

IN PERSON BIDDING ONLY
Wednesday, October 28, 2026
at 10:00 AM
Majestic Theater
100 N 13th Street
Centerville, IA 52544

FARMLAND AUCTION

Appanoose County, IA

117 Acres M/L
43.41 Tillable/Hay A M/L; 42.7 CSR2

L&W Quarries, Inc.



This 117-acre Appanoose County farm sits right on Highway J5T and consists of hay and pasture acres. Portions of this property were previously mined and have since been reclaimed. The southern portion of the hay acres near the road consists of productive Seymour and Edina soils that could be put into row crop. Additional pasture acres could be added along the East boundary with some fence work. Jackson Branch flows Southeast-Northwest through the property. The farm is located three miles west of the HWY T14 and J5T intersection near Mystic.



MAC CHILTON

Farm Manager, Real Estate Agent

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Licensed In IA

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Auction Information

Auction Date and Time

Wednesday, October 28, 2026 at 10:00 AM

Auction Location

In Person Bidding Only

Majestic Theater, 100 N 13th Street, Centerville, Iowa 52544

Sale Method

This property will be offered at public auction. Bidding available in person only. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.

The Farmland will be offered as one tract on a 117 acres more or less basis.

- Seller reserves the right to refuse any or all bids.
- Announcements made auction day by the Auctioneer will take precedence over any previous material or verbal statements.

Description

117 Acres m/l of Appanoose County farmland located in Section 35 of Independence Township. Consists of 43.41 tillable and hay acres m/l with a CSR2 of 42.7, plus 40.00 pasture acres m/l. Located three miles west of the HWY T14 and J5T intersection near Mystic, Iowa.

Terms

Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing. Closing on or about 45 days after offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record.

Auctioneer

John Airy, Auctioneer & Real Estate Agent

Disclaimer

Growthland and their associates are agents of the Seller

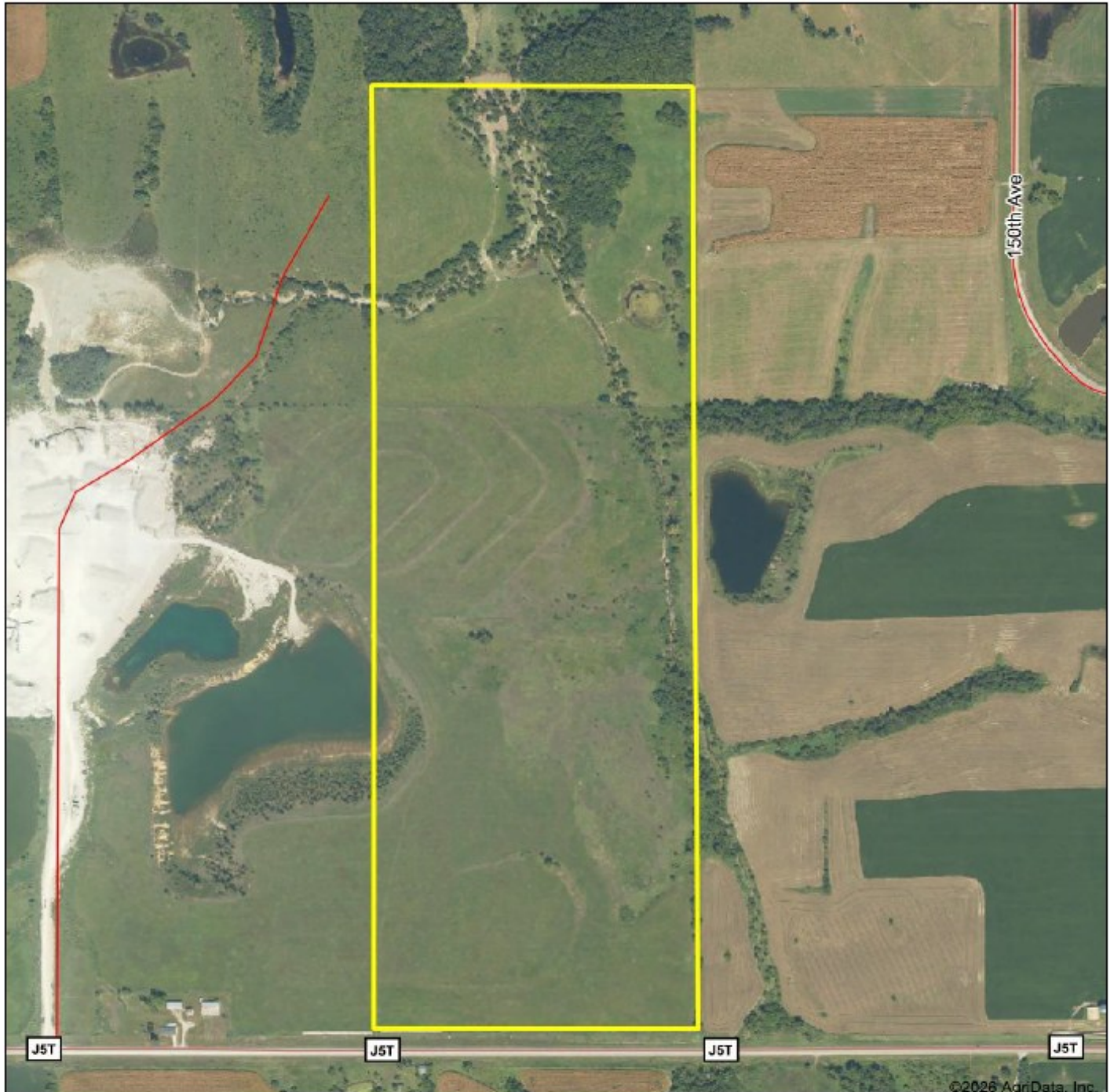
DISCLAIMER - The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed his information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.



R-19-W

[illegible]

Aerial Map





Property Details

Legal Description:

Tract in the SE 1/4 NE 1/4 & E 1/2 SE 1/4 in Section 35, Township 70 North, Range 19 West of the 5th P.M.
in Appanoose County, Iowa.

Township: Independence

Location:

Located 3 miles west of HWY T14 and J5T intersection near Mystic.

Acreage Breakdown:

Taxable Acres: 116.57
Tillable/Hay Acres: 43.41*
Pasture Acres: 40.00+
FSA Acres: 115.08*

Soil Productivity: **Tillable/Hay CSR2:** 42.7

Property Taxes: \$ 1,692.00

Parcel Numbers: 110171000760000 110171000780000 110171000800000

School District: Centerville

FSA Farm Base Acres: **Corn Base Acres:** 25.23*
Corn PLC Yield: 93
Oats Base Acres: 9.33*
Oats PLC Yield: 50

*Pending FSA Reconstitution

Comments:

This 117-acre Appanoose County farm sits right on Highway J5T and consists of hay and pasture acres. Portions of this property were previously mined and have since been reclaimed. The southern portion of the hay acres near the road consists of productive Seymour and Edina soils that could be put into row crop. Additional pasture acres could be added along the East boundary with some fence work. Jackson Branch flows Southeast-Northwest through the property. The farm is located three miles west of the HWY T14 and J5T intersection near Mystic.

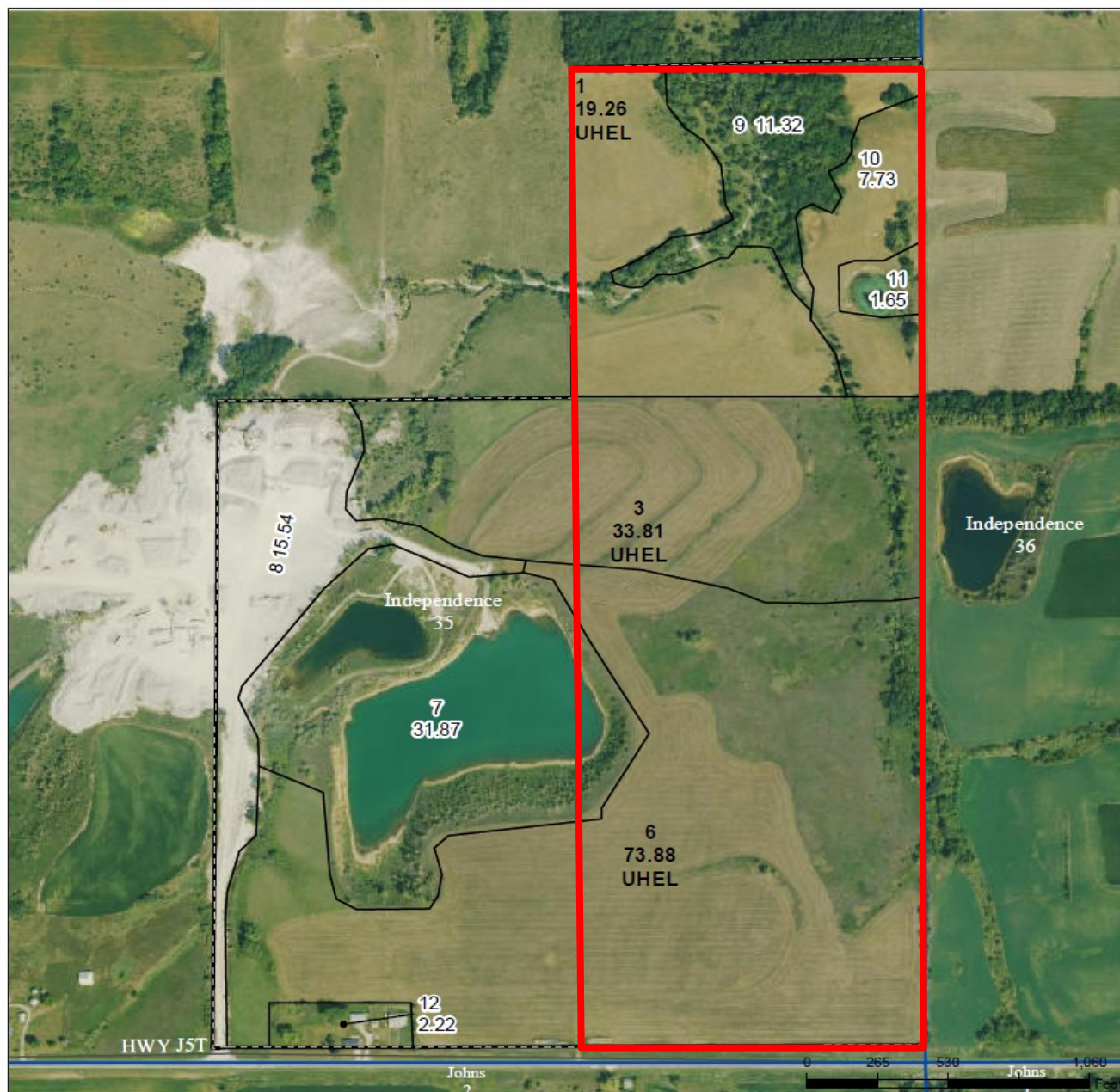


FSA Aerial Map



United States
Department of
Agriculture

Appanoose County, Iowa



Legend
Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination

- Restricted
- ▼ Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 126.95 acres

2026 Program Year

Map Created February 27, 2026

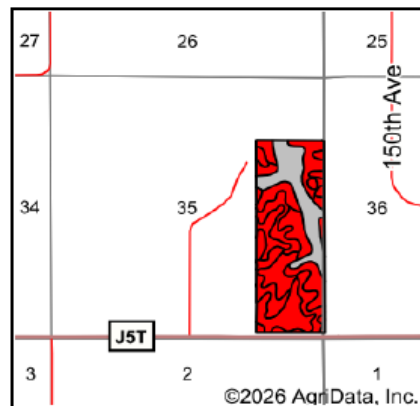
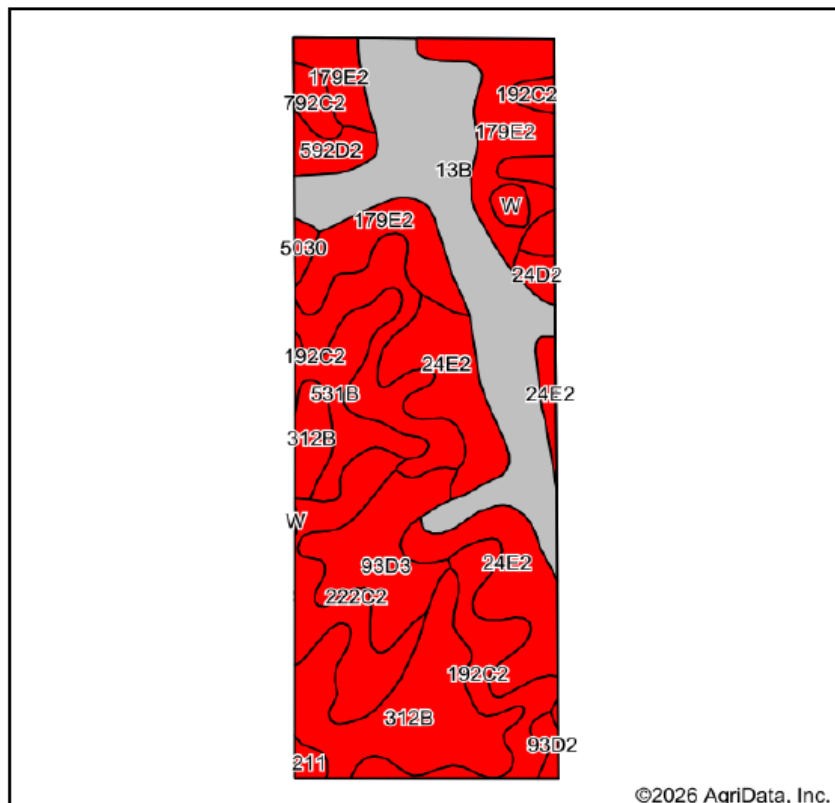
Farm 418

Tract 356

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Soil Map



State: **Iowa**
 County: **Appanoose**
 Location: **35-70N-19W**
 Township: **Independence**
 Acres: **117.06**



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	24.82	21.2%		79
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	16.54	14.1%		29
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	16.03	13.7%		24
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	15.57	13.3%		33
312B	Seymour silt loam, 2 to 5 percent slopes	15.15	12.9%		64
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	8.28	7.1%		19
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.04	6.9%		28
531B	Kniffin silt loam, 2 to 5 percent slopes	5.47	4.7%		55
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	2.05	1.8%		10
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.38	1.2%		31
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.94	0.8%		45
W	Water	0.85	0.7%		0
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.70	0.6%		17
211	Edina silt loam, 0 to 1 percent slopes	0.62	0.5%		59
5030	Pits, limestone quarries	0.62	0.5%		0
Weighted Average					44



View from the Northeast corner looking southwest



View from Southeast corner looking northwest