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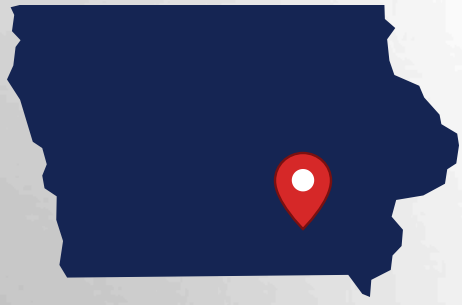
Where Knowledge and Expertise Create Opportunity



FARMLAND FOR SALE

122 Acres M/L

107.94 Tillable Acres M/L; 51.9 Tillable CSR2

Wapello County, IA

$793,000 ($6,500/A)

Howard McDonald Farm LTD



122-acre Wapello County tract of the McDonald farm featuring dependable CRP income.



MAC CHILTON
GROWTHLAND
Farm Manager, Real Estate Agent
Licensed in IA, IL & MO. Associate Appraiser Licensed in IA
(641) 954-1869
mac@growthland.com

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Plat Map

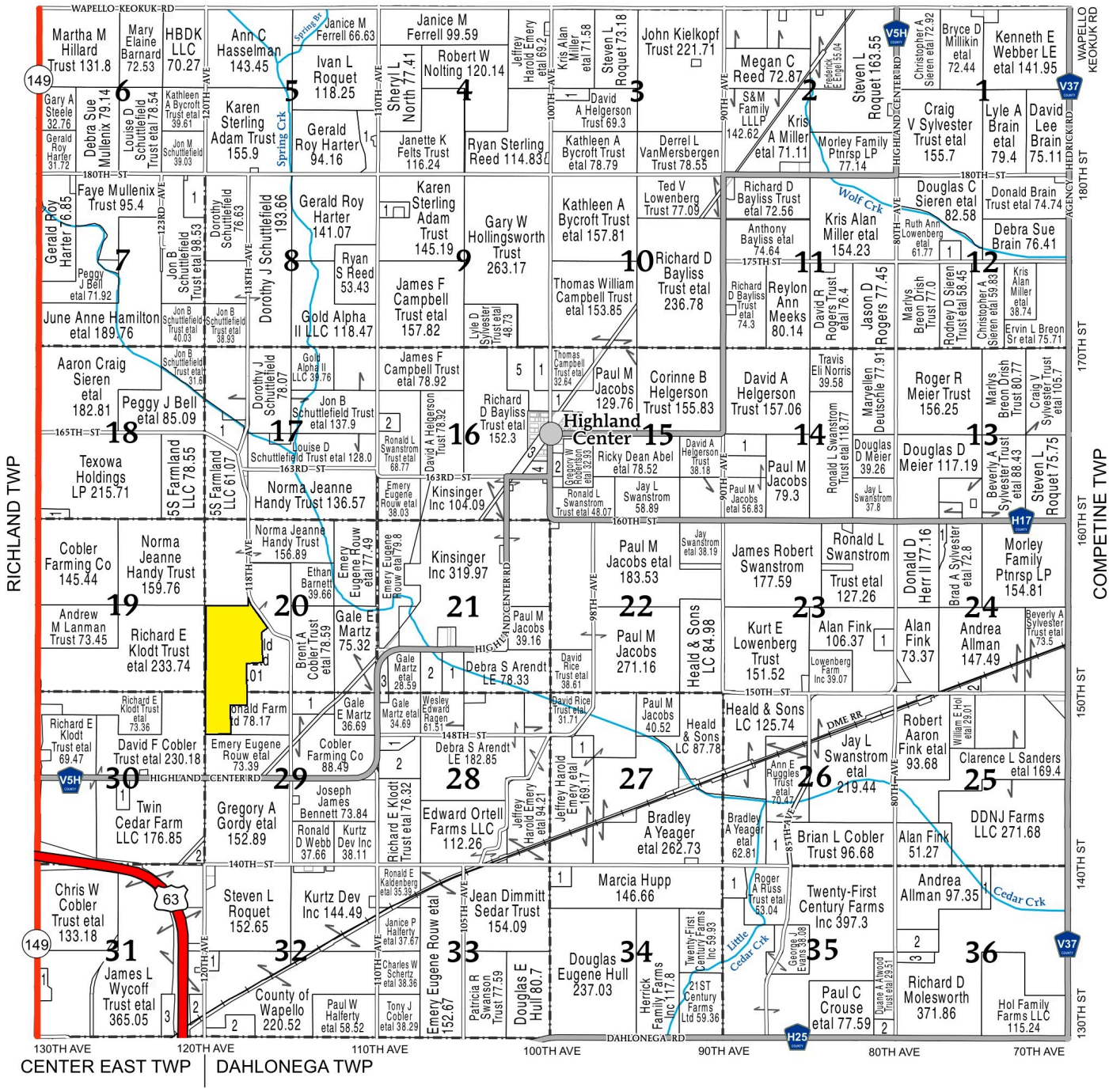
T-73-N

HIGHLAND PLAT

(Landowners)

KEOKUK CO

R-13-W



R-13-W

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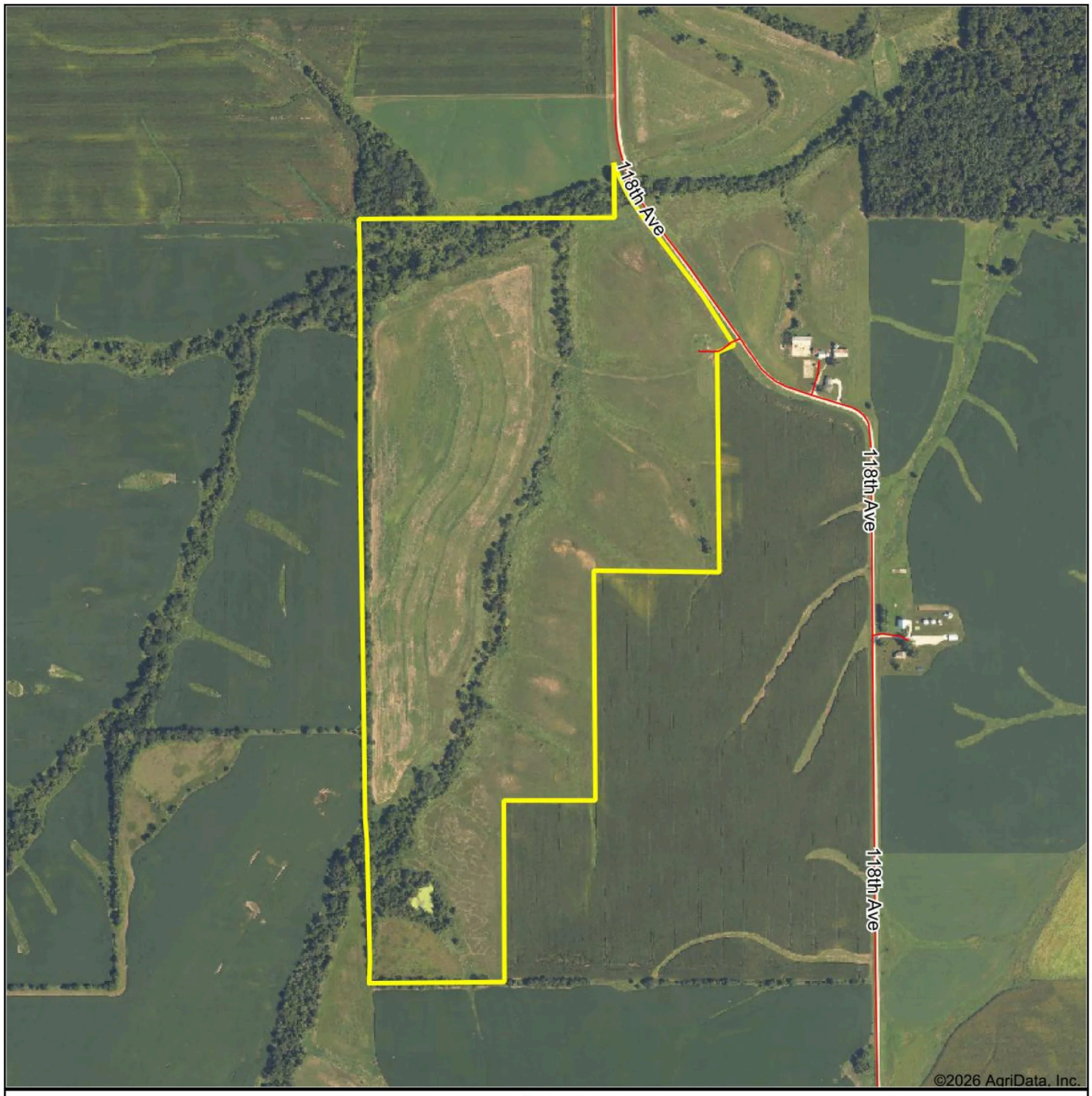
Aerial Map



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Boundary Center: 41.106852, -92.388064

0ft 800ft 1600ft

20-73N-13W
Wapello County
Iowa

N
W E
S

Maps Provided By:
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Property Details

Legal Description:

Tract is part of: 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. Pending survey.

Township: Highland

Location:

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. East border is 118th Avenue.

Acreage Breakdown:

Tract Acres:	122 M/L
FSA Acres:	124.79
Cropland Acres:	107.94
CRP Acres:	72.12
CSP Acres:	35.82

*Pending FSA Reconstitution & Survey

Soil Productivity: **Cropland CSR2:** 51.9

Property Taxes: $2,872.00

Parcel Numbers: Pending Survey
007172040634000 007172040633000 007172040636000
007172910638000

School District: Ottumwa Community School District

FSA Farm Base Acres:

Corn Base Acres:	29.12
Corn PLC Yield:	119
Bean Base Acres:	6.06
Bean PLC Yield:	37

*Pending FSA Reconstitution

Conservation Reserve Program (CRP):

Contract Number	Expiration Date	Acres	Rental Rate / Acre	Annual Payment
11915	09/30/2035	8.68	$212.00	$1,840.00
11603	09/30/2031	44.11	$245.84	$10,844.00
11959	09/30/2036	19.33	$261.60	$5,057.00
	TOTAL ACRES	72.12	TOTAL PAYMENT	$17,741.00

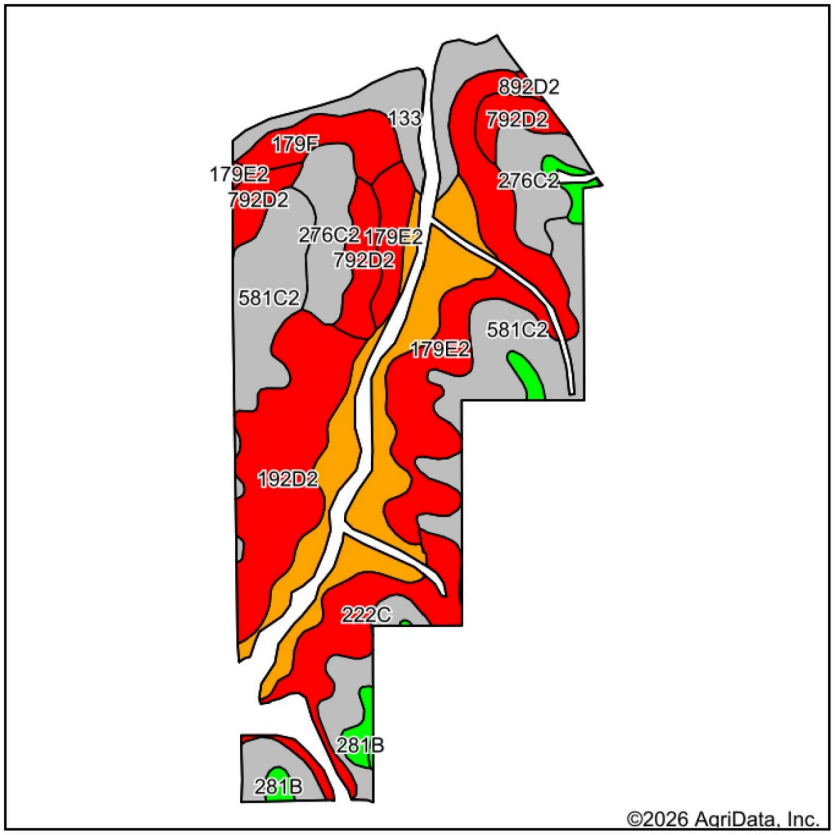
*Pending FSA Reconstitution.

Comments:

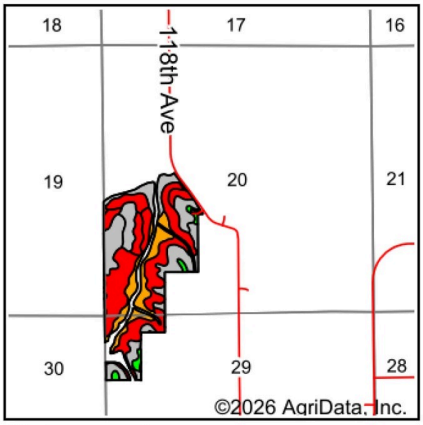
This 122 acre Wapello County farm offers dependable CRP income. The farm includes approximately 107.94 FSA cropland acres, with 72.12 acres enrolled in CRP, and 35.82 acres enrolled in CSP. The 35.82 acres in CSP are seeded to native grasses and forbs. These CSP acres may be terminated and returned to production for the 2027 crop season. The average CSR2 across the cropland acres is 51.9. Whether you're looking to expand your farming operation or add to your investment portfolio, this property is an excellent opportunity.

DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.

Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wapello**
Location: **20-73N-13W**
Township: **Highland**
Acres: **107.94**

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N W E S

Area Symbol: IA179, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
581C2	Otley-Nira silty clay loams, 5 to 9 percent slopes, moderately eroded	22.86	21.2%		77
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.67	16.4%		24
11B	Colo-Ely complex, 0 to 5 percent slopes	15.70	14.5%		86
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	13.79	12.8%		14
276C2	Ladoga-Hedrick silt loams, 5 to 9 percent slopes, moderately eroded	9.05	8.4%		73
222C	Clarinda silty clay loam, 5 to 9 percent slopes	8.00	7.4%		31
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	6.83	6.3%		11
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.82	6.3%		78
179F	Gara loam, 18 to 25 percent slopes	4.04	3.7%		19
281B	Otley silty clay loam, 2 to 5 percent slopes	2.93	2.7%		91
892D2	Mystic variant, silty clay loam, 7 to 12 percent slopes, moderately eroded	0.17	0.2%		28
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.08	0.1%		94
				Weighted Average	**51.9**

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

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Photos



View from the south looking north



View from the northwest corner looking southeast