

Growthland

121 Acres m/l
Appanoose County, IA
\$750,000

Farm For Sale

Comments:

This farm located a mile south of Moravia and only a mile east of Hwy 5 offers many opportunities for a prospective buyer.

The farm has income from both cropland and CRP. Draws and wooded areas provide good hunting opportunities. The location close to Highway 5 and Moravia on paved 244th Avenue would provide an ideal location to build a rural acreage. Utilities are available on both the east and west sides of the property.

Acreage Breakdown:

FSA Acres: 121.03 A m/l
 Assessor Acres: 122.42 A m/l
 Cropland Acres: 56.13 A M/L
 CRP Acres: 36.91 A M/L

Conservation Reserve Program (CRP): 35.43 acres at \$79.20 per acre (\$2,806 annually), 1.48 acres at \$175.60 per acre (\$260.00 annually) both expire Sep 30, 2031

Cropland Soil Productivity: Tillable CSR2: 43.5

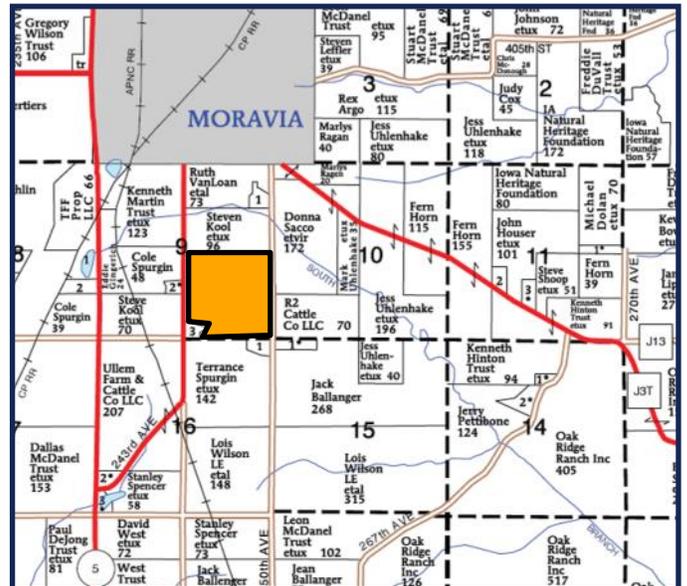
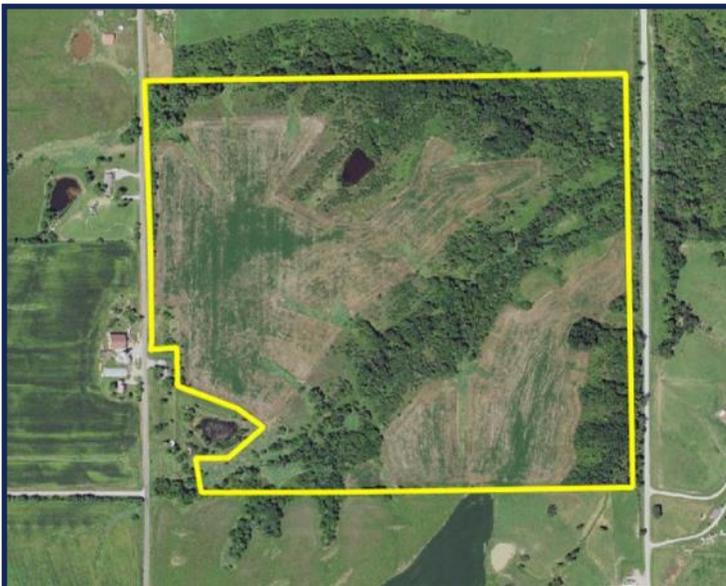
School District: Moravia School District

Taxes: \$1,394 annually

Possession: At closing.

FSA Farm Base Acres:

Commodity	Base Acres	
Corn	45.30	116
Soybeans	12.30	37



Contact Us

5475 Dyer Avenue, Suite 141
 Marion, IA 52302
 (319) 377-1143
www.growthland.com

Scott Borcharding, Licensed in IA
scott@growthland.com
 (515) 708-6033

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland



View from the southwest corner looking northeast



View from the southeast corner looking northwest

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland



View from the northeast looking southwest



View from the northwest corner looking south

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.