

Growthland

Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Johnson Holding Co.

**Appanoose County
31 Acres M/L**

\$225,000 (\$7,258/Acre)



MAC CHILTON

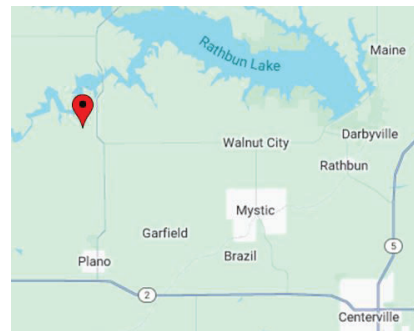
Farm Manager, Real Estate Agent

Licensed in IA, IL & MO

Associate Appraiser
Licensed in IA

☎ 641-954-1869

✉ mac@growthland.com



www.growthland.com

107 South Court St., Ste 2, Ottumwa, IA 52501

Office: 641-682-4107

Property Details

Appanoose County
31 Acres M/L

Legal Description

Part of the East Half of the East Half of Section 32, Township 70 North, Range 19 West of the 5th P.M., in Appanoose County, Iowa.

Township

Independence

Location

Four miles north of Plano and one mile northwest of the intersection of Highway J5T and Highway S70.

Acreage Breakdown

Taxable Acres: 31.25

Tillable Acres: 5.3

Soil Productivity

Tillable CSR2: 44.8

Property Taxes

\$716.00

Parcel Numbers

140294000120000

140294000130000

School District

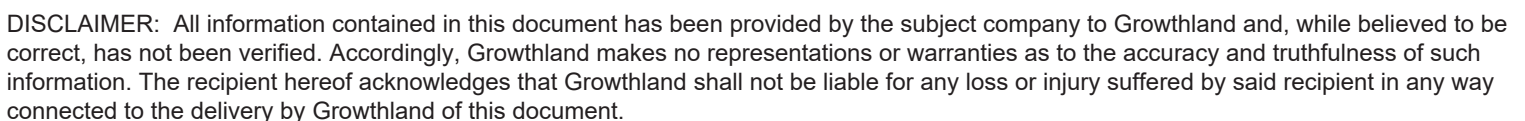
Seymour Community School District

Comments

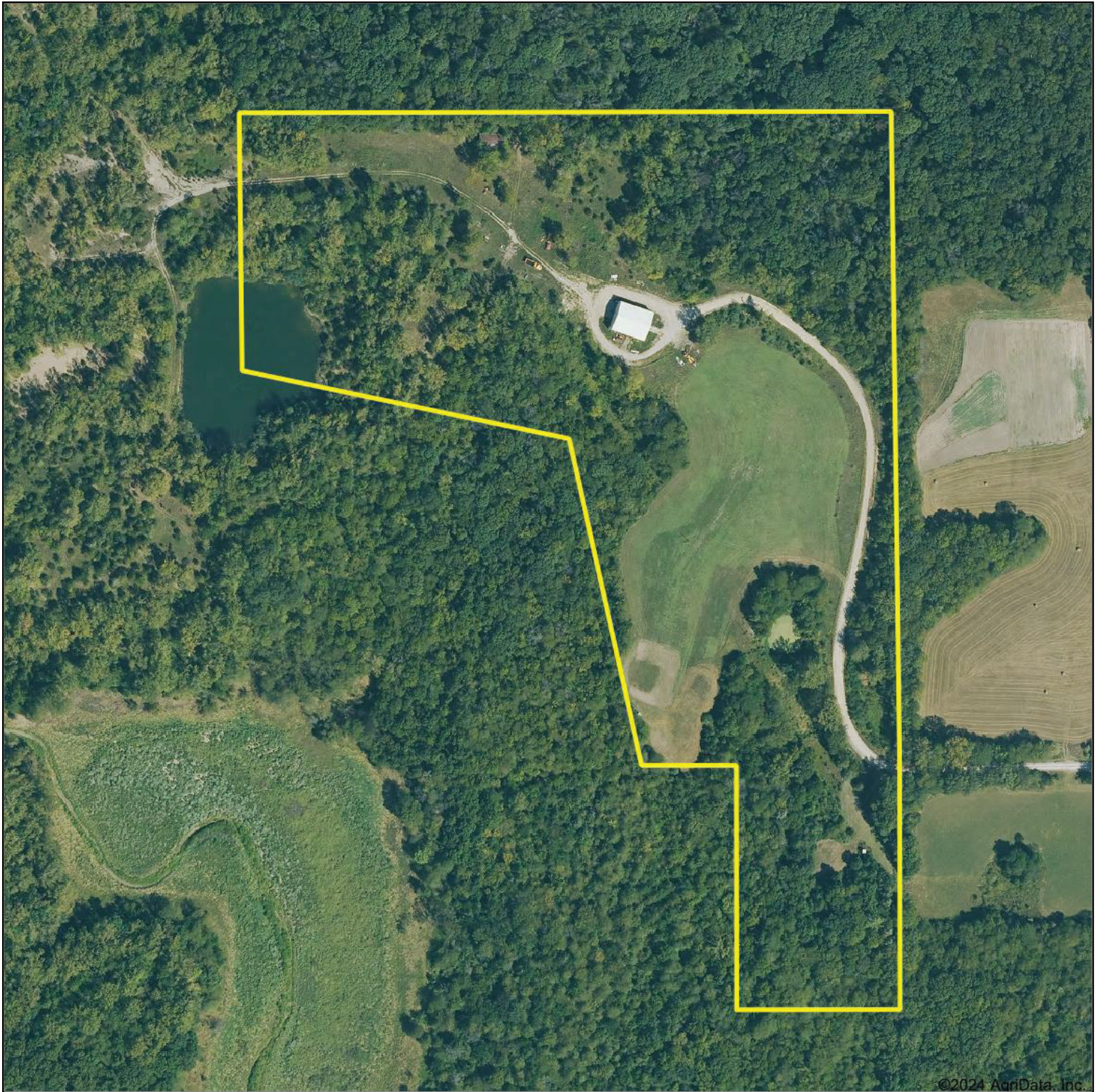
Great recreational property with a large utility building on site. The hunting possibilities are endless, with this tract and the nearly 16,000 acres of public hunting access surrounding Rathbun Lake. If you prefer water activities, take a short drive to the Bridgeview or South Fork boat ramps, both less than 15 minutes away. Rathbun OHV Park is just a 5-minute drive from the property. Located at the end of a dead-end road, one mile from pavement, this property offers an excellent getaway spot and potential building site.

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31 Acres M/L



Aerial Map



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Boundary Center: 40° 49' 13.68, -93° 3' 41.77

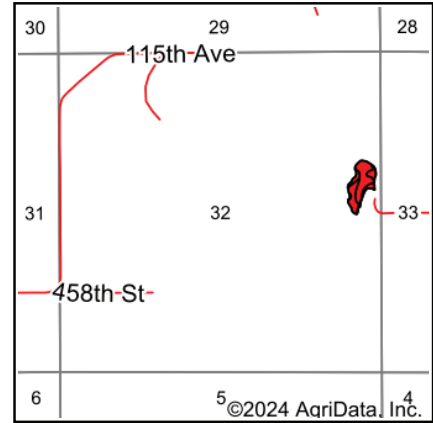
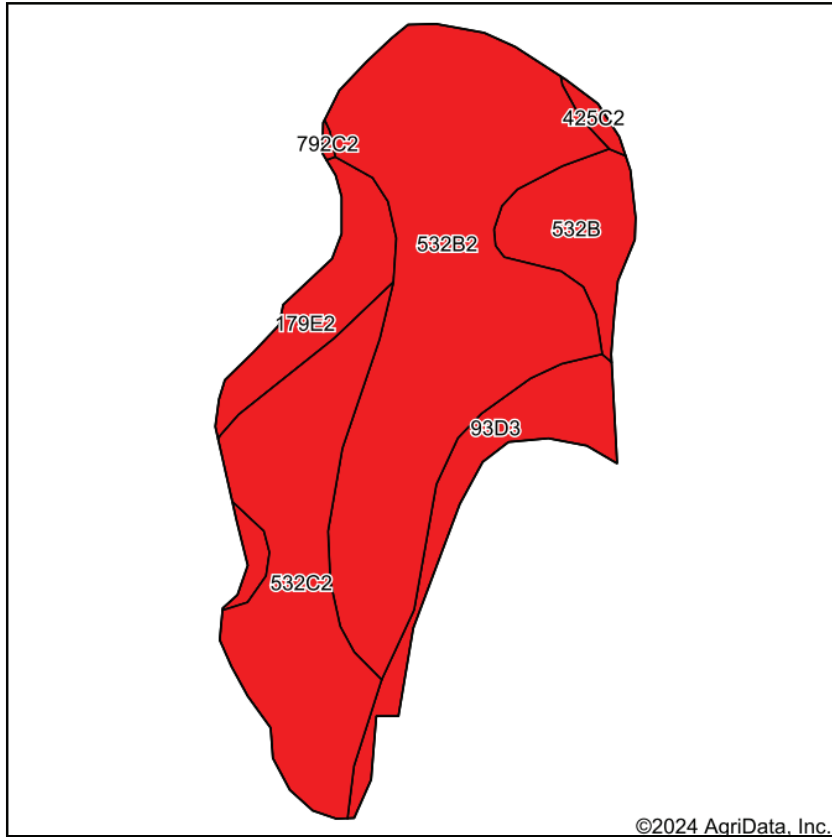
0ft 315ft 630ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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32-70N-19W
Appanoose County
Iowa



Tillable Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **32-70N-19W**
 Township: **Independence**
 Acres: **5.3**

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Soils data provided by USDA and NRCS.

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Area Symbol: IA007, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
532B2	Rathbun silty clay loam, 2 to 5 percent slopes, moderately eroded	2.62	49.4%		IIIe	52	43
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	1.30	24.5%		IIIe	44	28
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.48	9.1%		VIe	24	33
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	0.47	8.9%		VIe	19	20
532B	Rathbun silt loam, 2 to 5 percent slopes	0.43	8.1%		IIIe	55	48
Weighted Average					3.54	44.8	36.8

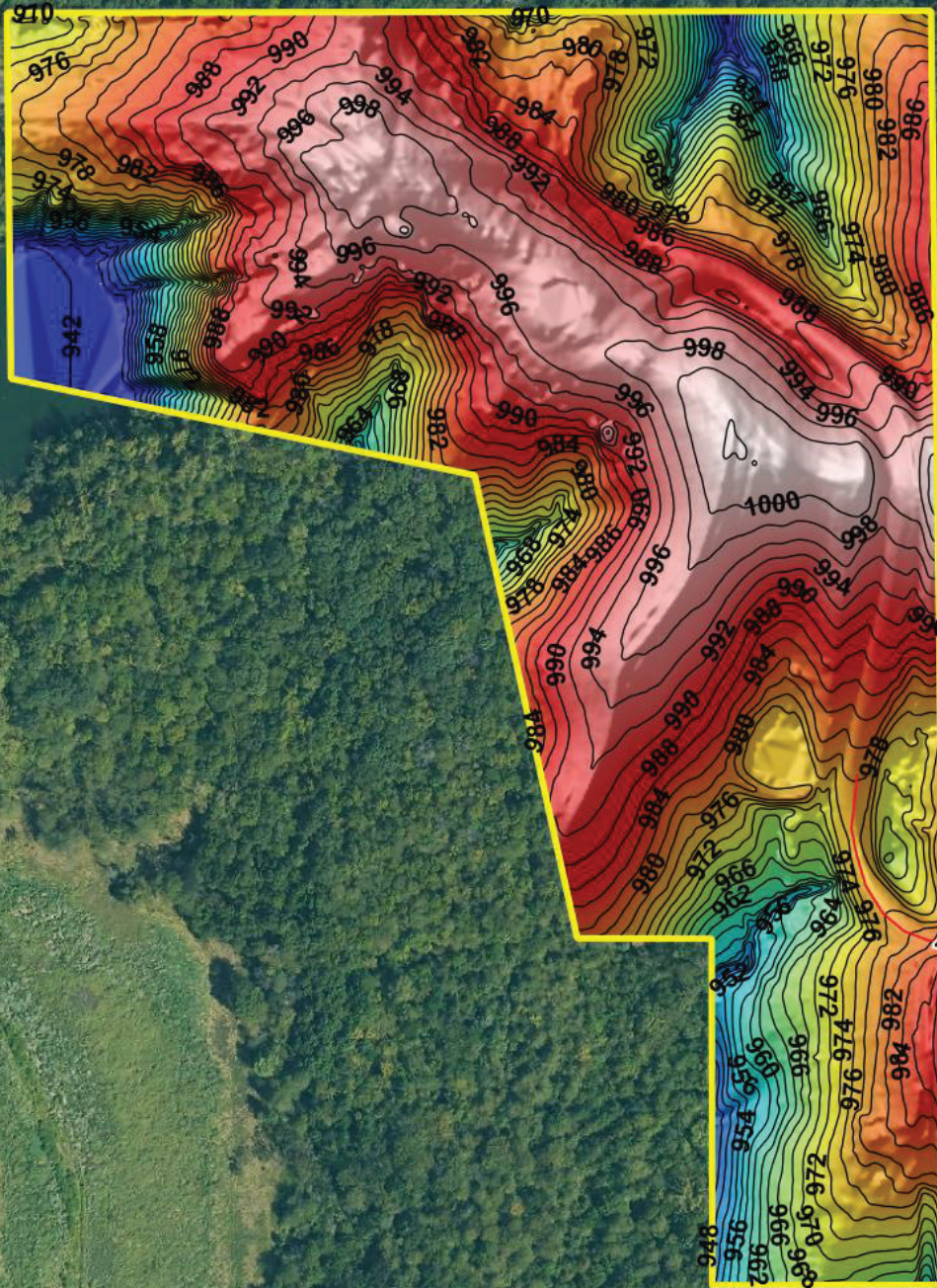
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

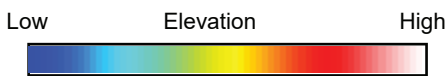
Soils data provided by USDA and NRCS.

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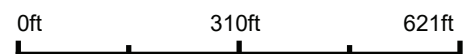
Topography Hillshade



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Source: USGS 1 meter dem



Interval(ft): 2

Min: 941.1

Max: 1,003.2

Range: 62.1

Average: 981.1

Standard Deviation: 14.04 ft



32-70N-19W
Appanoose County
Iowa

Boundary Center: 40.820467, -93.061604

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Maps Provided By:



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Property Photos

Appanoose County
31 Acres M/L



View from the northwest looking southeast



View from the northeast looking southwest

Property Photos

Appanoose County
31 Acres M/L



Machine Shed



Hay/Pasture

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