

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Jones County, IA

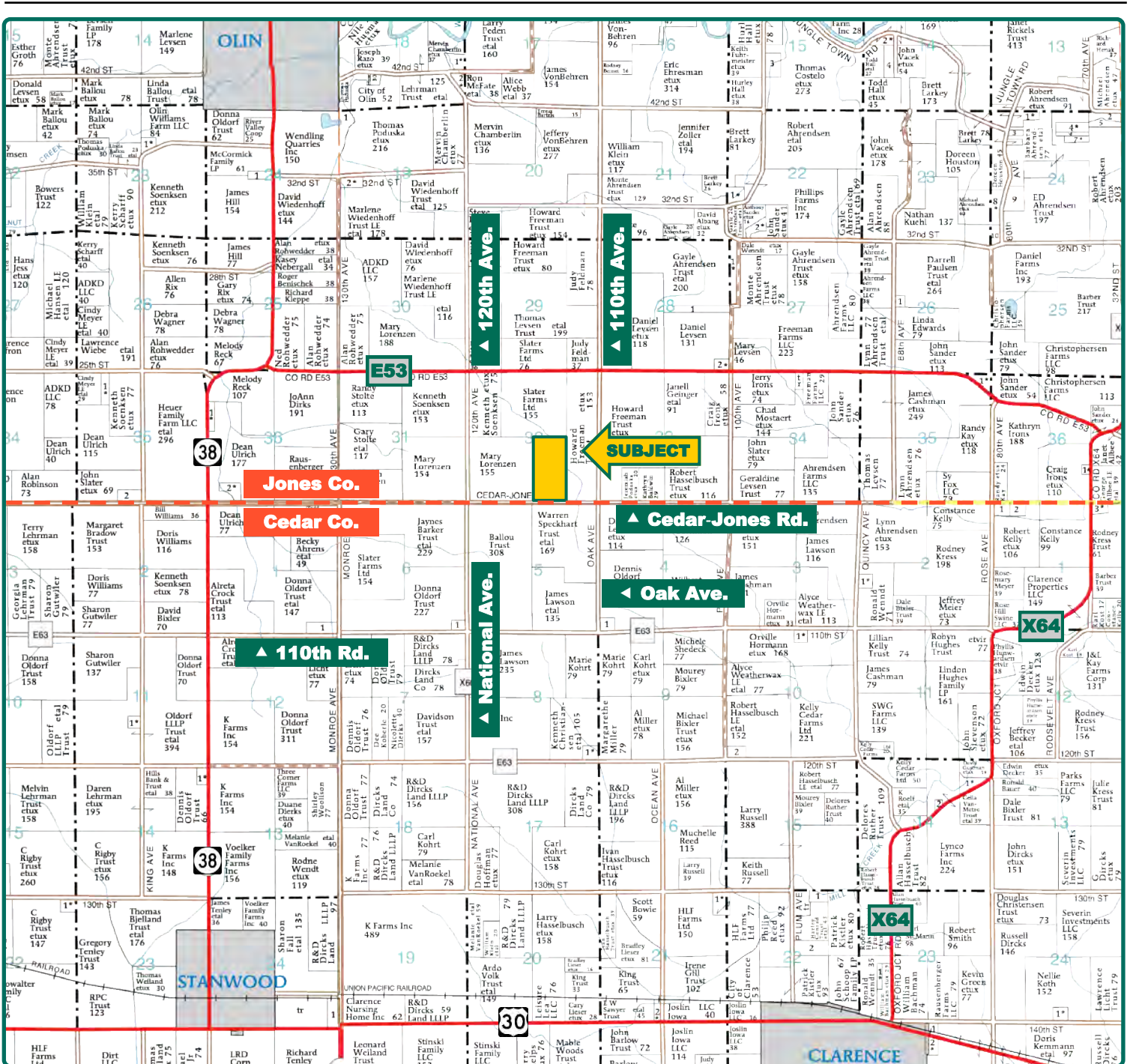


Property Key Features

- **80-Acres Located Northeast of Stanwood, Iowa**
- **74.62 FSA/Eff. Crop Acres with a 71.70 CSR2**
- **Nice Jones County Farm**

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FSA/Eff. Crop Acres:	74.62
Corn Base Acres:	56.70
Bean Base Acres:	17.90
Soil Productivity:	71.70 CSR2

Property Information

80.00 Acres, m/l

Location

From Olin: 2 miles south on Highway 38, 1½ miles east on County Road E53, 1 mile south on 120th Avenue and ½ mile east on Cedar-Jones Road. The farm is located on the north side of the road.

From Stanwood: 2¼ miles north on Highway 38, 2 miles east on 110th Street, 1 mile north on National Avenue and ½ mile east on Cedar-Jones Road. The farm is located on the north side of the road.

Legal Description

The W½ of the SE¼ of Section 32, Township 83 North, Range 2 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$652,000
- \$8,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2020 Lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,312.00
Gross Acres: 80.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$29.27

FSA Data

Farm Number 330, Tract 1422
FSA/Eff. Crop Acres: 74.62
Corn Base Acres: 56.70
Corn PLC Yield: 168 Bu.
Bean Base Acres: 17.90
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Timula, Dinsdale and Colo. CSR2 on the FSA/Eff. crop acres is 71.70. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Some tile along waterways.

Comments

This is a nice Jones County farm with productive soils.

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Measured Tillable Acres		74.62		Avg. CSR2		71.70	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
673D2	Timula silt loam, 5 to 14 percent	33	18.2%	IIle	13.59		
377B	Dinsdale silt loam, 2 to 5 percent	95	15.4%	Ile	11.46		
133	Colo silty clay loam, 0 to 2 percent	78	12.6%	IIw	9.42		
8B	Judson silt loam, 1 to 5 percent slopes	94	9.4%	Ile	6.98		
P162C2	Downs silt loam, paha, 5 to 9 percent	82	7.4%	IVe	5.49		
480D2	Orwood silt loam, 9 to 14 percent	52	6.9%	IIIe	5.15		
119	Muscatine silt loam, 1 to 3 percent	95	6.0%	Iw	4.45		
673E2	Timula silt loam, 14 to 20 percent	12	5.0%	IVe	3.7		
184B	Klinger silt loam, 1 to 4 percent slopes	95	4.5%	Iw	3.4		
428B	Ely silty clay loam, 2 to 5 percent slopes	88	4.1%	Ile	3.0		
382	Maxfield silty clay loam, 0 to 2 percent	87	2.9%	IIw	2.2		
129B	Arenzville-Chaseburg complex, 1 to 5	73	2.2%	IIw	1.7		
11B	Colo-Ely complex, 0 to 5 percent slopes	86	2.2%	IIw	1.6		
120C	Tama silt loam, 5 to 9 percent slopes	90	1.9%	IIIe	1.5		
118	Garwin silty clay loam, 0 to 2 percent	90	1.0%	IIw	0.7		
412C	Emeline loam, 2 to 9 percent slopes	7	0.4%	IVs	0.3		

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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