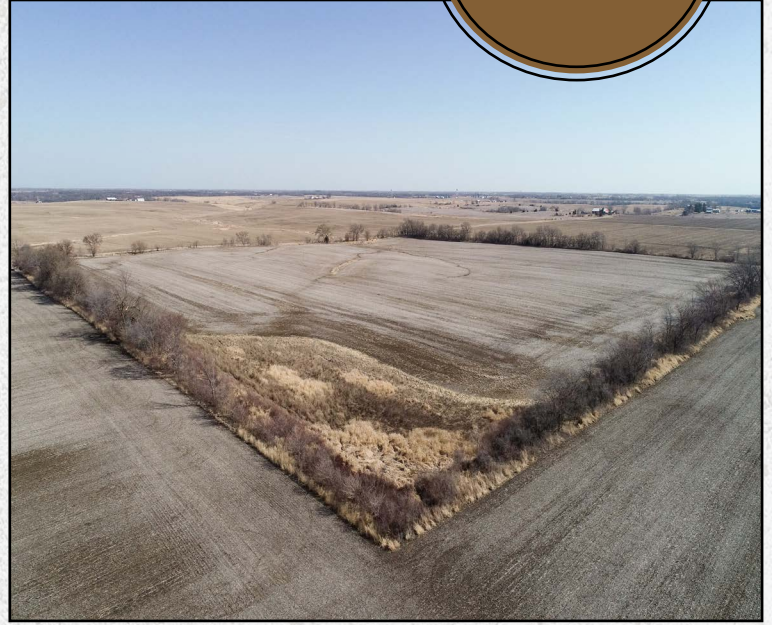




LAND FOR SALE

Appanoose County

40
ACRES +/-



FARM DESCRIPTION

PRICE: \$490,000

Located just over 4 miles Southeast of Seymour, Iowa in southwest Appanoose County sits this wonderful farm for sale that offers nearly 100% cropland acres. The cropland acres carry a 56 CSR2. These tillable acres have been farmed on a corn bean rotation for many years. The farm has an agriculture lease that runs through March 1st, 2026 but the 2026 farming season will be open for the new buyer. The opportunities for this smaller affordable tract of land are endless. It would make for a great building site, a great starter farm, or a great addition to a current landholding portfolio! Call Cody or Nick Skinner today to request a private showing.



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



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



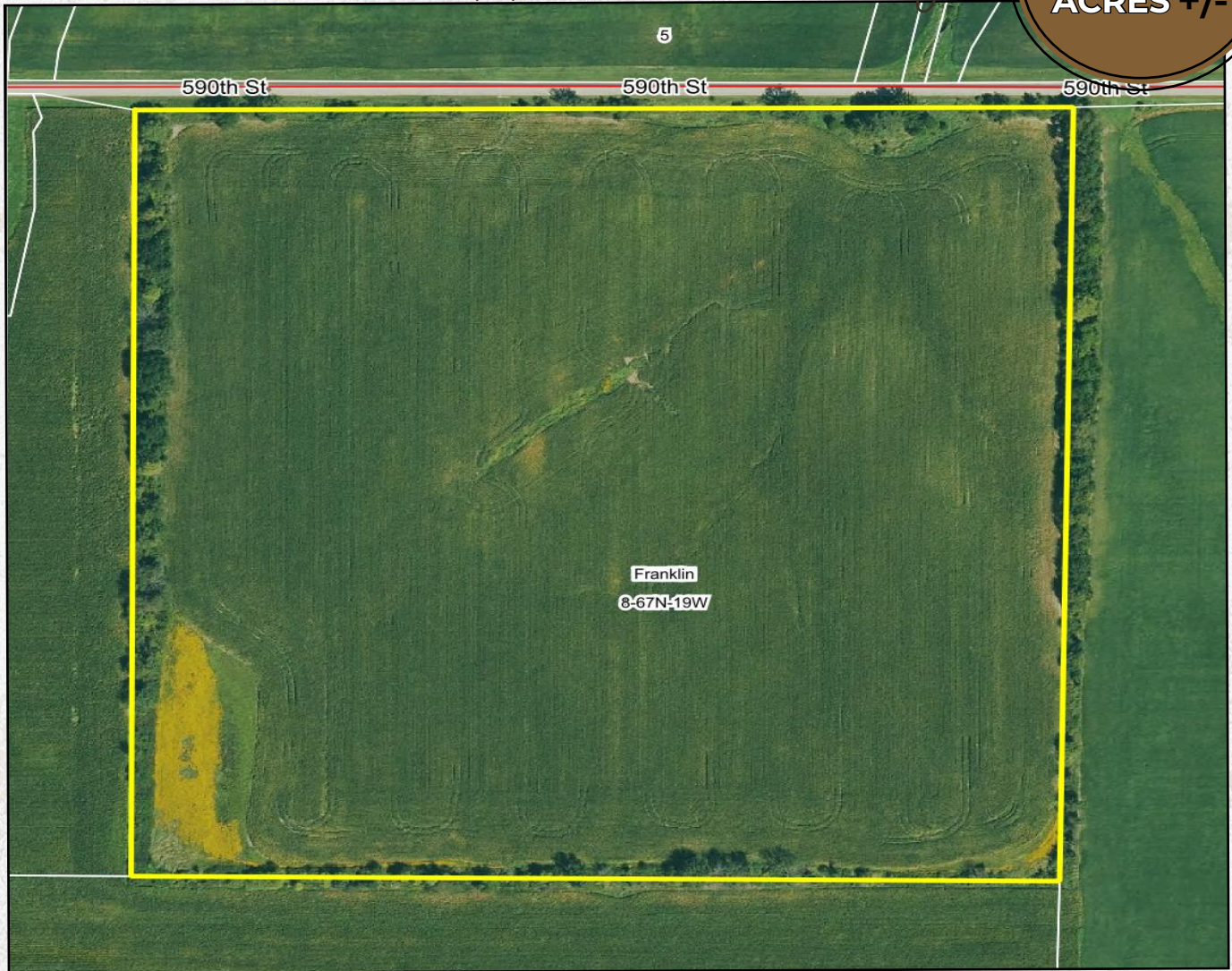
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Appanoose County

40
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$490,000 Per Acre

Location:

From Seymour, Iowa, go south on Co Rd S60 3.8 miles. Turn left or go east on Davis Rd for 1 mile. Continue west on 590th St 1.25 miles. The farm is located on south side of 590th St. Property signage is on the farm.

Legal Description:

40+/- gross acres located in Appanoose County, Iowa, Franklin Township, Section 8. Exact legal description will come from the abstract.

Tax Information:

TBD +/- estimated annually



SOIL MAP

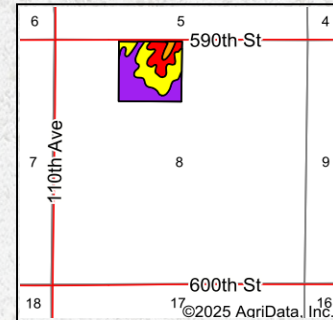
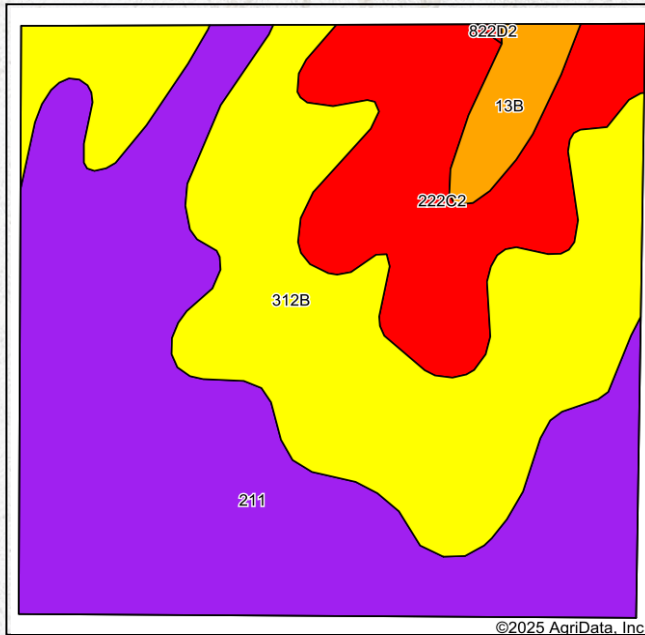
Appanoose County

40
ACRES +/-

Details

- 40 +/- Gross Acres
- Nearly 100% FSA Cropland Acres
- 39.24 +/- FSA cropland acres
- 56 CSR2
- 54.1 CSR
- Located in southwest central Appanoose County, Iowa 4.6 miles southeast of Seymour, Iowa
- Currently leased for the 2025 agricultural season, the buyer shall negotiate 2025 farm income with any offer
- Open 2026 agricultural possession

Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **8-67N-19W**
 Township: **Franklin**
 Acres: **39.24**
 Date: **3/17/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IA007, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
211	Edina silt loam, 0 to 1 percent slopes	17.31	44.2%		IIIw	177.6	51.5	59	60	64	
312B	Seymour silt loam, 2 to 5 percent slopes	13.79	35.1%		IIIe	80.0	23.2	64	60	65	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.88	17.5%		IVw	140.8	40.8	28	25	42	
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	1.26	3.2%		IIw	192.0	55.7	79	68	80	
Weighted Average						3.14	137.3	39.8	56	54.1	*n 61

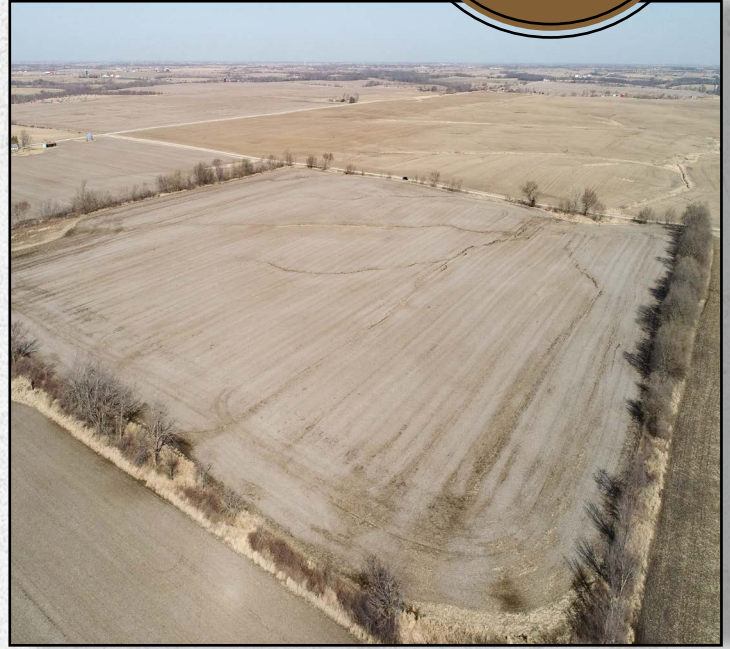
**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Appanoose County

40
ACRES +/-








ABOUT US

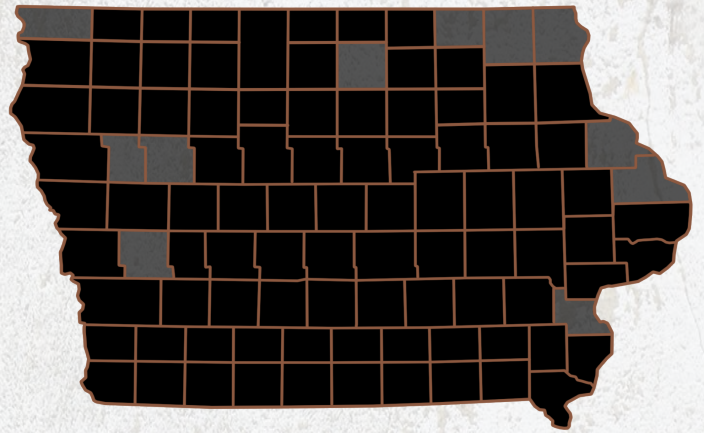
We are Iowa Land Company

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

Cody and Nick 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.



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