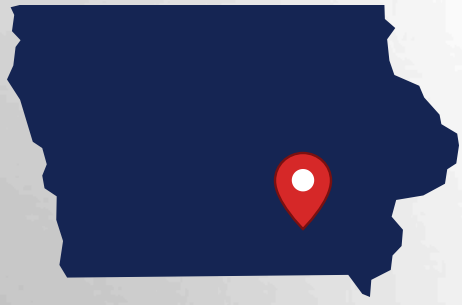
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Where Knowledge and Expertise Create Opportunity



ACREAGE FOR SALE

53 Acres M/L

3 Bedroom, 1.5 Bath Ranch Style Home; Built 1956

Wapello County, IA

$500,000 Total

Howard McDonald Farm LTD



53-acre Wapello County tract of the McDonald farm with a rural acreage.



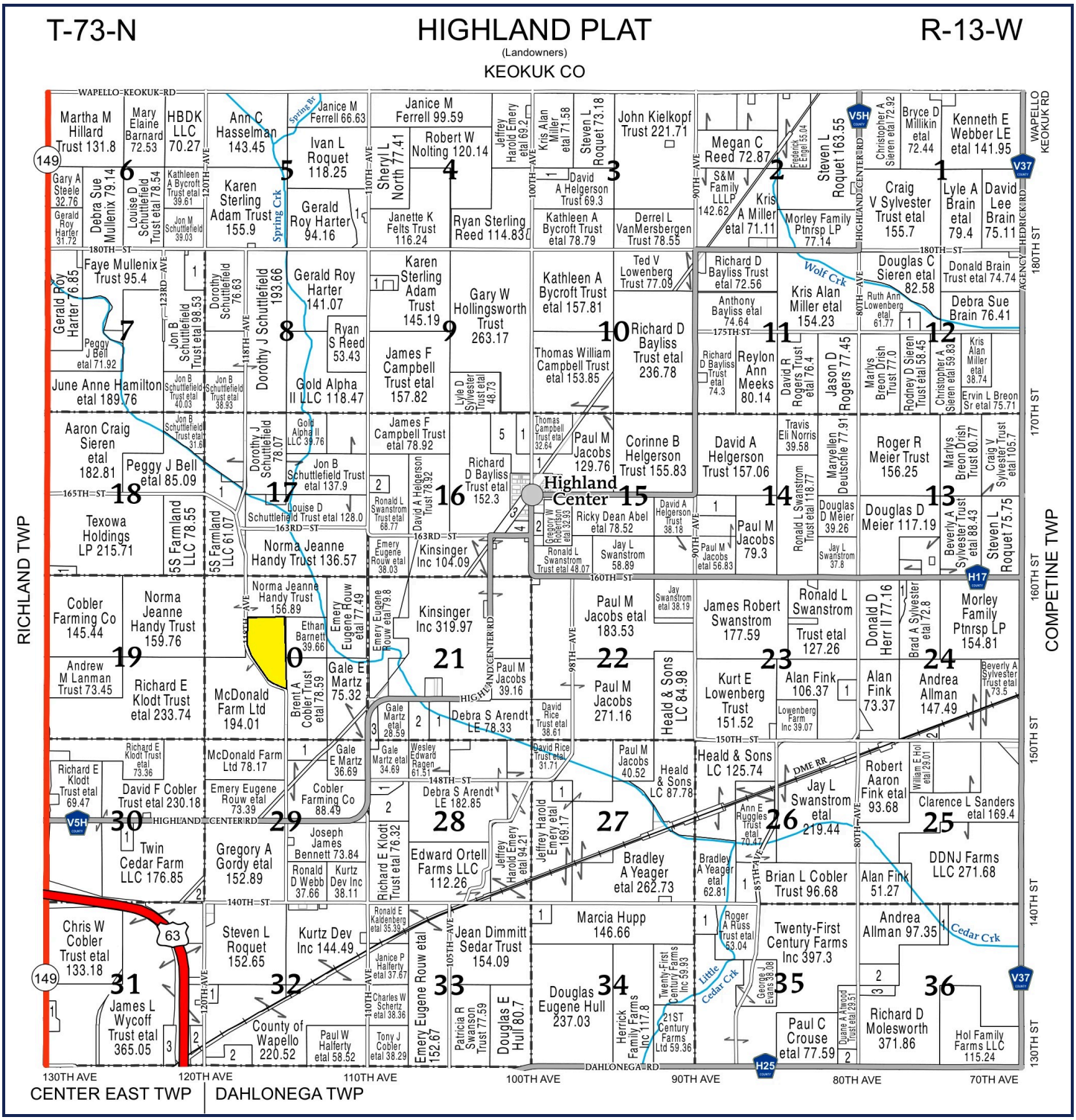
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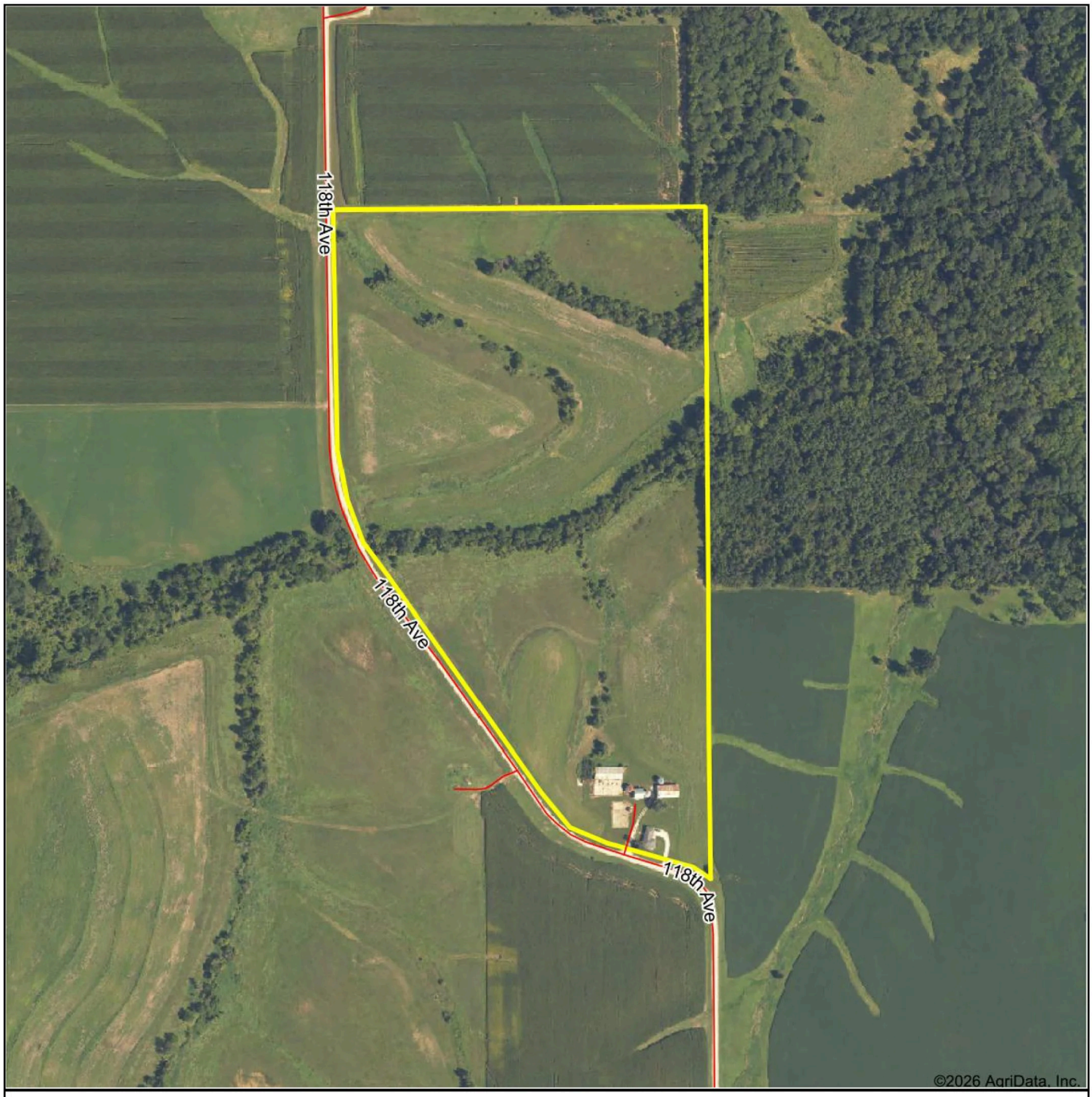
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Plat Map



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Aerial Map



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Boundary Center: 41.112295, -92.384339

0ft 533ft 1067ft

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.

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. West border is 118th Avenue.

Acreage Breakdown:

Tract Acres:	53 M/L
FSA Acres:	53.48
Cropland Acres:	48.03
CRP Acres:	22.28
CSP Acres:	23.67

Soil Productivity: **Cropland CSR2:** 57.3

Property Taxes: $5,660.00

Parcel Numbers: 007172010632000 007172040633000

FSA Farm Base Acres:

Corn Base Acres:	21.52
Corn PLC Yield:	119
Bean Base Acres:	4.48
Bean PLC Yield:	37

*Pending FSA Reconstitution

Conservation Reserve Program (CRP):

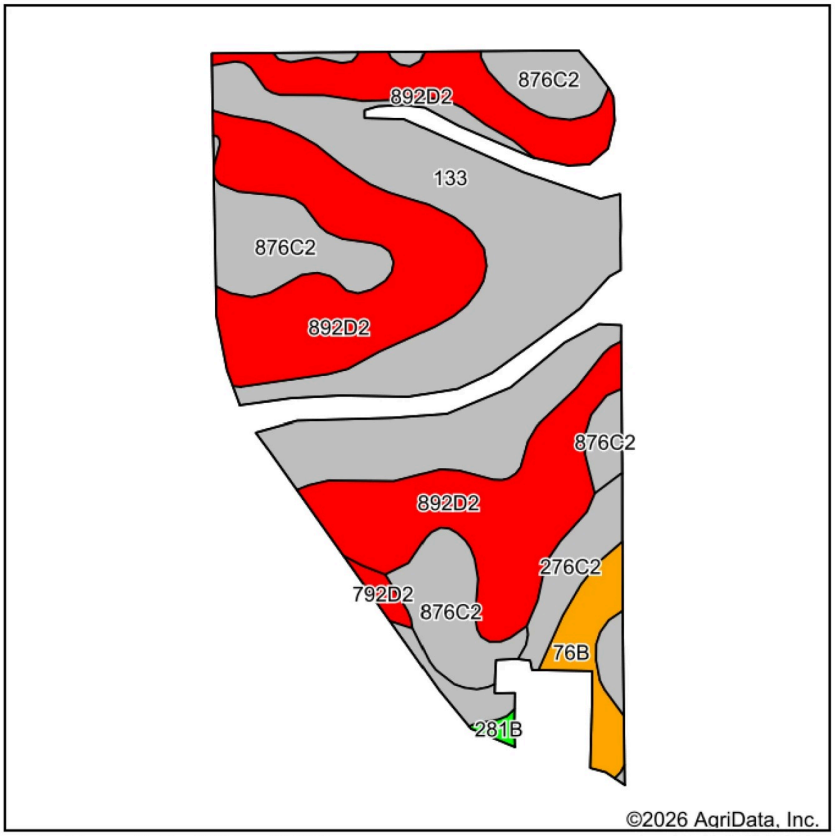
Contract Number	Expiration Date	Acres	Rental Rate / Acre	Annual Payment
11915	09/30/2025	17.57	$212.00	$3,725.00
11851	09/30/2034	4.71	$300.00	$1,413.00
	TOTAL ACRES	22.28	TOTAL PAYMENT	$5,138.00

Comments:

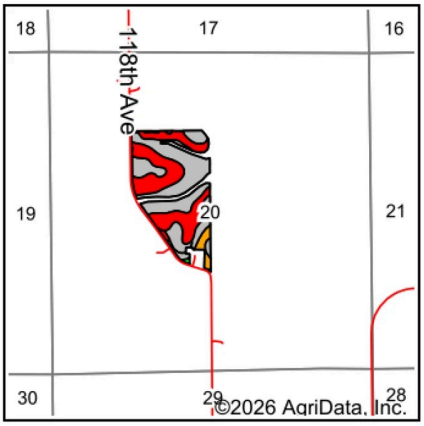
Tract 3 of the McDonald farm, 53 acres m/l with the house, offered at $500,000. Dwelling: built 1956, 1,474 SF, 1 story frame. Outbuildings: 1956 attached garage, 528 SF; 1980 machine shed, 2800 SF; 1966 pole shed, 2800 SF; 1955 corn crib, 900 SF; 1980 grain bin, 5000 bu; 1977 grain bin, 6300 bu; 1969 grain bin, 6800 bu; 1960 grain bin, 750 bu. The one-story ranch style dwelling has 3 bedrooms and 1.5 bathroom. Dwelling roof, siding, and windows were replaced in 2026. 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. The farm includes approximately 53.48 FSA cropland acres, with 25.75 acres in row crop production, 22.28 acres enrolled in CRP, and 23.67 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.

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Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wapello**
Location: **20-73N-13W**
Township: **Highland**
Acres: **48.03**

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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**
892D2	Mystic variant, silty clay loam, 7 to 12 percent slopes, moderately eroded	19.30	40.1%		28
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.98	33.3%		78
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	7.71	16.1%		77
276C2	Ladoga-Hedrick silt loams, 5 to 9 percent slopes, moderately eroded	2.70	5.6%		73
76B	Ladoga silt loam, 2 to 5 percent slopes	1.81	3.8%		86
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.35	0.7%		11
281B	Otley silty clay loam, 2 to 5 percent slopes	0.18	0.4%		91
				Weighted Average	**57.3**

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

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Photos



View from the south border of acreage looking north



View from the southwest looking northeast



Machine Shed



Dwelling



View from northeast corner looking southwest



View from the northwest corner looking southeast

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Photos



Deck



Living Room



Kitchen



Garage



Bathroom



Bedroom