



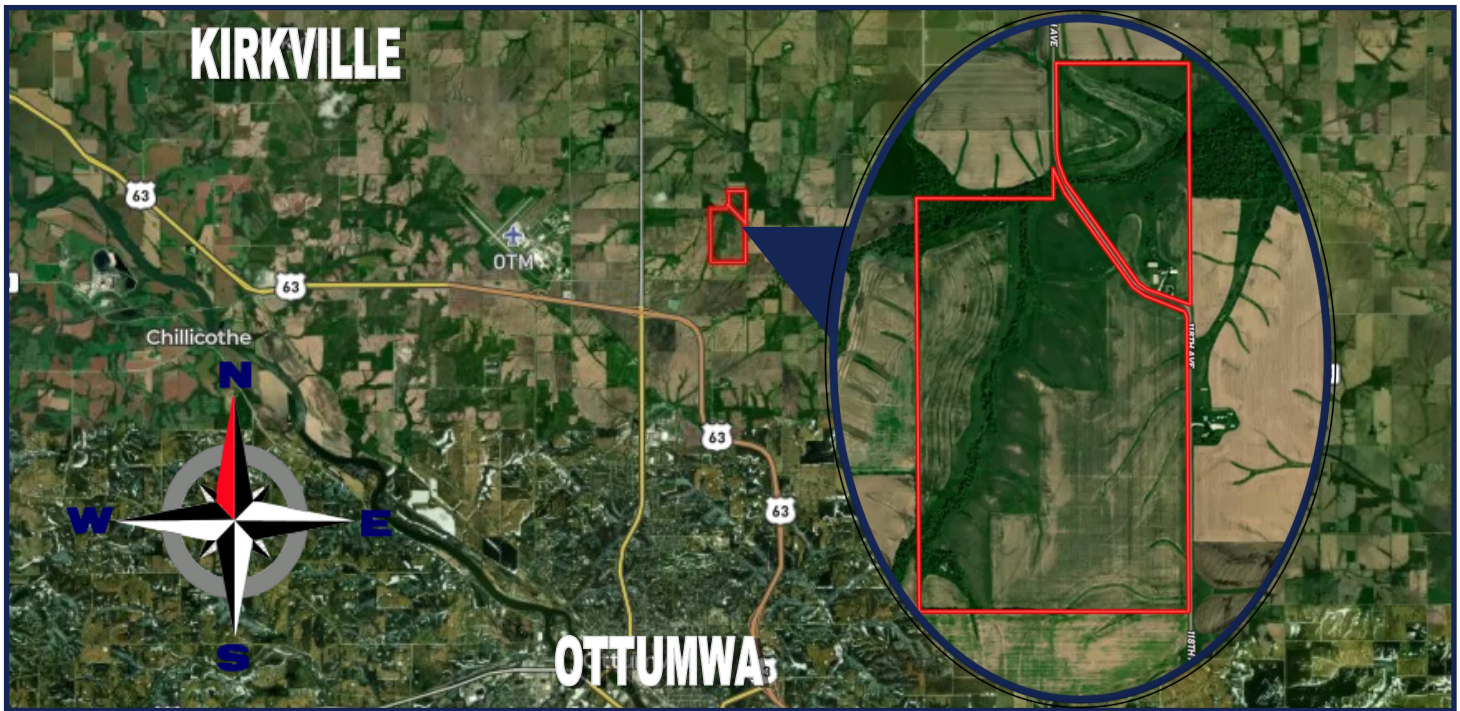
FARM WITH ACREAGE FOR SALE

Wapello County, IA

272 Acres M/L

251.05 Cropland A M/L; 64.4 CSR2

\$2,924,000 (\$10,750/A)



272-acre Wapello County farm featuring productive cropland, dependable CRP income, and a rural acreage. Includes 97.53 row crop acres, 96.90 CRP acres, and 56.62 CSP acres potentially available for production in 2027. Current production acres average 83 CSR2. Sellers may consider dividing the property into multiple tracts.



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed in IA, IL & MO

Associate Appraiser

Licensed in IA

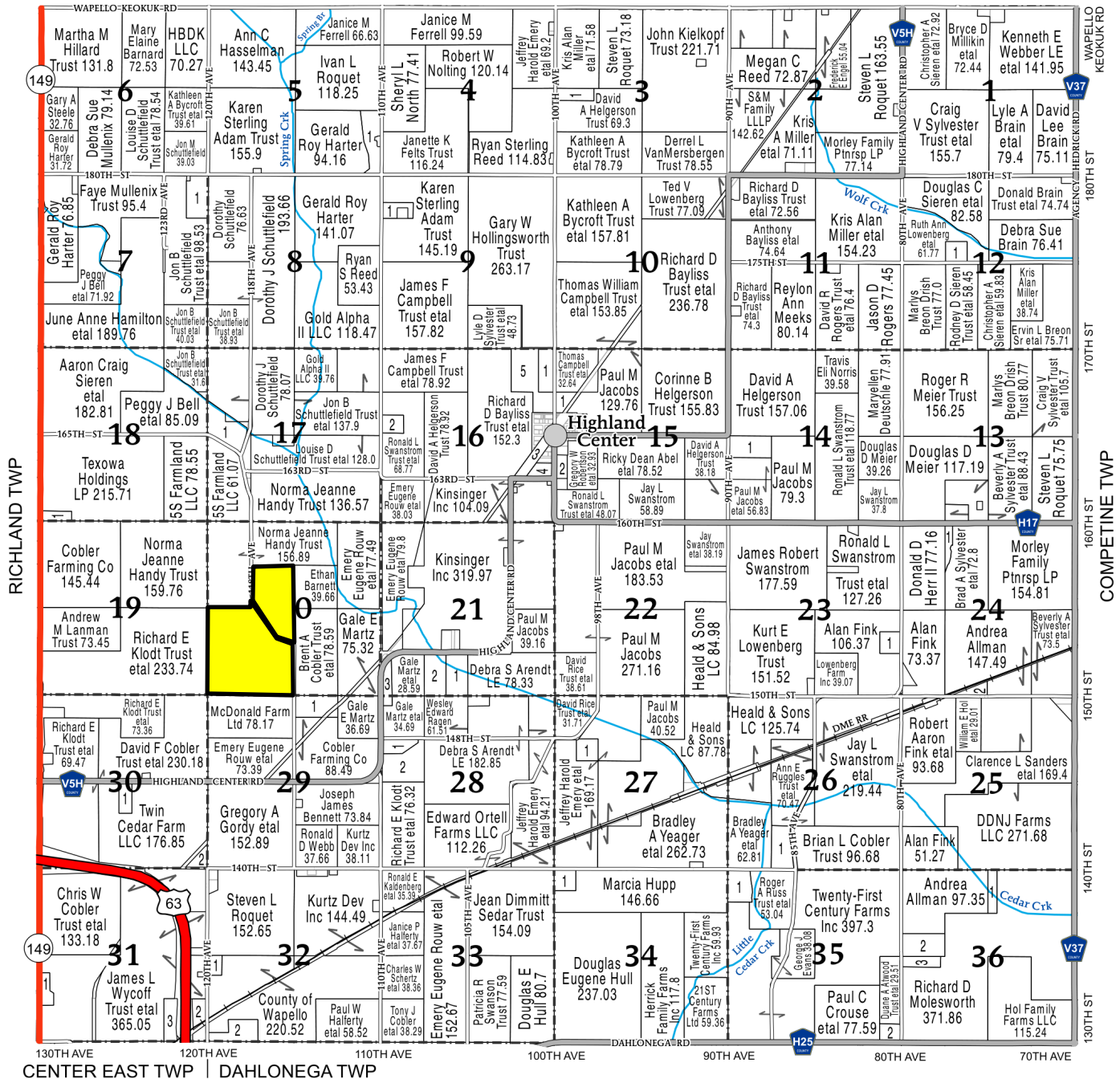
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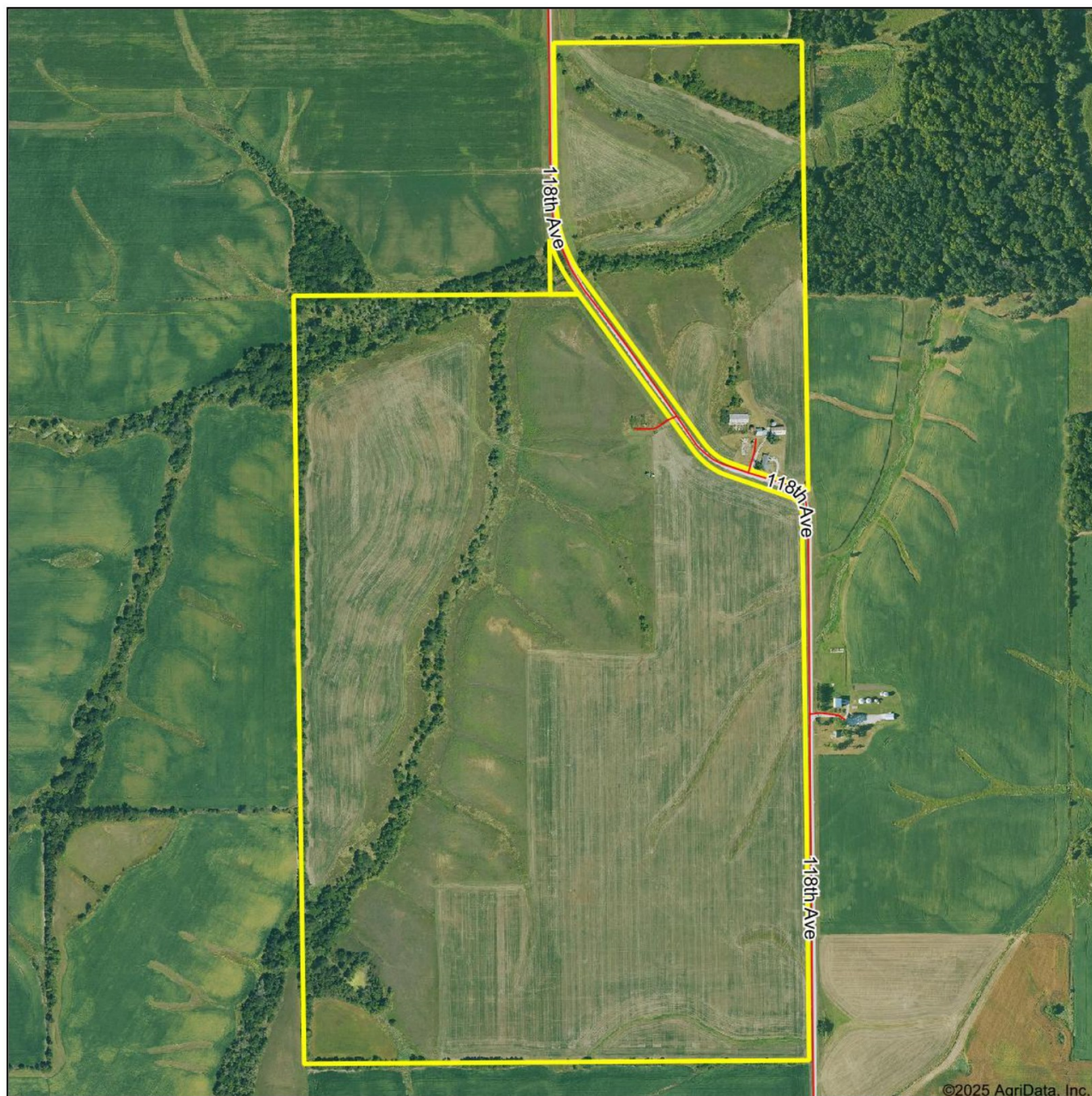


R-13-W

KEOKUK CO



Aerial Map



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Property Details

Legal Description:

The Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) (except the north 20 feet thereof) in Section Twenty (20), and the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), all in Township Seventy-three (73) North, Range Thirteen (13) West of the 5th P.M., Wapello County, Iowa.

Township: Highland

Location:

15355 118th Ave., Ottumwa, IA 52501

From the Highway 163 and Highway 149 intersection North of Ottumwa, go 1/2 mile North to Highland Center Road, then East 1.25 miles to 118th Avenue, then North 3/4 mile. There property is divided by 118th Avenue.

Acreage Breakdown:

FSA Acres: 273.35
Cropland Acres: 251.05
CRP Acres: 96.90
CSP Acres: 56.62

Soil Productivity: **Cropland CSR2:** 64.4

Property Taxes: \$ 10,022.00

Parcel Numbers: 007172010632000 007172040633000 007172040634000 007172040635000
007172040636000 007172910637000 007172910638000

School District: Ottumwa Community School District

FSA Farm Base Acres: **Corn Base Acres:** 126.60
Corn PLC Yield: 119
Bean Base Acres: 26.33
Bean PLC Yield: 37

Conservation Reserve Program (CRP):

<u>Contract Number</u>	<u>Expiration Date</u>	<u>Acres</u>	<u>Rental Rate / Acre</u>	<u>Annual Payment</u>
11603	9/30/2031	42.04	\$245.84	\$10,335.00
11851	9/30/2034	9.28	\$300.00	\$2,784.00
11915	9/30/2035	26.25	\$212.00	\$5,565.00
	9/30/2036	<u>19.33</u>	\$261.60	\$5,057.00
	TOTAL ACRES	96.90	TOTAL PAYMENT:	\$23,741.00

Comments:

This exceptional 272 acre Wapello County farm offers an outstanding combination of productive cropland, dependable CRP income, and a well-maintained rural acreage. The farm includes approximately 251.05 FSA cropland acres, with 97.53 acres in row crop production, 96.90 acres enrolled in CRP, and 56.62 acres seeded to native grasses and forbs through the Conservation Stewardship Program (CSP). The CSP acres may be terminated and returned to production for the 2027 crop season. The average CSR2 across the cropland acres is 64.4, while the average CSR2 across the current production acres is 83. Whether you're looking to expand your farming operation, add to your investment portfolio, or purchase a country acreage, this property is an excellent opportunity. The Sellers may consider dividing the farm into multiple tracts, and Buyers are encouraged to structure and submit offers accordingly.

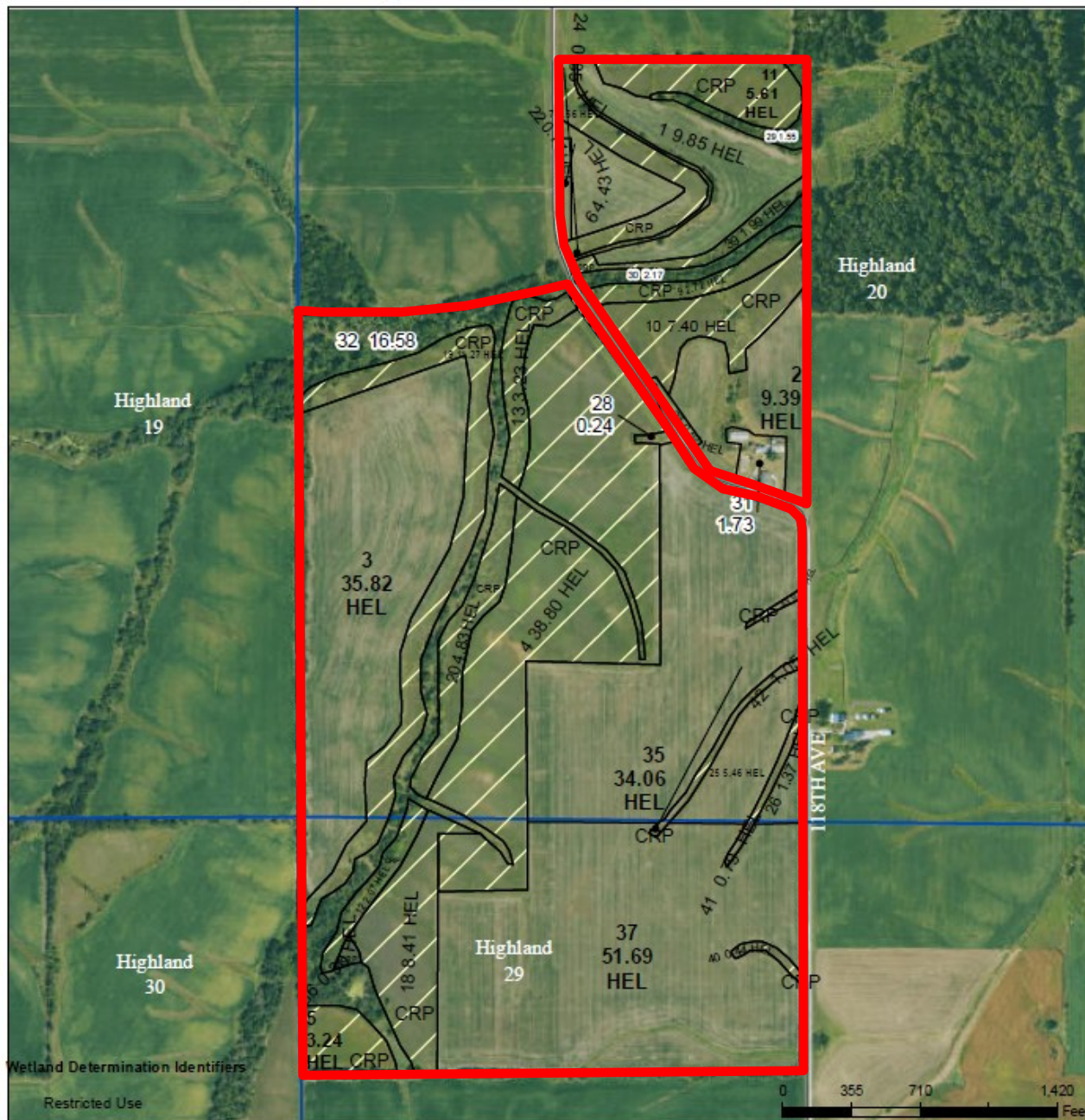


FSA Aerial Map



United States
Department of
Agriculture

Wapello County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Limited Restriction
- Tract Boundary
- Iowa Roads



Exempt from Conservation
Compliance Provisions

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).

Tract Cropland Total: 251.08 acres

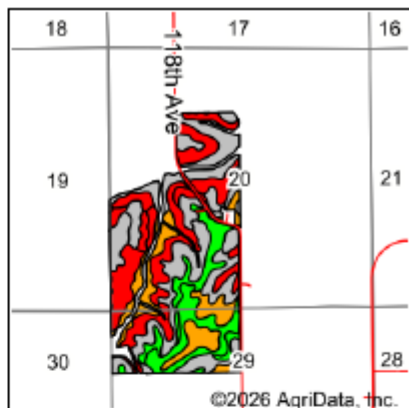
2025 Program Year

Map Created November 19, 2024

Farm 949

Tract 1029

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



GROWTHLAND

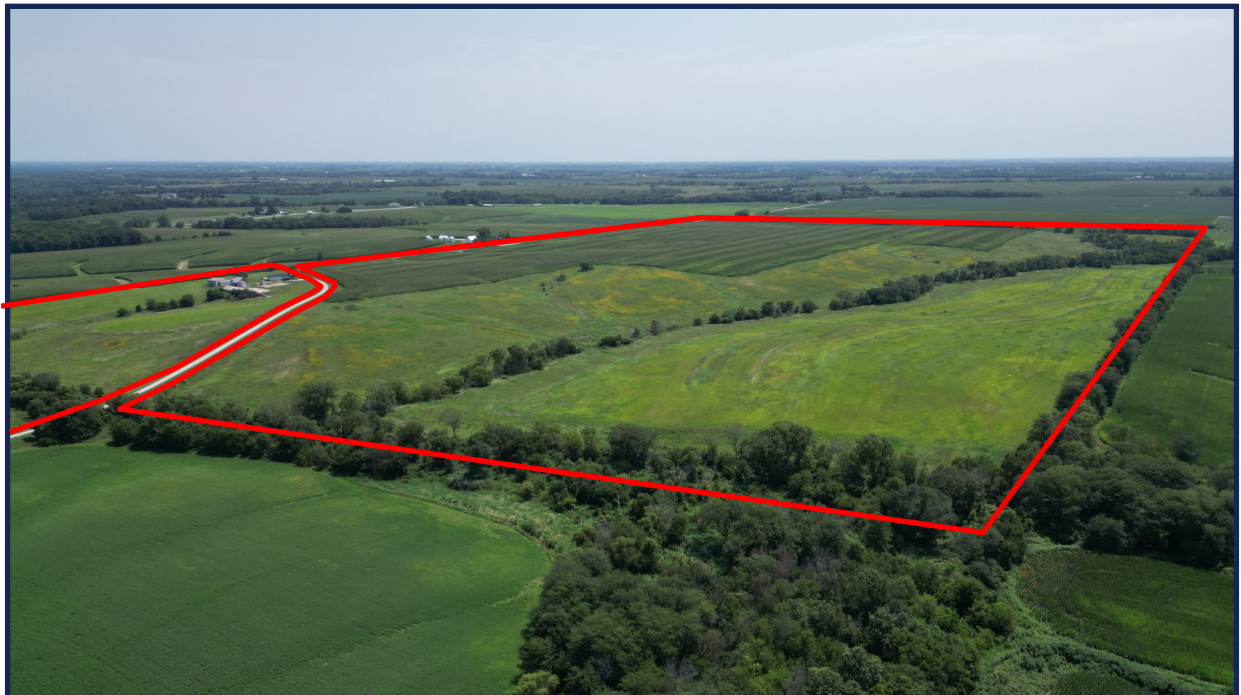
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
581C2	Otley-Nira silty clay loams, 5 to 9 percent slopes, moderately eroded	50.80	20.2%		77
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.77	9.1%		78
280	Mahaska silty clay loam, 0 to 2 percent slopes	21.81	8.7%		84
281B	Otley silty clay loam, 2 to 5 percent slopes	21.32	8.5%		91
892D2	Mystic variant, silty clay loam, 7 to 12 percent slopes, moderately eroded	19.46	7.8%		28
11B	Colo-Ely complex, 0 to 5 percent slopes	17.87	7.1%		86
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.68	7.0%		24
276C2	Ladoga-Hedrick silt loams, 5 to 9 percent slopes, moderately eroded	14.72	5.9%		73
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	13.79	5.5%		14
222C	Clarinda silty clay loam, 5 to 9 percent slopes	9.33	3.7%		31
279	Taintor silty clay loam, 0 to 2 percent slopes	8.83	3.5%		83
280B	Mahaska silty clay loam, 2 to 5 percent slopes	7.80	3.1%		89
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	7.72	3.1%		77
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7.18	2.9%		11
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	4.07	1.6%		19
179F	Gara loam, 18 to 25 percent slopes	4.04	1.6%		19
76B	Ladoga silt loam, 2 to 5 percent slopes	1.86	0.7%		86
Weighted Average					64.4

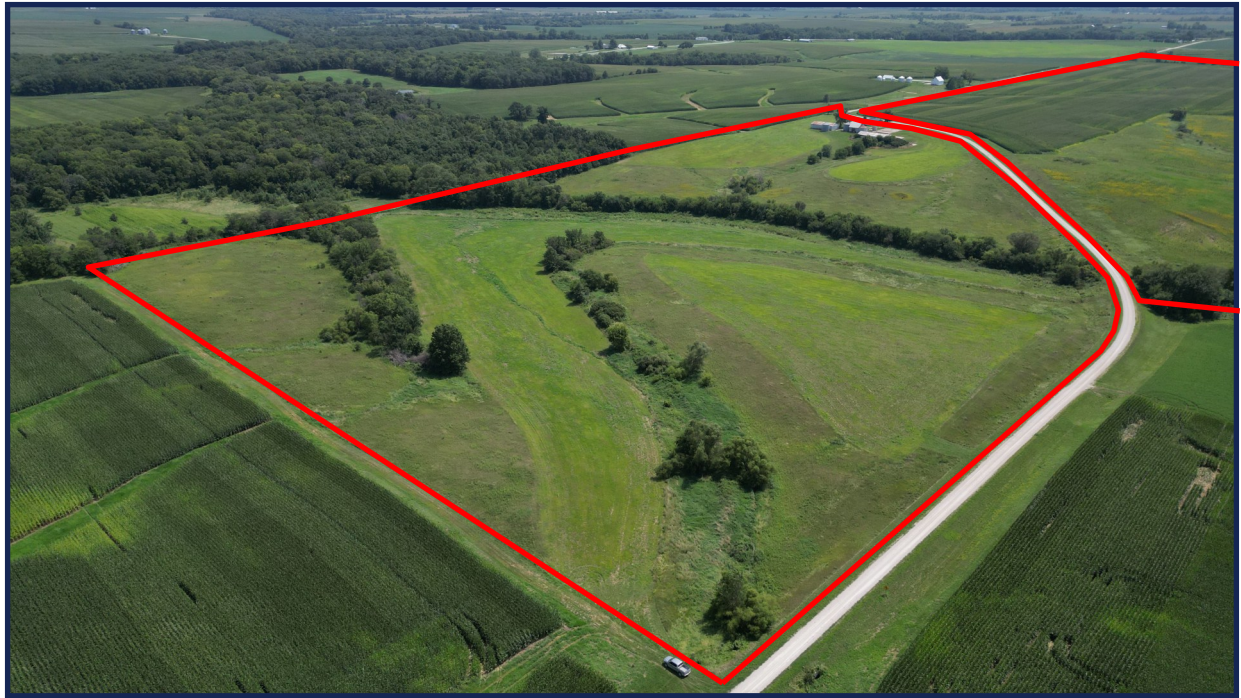
**IA has updated the CSR values for each county to CSR2.



View from the southwest corner looking northeast



View from northwest corner looking southeast



View from the northwest corner looking southeast



View from Southeast corner of north acres looking north

Acreage Data

Dwelling	Built: 1956	1,474 SF
	1 Story Frame	
Outbuildings	1956 Attached Garage - 528 SF	
	1980 Machine Shed - 2800 SF	
	1966 Pole Shed - 2800 SF	
	1955 Corn Crib - 900 SF	
	1980 Grain Bin - 5000 bu	
	1977 Grain Bin - 6300 bu	
	1969 Grain Bin - 6800 bu	
	1960 Grain Bin - 750 bu	

Comments:

The one story ranch style dwelling has 3 bedrooms and 1.5 bathroom. Dwelling roof and windows were replaced in 2026. Dwelling siding will be replace prior to closing. There is a partial unfinished basement. The updated water heater and furnace are located in the basement. A deck has recently been added on the north side of the dwelling. A portion of the machine shed has concrete floor and electricity, one sliding door on west side and two sliding doors on south side.



North border of acreage looking south



South border of acreage looking north



Machine Shed



Dwelling

Photos



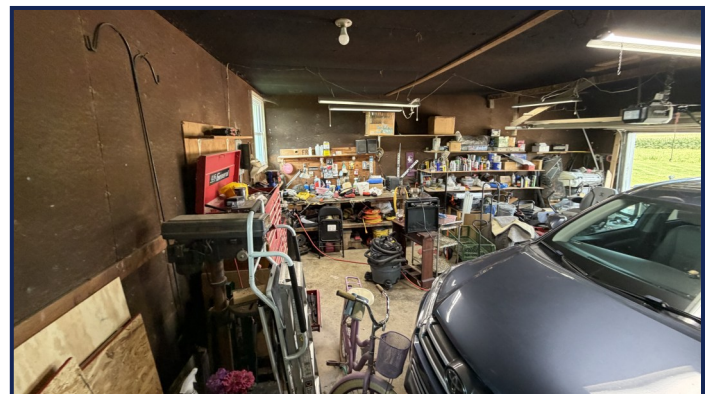
Deck



Living Room



Kitchen



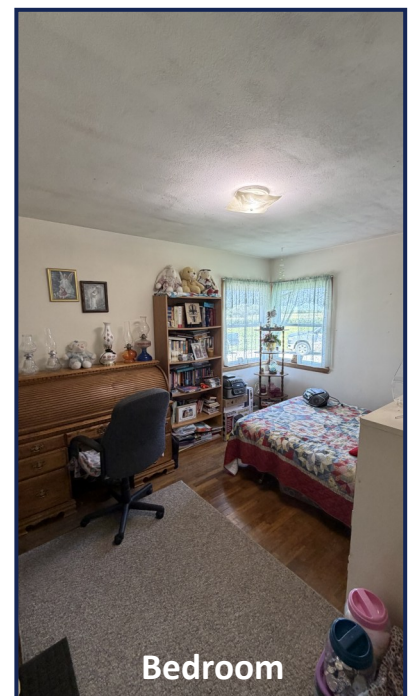
Garage



Basement



Bathroom



Bedroom