

# Growthland

Appraisals, Management, Brokerage, & Advising

## FARMLAND FOR SALE

Appanoose County  
31 Acres M/L

Johnson Holding Co.

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



### MAC CHILTON

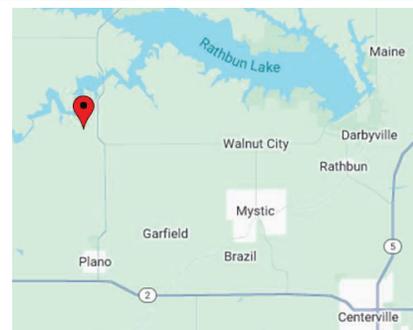
*Farm Manager, Real Estate Agent*

Licensed in IA, IL & MO

*Associate Appraiser*  
Licensed in IA

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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

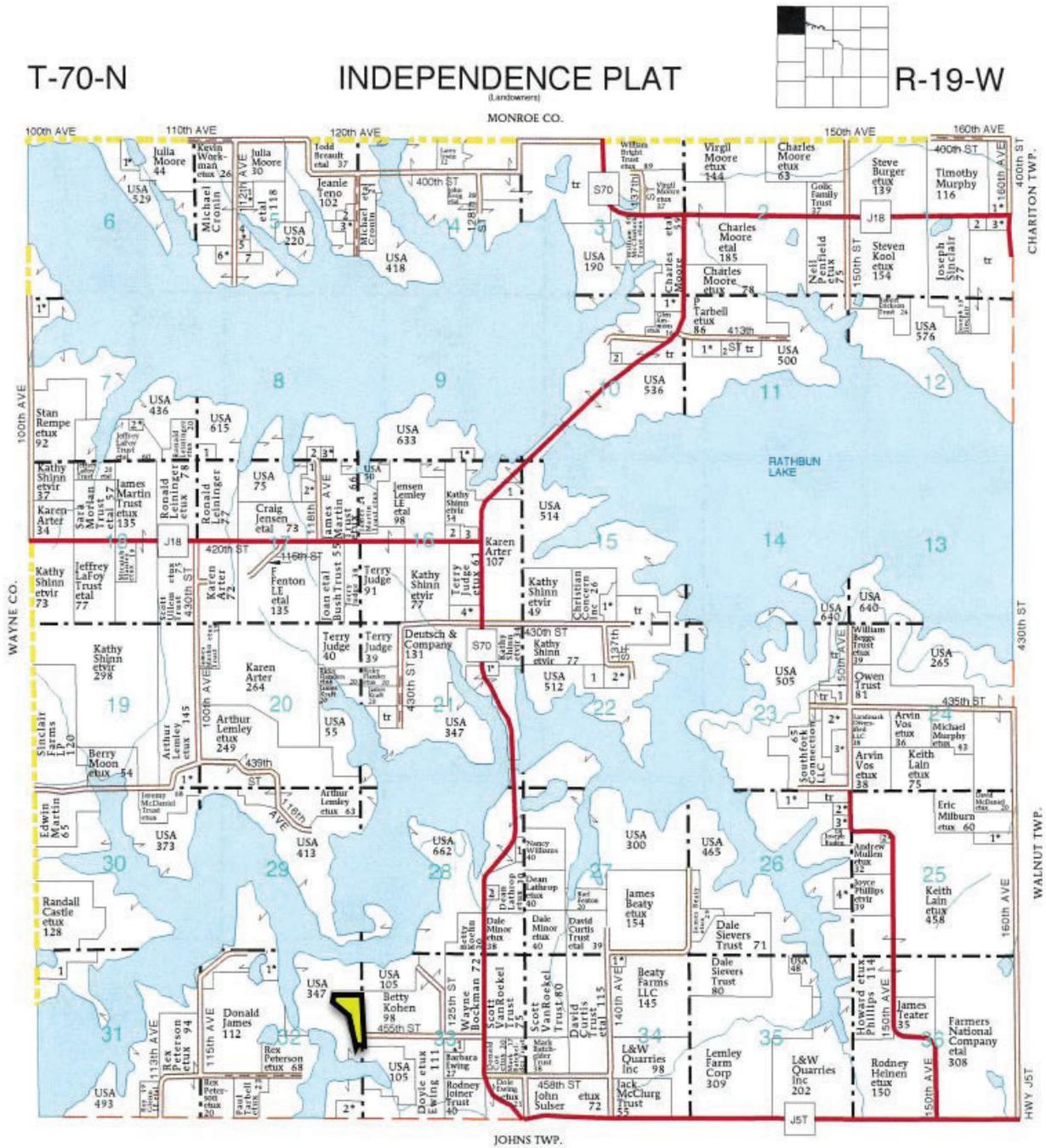
Great recreational property with a large utility building on site. The hunting possibilities are endless, with this tract and the nearly 16,000 acres of public hunting access surrounding Rathbun Lake. If you prefer water activities, take a short drive to the Bridgeview or South Fork boat ramps, both 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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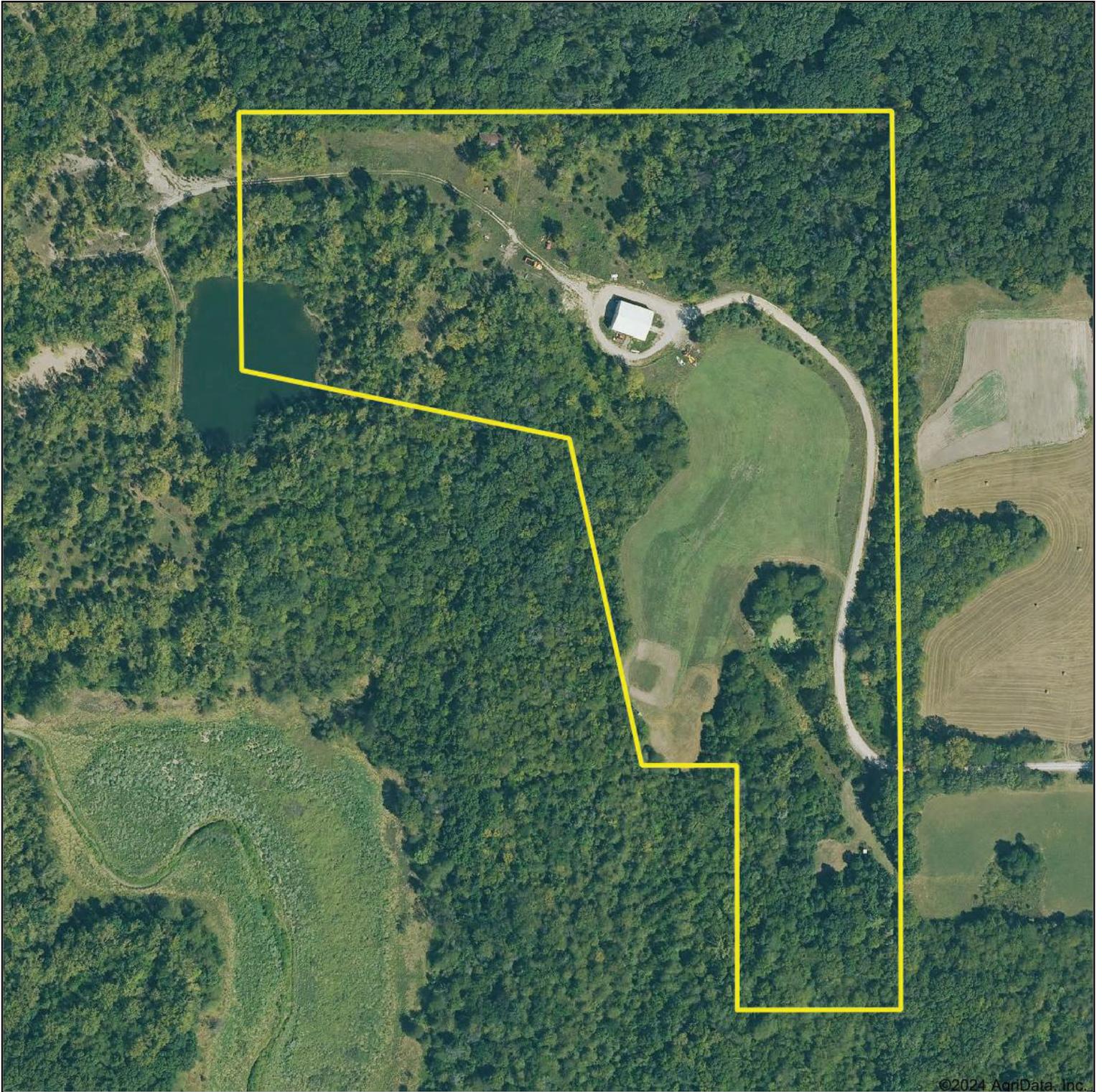
## Plat Map

## Appanoose County 31 Acres M/L



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# Aerial Map



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# Growthland

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



**32-70N-19W**  
**Appanoose County**  
**Iowa**

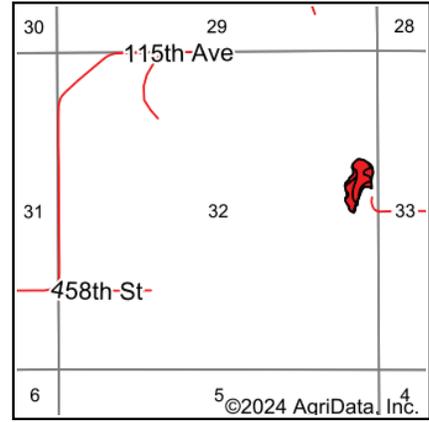
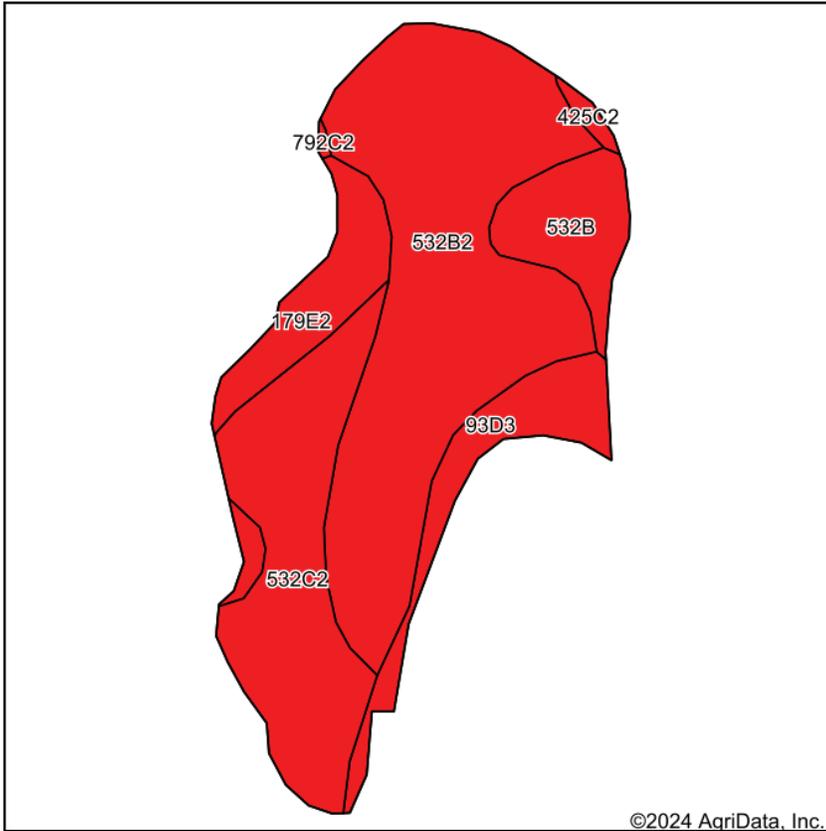


Maps Provided By:



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# Tillable Soils Map



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

**Growthland**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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%		Vle	24	33		
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	0.47	8.9%		Vle	19	20		
532B	Rathbun silt loam, 2 to 5 percent slopes	0.43	8.1%		IIIe	55	48		
<b>Weighted Average</b>						<b>3.54</b>	<b>44.8</b>	<b>36.8</b>	

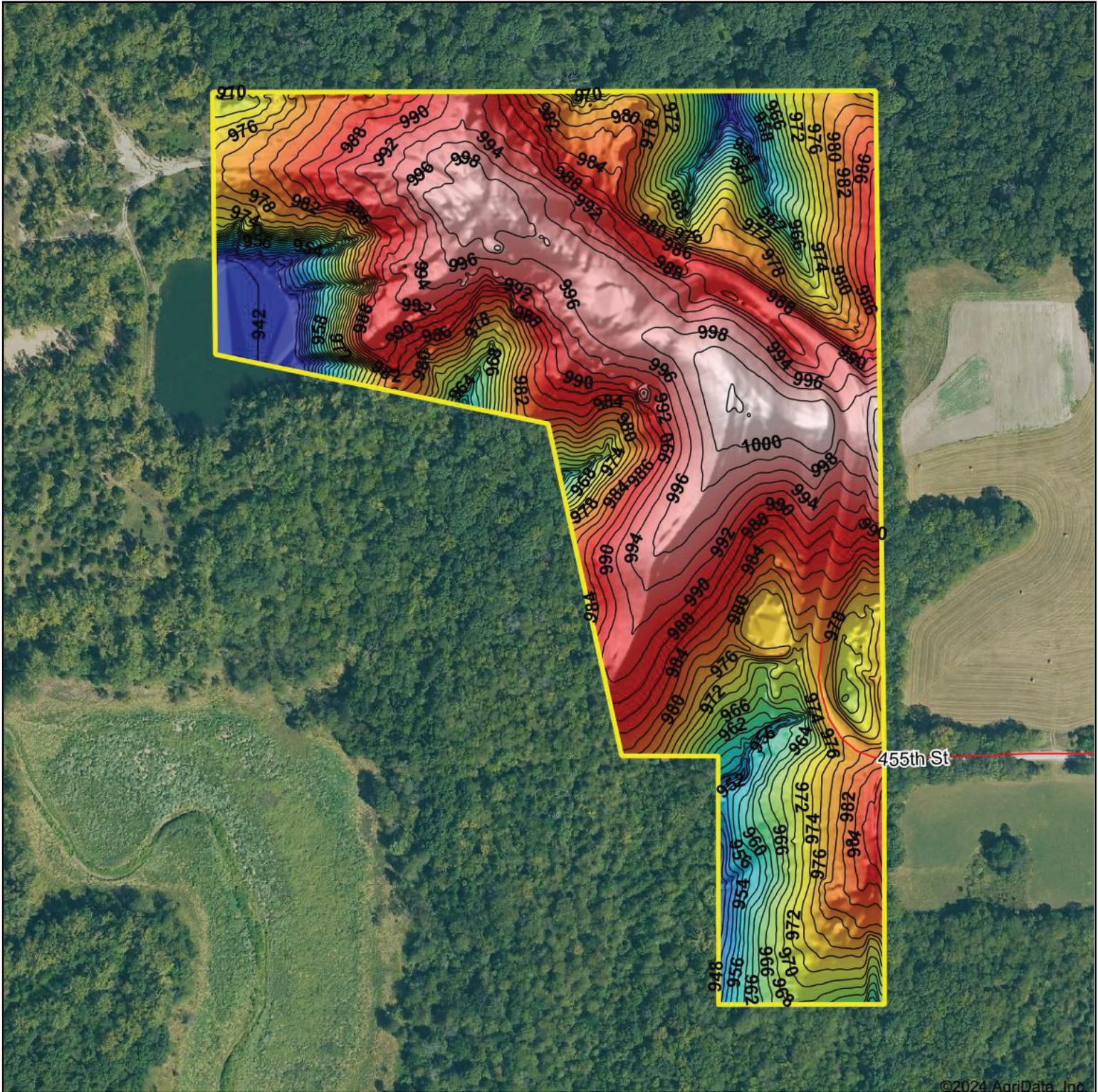
\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

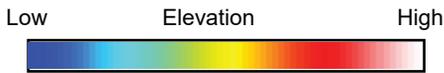
Soils data provided by USDA and NRCS.

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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

**Growthland**

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