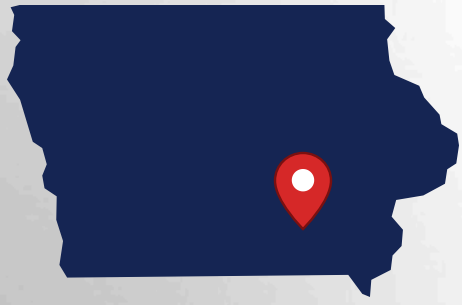
GROWTHLAND
Where Knowledge and Expertise Create Opportunity



FARMLAND FOR SALE

97 Acres M/L

95.08 Tillable Acres M/L; 82.1 Tillable CSR2

Wapello County, IA

$1,406,500 ($14,500/A)

Howard McDonald Farm LTD



97-acre Wapello County tract of the McDonald farm featuring productive cropland.



MAC CHILTON
GROWTHLAND
Farm Manager, Real Estate Agent
Licensed in IA, IL & MO. Associate Appraiser Licensed in IA
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107 S Court St., Suite 2, PO Box 611, Ottumwa, IA 52501
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Plat Map

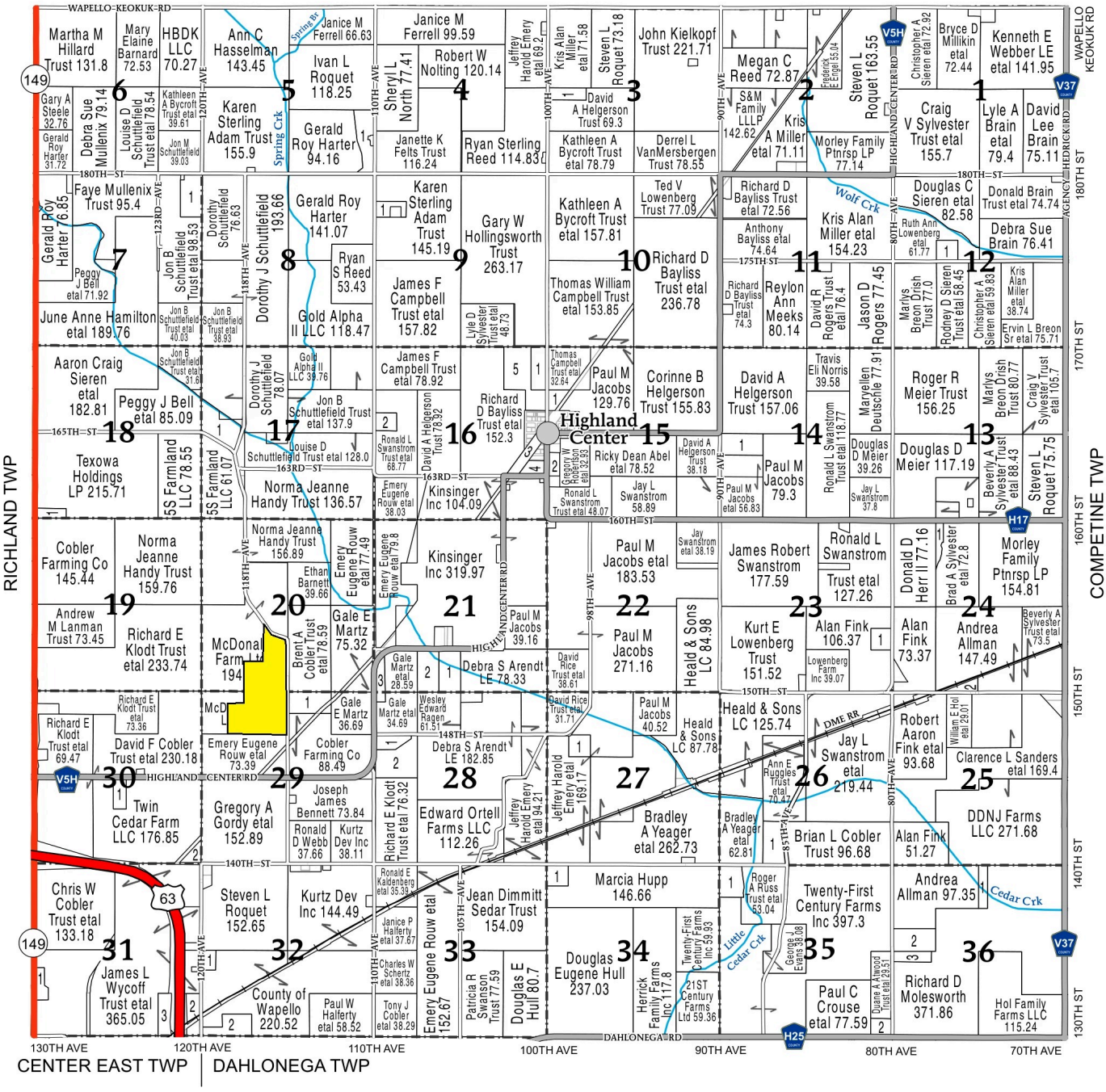
T-73-N

HIGHLAND PLAT

(Landowners)

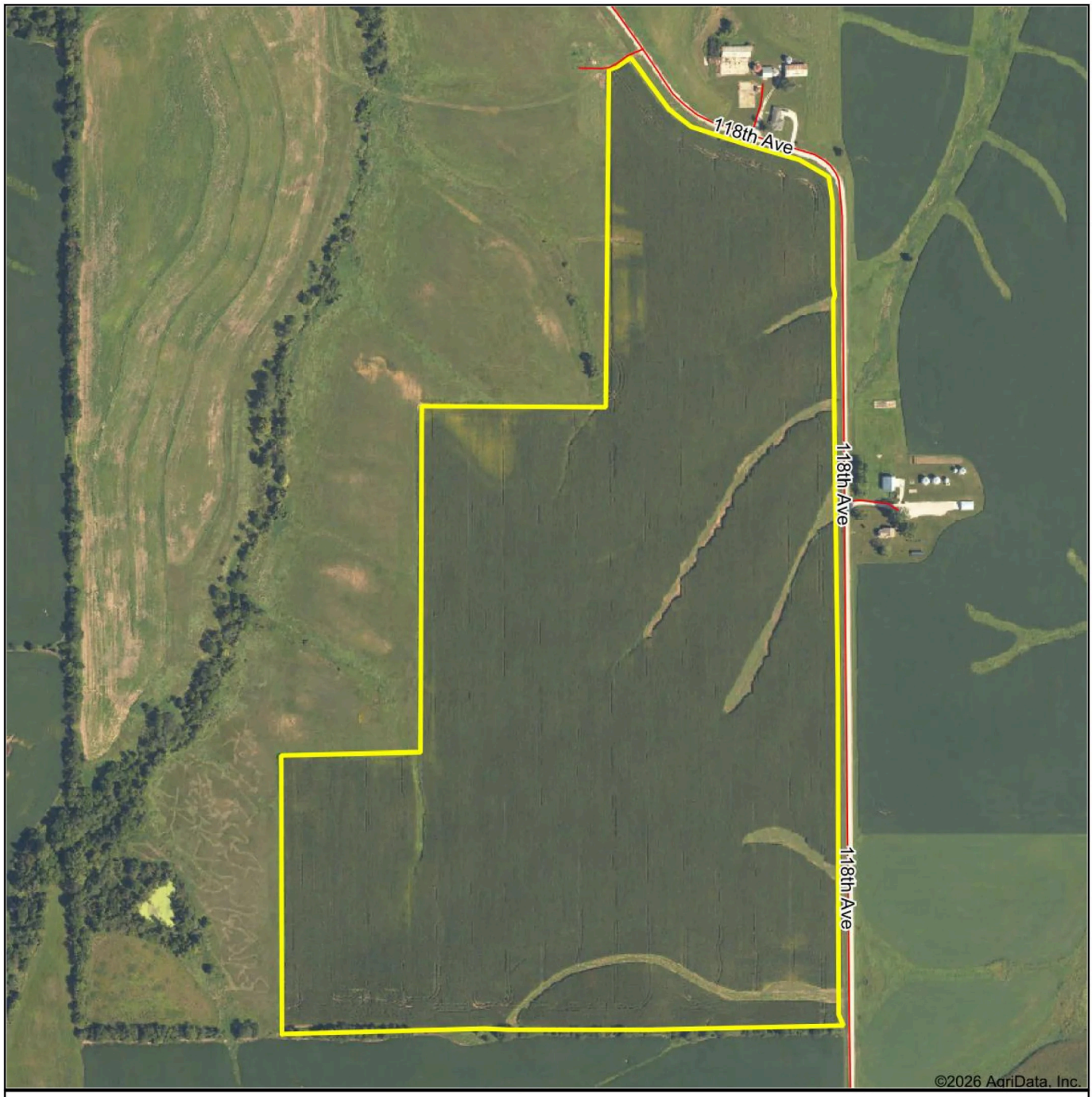
KEOKUK CO

R-13-W



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Aerial Map



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Boundary Center: 41.105551, -92.385488

0ft 524ft 1048ft

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. Bordered on the east by 118th Avenue.

Acreage Breakdown:

Tract Acres:	97 M/L
FSA Acres:	95.08
Cropland Acres:	95.08
CRP Acres:	2.5

*Pending Survey

Soil Productivity: **Cropland CSR2:** 82.1

Property Taxes: $1,642

Parcel Numbers: 007172910637000 007172910638000 007172040635000 007172040633000

School District: Ottumwa Community School District

FSA Farm Base Acres:

Corn Base Acres:	48.11
Corn PLC Yield:	119
Bean Base Acres:	10.01
Bean PLC Yield:	37

*Pending FSA Reconstitution

Conservation Reserve Program (CRP):

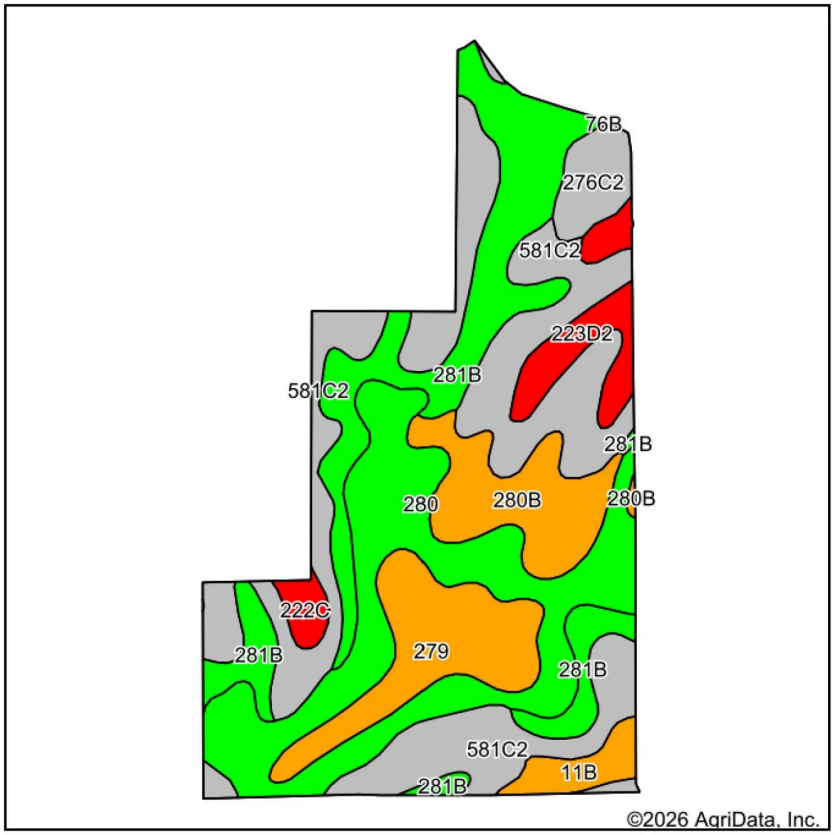
Contract Number	Expiration Date	Acres	Rental Rate / Acre	Annual Payment
11851	09/30/2034	2.5	300	750

Comments:

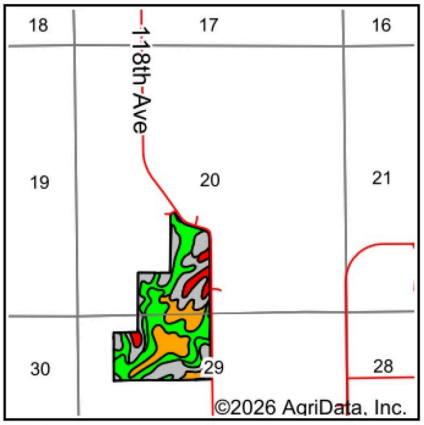
This exceptional 97 acre Wapello County farm offers productive cropland. The farm includes approximately 95.08 FSA cropland acres, with 92.58 acres in row crop production, and 2.5 acres enrolled in CRP. The average CSR2 across the cropland acres is 82.1. Whether you're looking to expand your farming 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: **95.08**

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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	28.03	29.4%		77
280	Mahaska silty clay loam, 0 to 2 percent slopes	21.73	22.9%		94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.29	19.2%		91
279	Taintor silty clay loam, 0 to 2 percent slopes	8.83	9.3%		83
280B	Mahaska silty clay loam, 2 to 5 percent slopes	7.80	8.2%		89
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	4.07	4.3%		19
276C2	Ladoga-Hedrick silt loams, 5 to 9 percent slopes, moderately eroded	2.97	3.1%		73
11B	Colo-Ely complex, 0 to 5 percent slopes	2.17	2.3%		86
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.19	1.3%		31
				Weighted Average	**82.1**

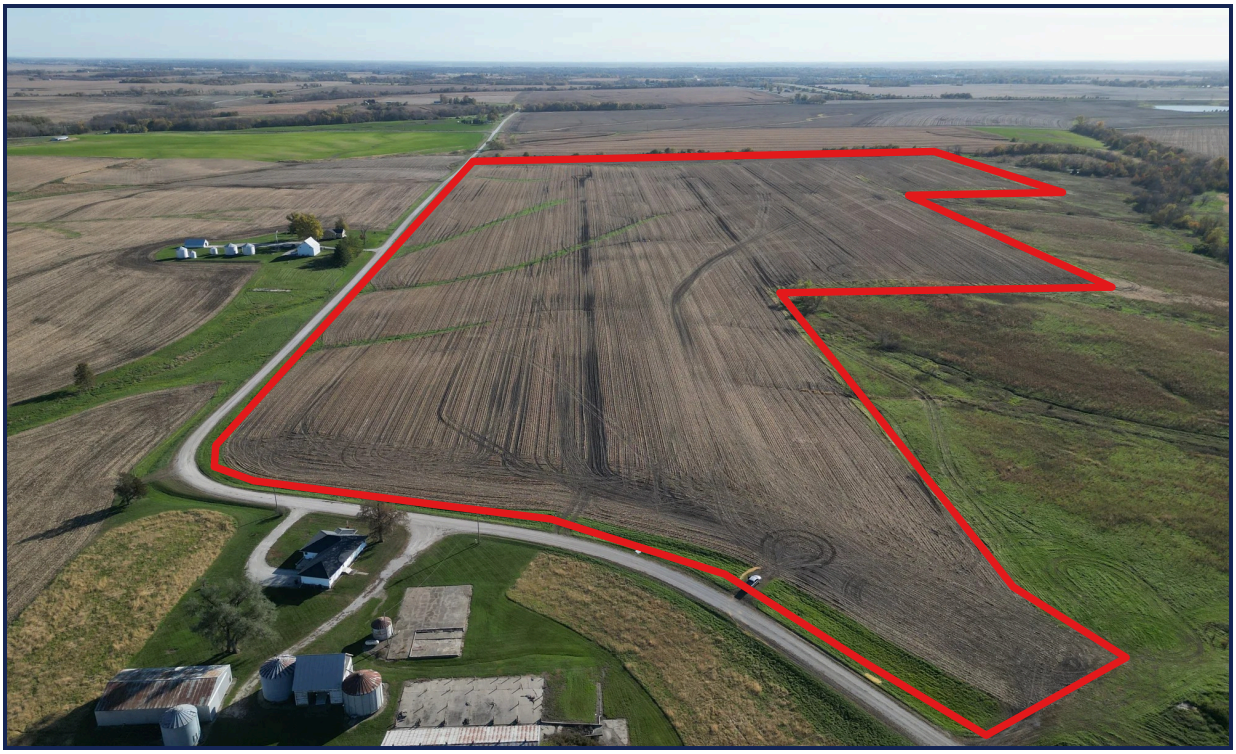
**IA has updated the CSR values for each county to CSR2.

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Photos



View from the southwest corner looking northeast



View from the north looking south