

LAND FOR SALE

160± Acres, Appanoose County, Iowa
Offered at \$736,000

Highlights:

- Available for 2022 crop year
- Located along pavement
- Productive row crop farm in Eastern Appanoose County

A-21824

Property Location: Two miles south of Unionville, Iowa, on County Road T61. Property is on the west side of pavement.

Legal Description: Southeast Quarter (SE1/4), Section 9, Township 69 North, Range 16 West of the 5th P.M.



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For additional information, please contact:

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Property Description: Productive row crop farm in Eastern Appanoose County. Located along pavement. Available for the 2022 crop year.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	31.9 acres	105 bushels
Soybeans	6.7 acres	34 bushels

Farm Data:

Cropland	126.22 acres
Non-crop	30.78 acres
Buildings	<u>3.00 acres</u>
Total	160.00 acres

Taxes: \$1,938



FSA Aerial Photo



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.7	1.1	10	4e
312B	Seymour silt loam, 2 to 5 percent slopes	35.0	22.79	64	3e
211	Edina silt loam, 0 to 1 percent slopes	27.0	17.57	59	3w
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	39.3	25.56	28	4w
W	Water	1.4	0.92	-	-
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	28.7	18.68	17	4e
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	1.5	0.97	33	4e
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	19.1	12.42	79	2e
TOTALS		153.7	100%	45.52	3.31

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