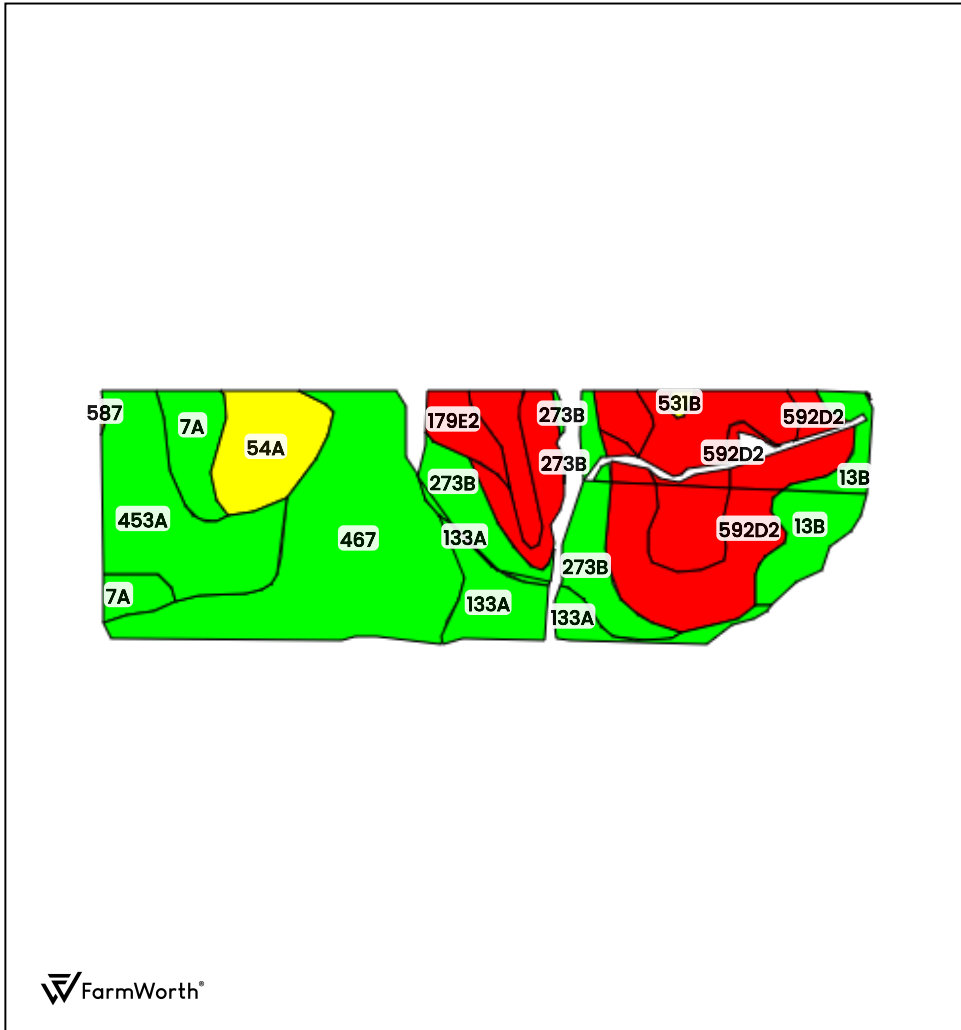
Code	Description	Acres	% of field	IA CSR2
467	Radford silt loam	26.78	22.13 %	78
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	18.81	15.55 %	10
453A	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	12.90	10.66 %	81
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	12.87	10.64 %	31
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	11.33	9.36 %	81
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	10.56	8.73 %	79
133A	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.73	7.21 %	78
54A	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.91	5.71 %	68
7A	Wiota silt loam, 1 to 3 percent slopes	5.54	4.58 %	95
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.71	2.24 %	24
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.61	1.33 %	22
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	1.58	1.31 %	31
531B	Kniffin silt loam, 2 to 5 percent slopes	0.35	0.29 %	55
W	Water	0.21	0.17 %	0
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.05 %	62
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	0.05	0.04 %	5
			Average:	60.5

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



SEC. 19 WELLS (121.00 AC TOTAL, 105.42 AC TILLABLE)

TILLABLE SOILS



County: **Appanoose County, IA**
 Location: **19-68N-16W**
 Township: **Wells**
 Acres: **105.42**
 Date: **11/24/2025**



Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	IA CSR2
467	Radford silt loam	24.46	23.20 %	78
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	17.77	16.85 %	10
453A	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	12.78	12.12 %	81
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	12.20	11.57 %	31
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	9.30	8.82 %	81
54A	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.81	6.46 %	68
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.22	5.90 %	79
133A	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.14	5.82 %	78
7A	Wiota silt loam, 1 to 3 percent slopes	5.43	5.15 %	95
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.42	2.30 %	24
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.53	1.45 %	22
531B	Kniffin silt loam, 2 to 5 percent slopes	0.31	0.29 %	55
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.06 %	62
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	0.00	0.00 %	5
Average:				59.9

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



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

Wetland Determination Identifiers

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

Tract Cropland Total: 105.42 acres

2026 Program Year
Map Created November 18, 2025

Farm **6026**
Tract **12432**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



Abbreviated 156 Farm Record

Operator Name : ROBERT DARRELL HARRIS
CRP Contract Number(s) : None
Recon ID : 19-051-2018-11
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
118.98	105.42	105.42	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	105.42	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	78.40	0.00	106	
Soybeans	4.90	0.00	37	
TOTAL	83.30	0.00		

NOTES

--

Tract Number : 12432

Description : 19-68-16 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 : 19-051-2018-8

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.98	105.42	105.42	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 12432 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.42	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	78.40	0.00	106
Soybeans	4.90	0.00	37
TOTAL	83.30	0.00	

NOTES

--

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.