



LAND FOR SALE

Appanoose County

70
ACRES +/-



FARM DESCRIPTION

PRICE: \$419,650

Located just 8 miles northeast of Centerville, Iowa in northern Appanoose county sits this compact hunting farm, waiting for its new owner. The farm lies in Douglas township, section 13. The farm consists of 70 +/- gross acres with 33 +/- open acres. This is a great opportunity for a buyer to strategically implement their own habitat plan with an open slate. There are opportunities to establish food plots in multiple locations throughout the farm. The farm connects well with the farm to the south, which offers ample cover. While walking the farm I saw over 20 deer, with a fundamentally sound habitat plan and added food this farm will produce every year. There are two farm entrances off 485th Street, providing good access on high ground. This farm would make for a great addition to a current sportsman's land portfolio or a great starter farm for a new landowner. Call Nick Skinner or Cody Skinner today to request a private showing.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



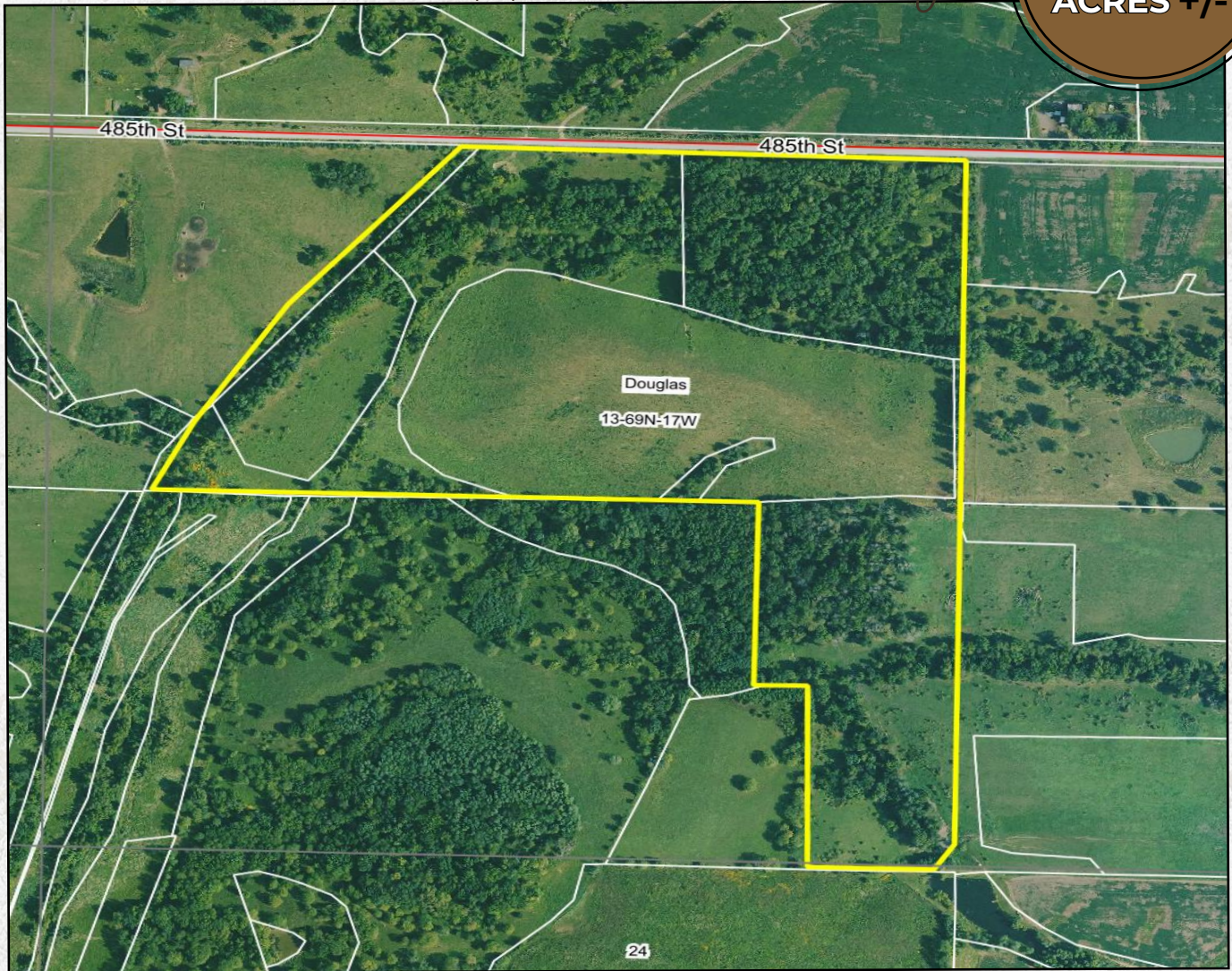
CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



AERIAL PHOTO

Appanoose County

70
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$419,650 or \$5,995 Per Acre

Location:

From Centerville, Iowa, go east on Hwy 2 for 3.5 miles. Turn left or go north on 258th Ave for 2.4 miles. Continue onto 485th St for 1.8 miles. The farm is located on the south side of the road. Property signage will be on the farm at the entrance.

Legal Description:

70.00 +/- gross acres located in Appanoose County, Iowa, Douglas Township, Section 13. Exact legal description will come from the abstract.

Tax Information:

TBD +/- estimated annually



SOIL MAP

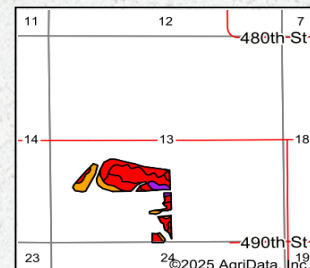
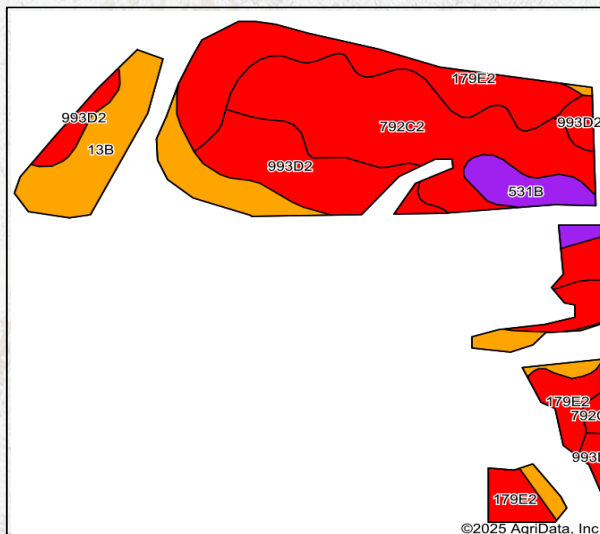
Appanoose County

70
ACRES +/-

Details

- 70 +/- Gross Acres
- 33 +/- Open Acres
- 38.4 CSR2
- Open 2025 agriculture lease if desired
- A creek runs through the west end of the property
- Open slate farm with huge hunting potential
- Multiple foodplot locations
- Good mix of cover and open acres, creating many options
- While walking the farm I saw over 20 deer, this area of southcentral Iowa is known for big whitetails and turkeys
- Was grazed in the winter of 2024, good fence around the boundary
- A survey will be included in the purchase
- Two farm entrances off 485th street, providing good access from the north
- Additional access from the south could be an option
- Located 8 miles northeast of Centerville, Iowa
- Located 25 miles southeast of Albia, Iowa

Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **13-69N-17W**
 Township: **Douglas**
 Acres: **33.72**
 Date: **3/12/2025**



Maps Provided By:
surety
 CUSTOMER-ORIENTED ONLINE MAPS AND DATA
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 31											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	¹ i Corn Bu	¹ i Soybeans Bu	CSR2**	CSR	ⁿ n NCCPI Soybeans	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	10.59	31.4%		Ille	123.2	35.7	31	26		47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.97	23.6%		Vle	80.0	23.2	24	33		44
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	6.70	19.9%		Iv/e	131.2	38.0	22	20		47
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.64	19.7%		Ilw	192.0	55.7	79	68		80
531B	Kniffin silt loam, 2 to 5 percent slopes	1.82	5.4%		Ille	80.0	23.2	55	58		66
Weighted Average						3.71	125.8	36.5	38.3	36.5	*n 53.8

**IA has updated the CSR values for each county to CSR2.
¹Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Appanoose County

70
ACRES +/-








ABOUT US

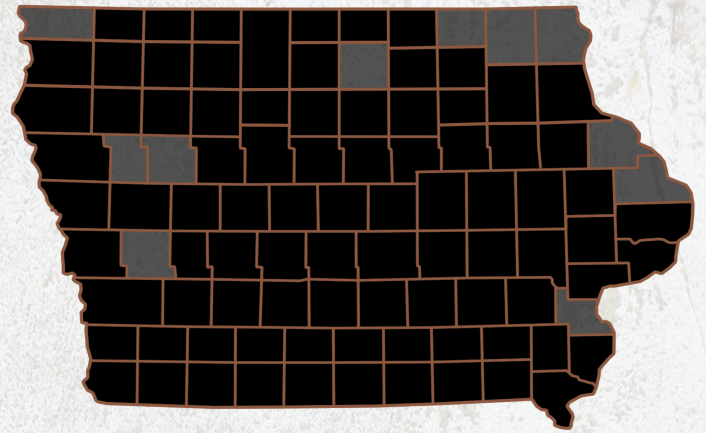
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343