

# Land For Sale

**ACREAGE:**

**61.70 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## Property *Key Features*

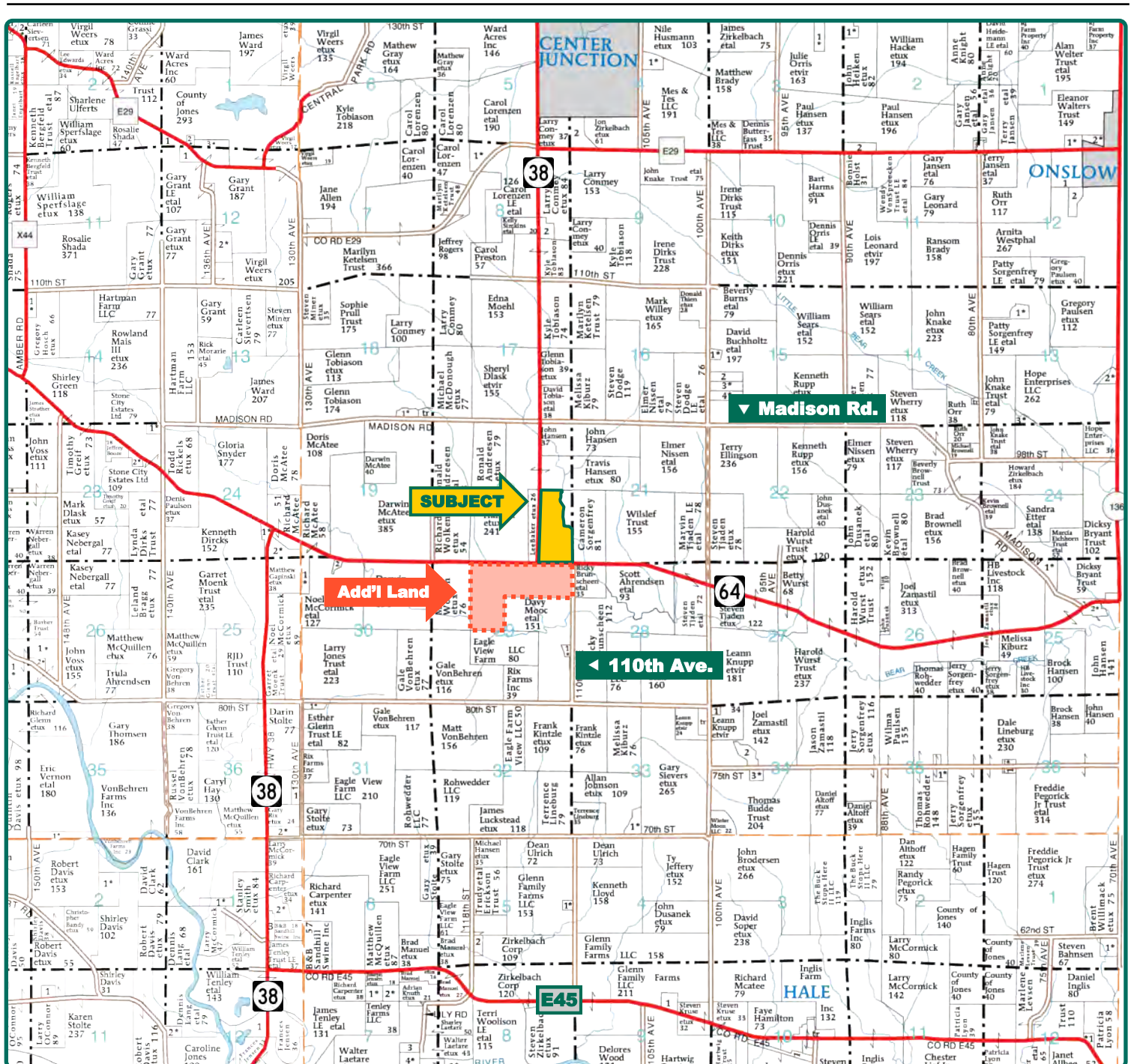
- Located 3½ Miles South of Center Junction
- 59.53 FSA/Eff. Crop Acres with a 54.60 CSR2
- Includes Farmhouse and Outbuildings on a Hard-Surface Road

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed in IA  
**RitaS@Hertz.ag**



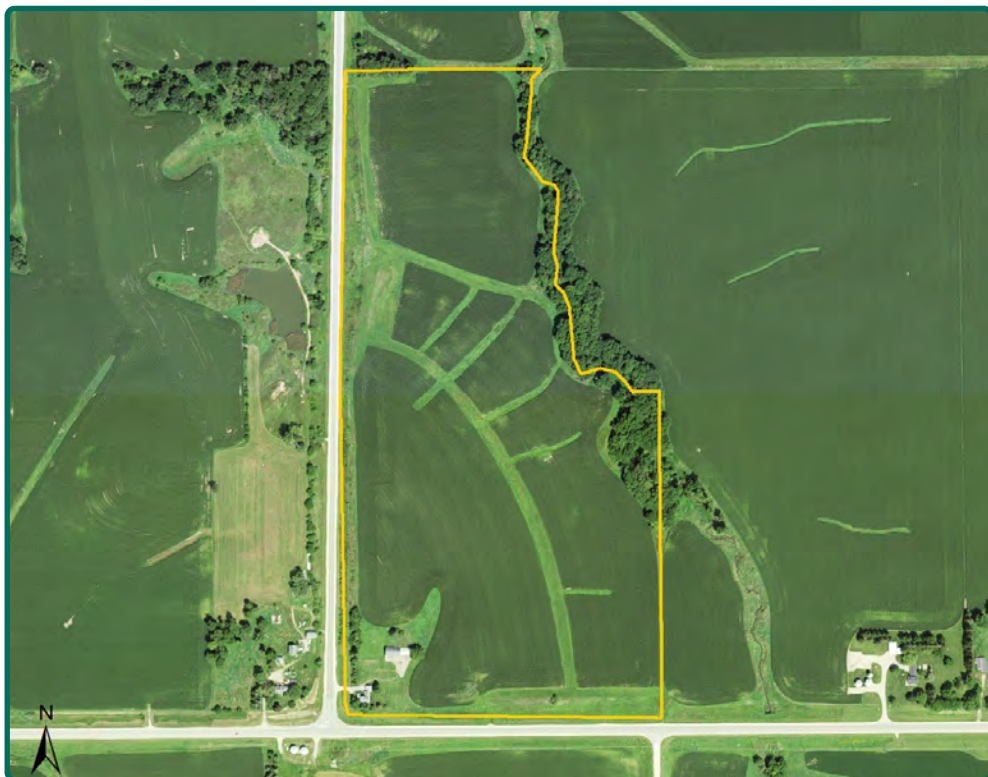


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**FSA/Eff. Crop Acres:** 59.53  
**Corn Base Acres:** 59.53\*  
**Soil Productivity:** 54.60 CSR2

*\*Base acres are estimated.*

**Total Living SF:** 2,074  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1900

**ADDRESS:**  
8984 Highway 38  
Wyoming, IA 52362

## Property Information

### 61.70 Acres, m/l

### Location

**From Center Junction:** 2¾ miles south on State Highway 38. The farm is located on the east side of the road.

### Legal Description

The E½ of the SE¼ of Section 20, Township 84 North, Range 2 West of the 5th P.M., excepting from the NE¼ of the SE¼ Parcel 2020-52, containing 13.26 acres, more or less, as shown in the Plat of Survey recorded in Plat Book W, Page 130 (and as Document No. 2020-2165) of the Jones County, Iowa records.

### Price & Terms

- \$472,005
- \$7,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to the 2020 Cash Rent Lease.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,599.02\*  
Net Taxable Acres: 61.70\*

Tax per Net Taxable Acre: \$42.12\*

*\*Taxes estimated pending survey of property. Jones County Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 905, Tract 1414

FSA/Eff. Crop Acres: 59.53

Corn Base Acres: 59.53\*

Corn PLC Yield: 147 Bu.

*\*Base acres are estimated pending reconstitution of farm by the Jones County FSA office.*

### Soil Types/Productivity

Primary soils are Fayette, Downs and Arenzville-Chaseburg. CSR2 on the FSA/Eff. crop acres is 54.60. See soil map for detail.

### Land Description

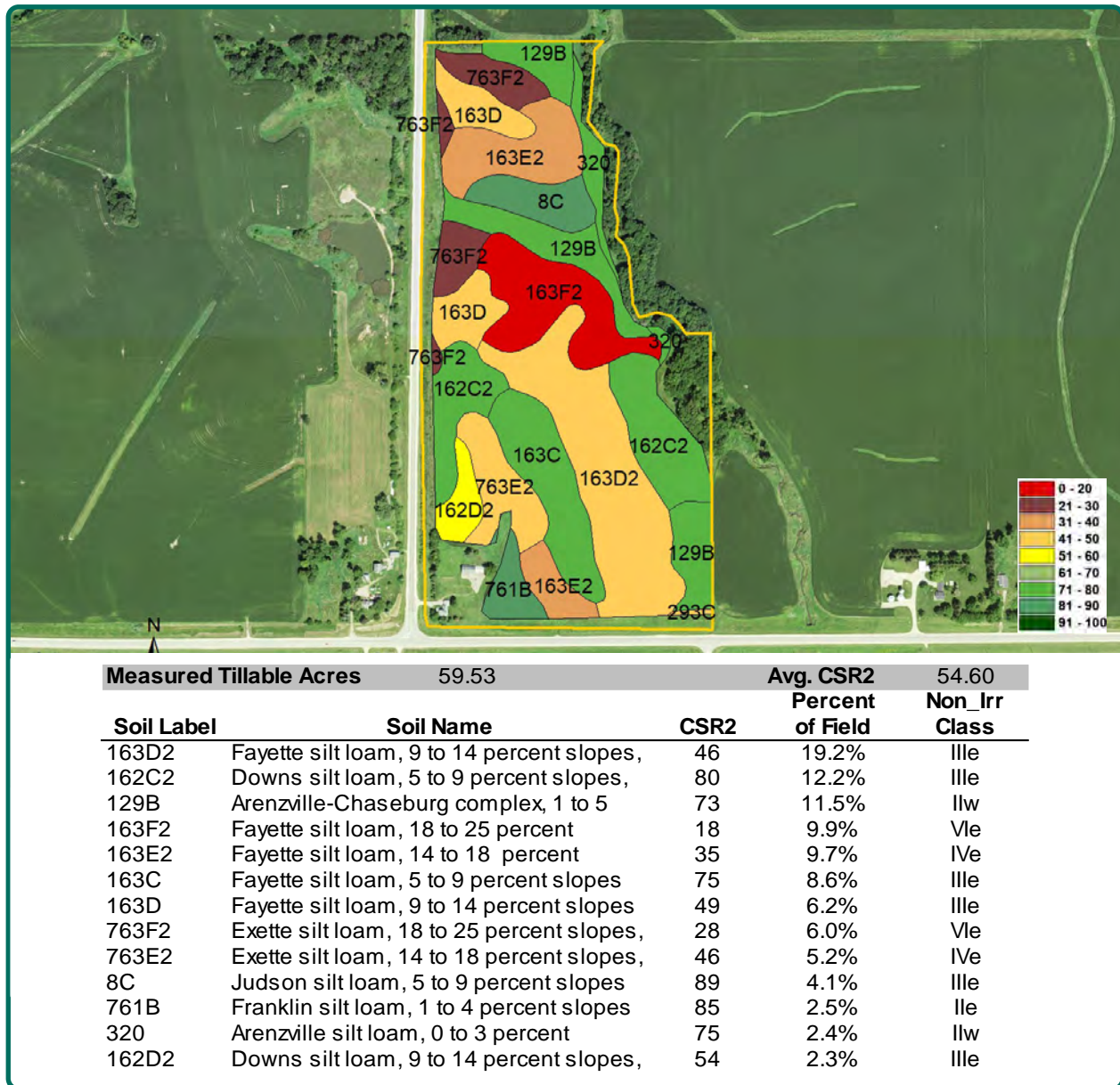
Gently rolling.

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## House

Includes a 2-story farm house that was built in 1900 consisting of 2,074 finished square feet. The main floor has a kitchen, living room, dining room and full bathroom. The second level has three bedrooms.

## Outbuildings

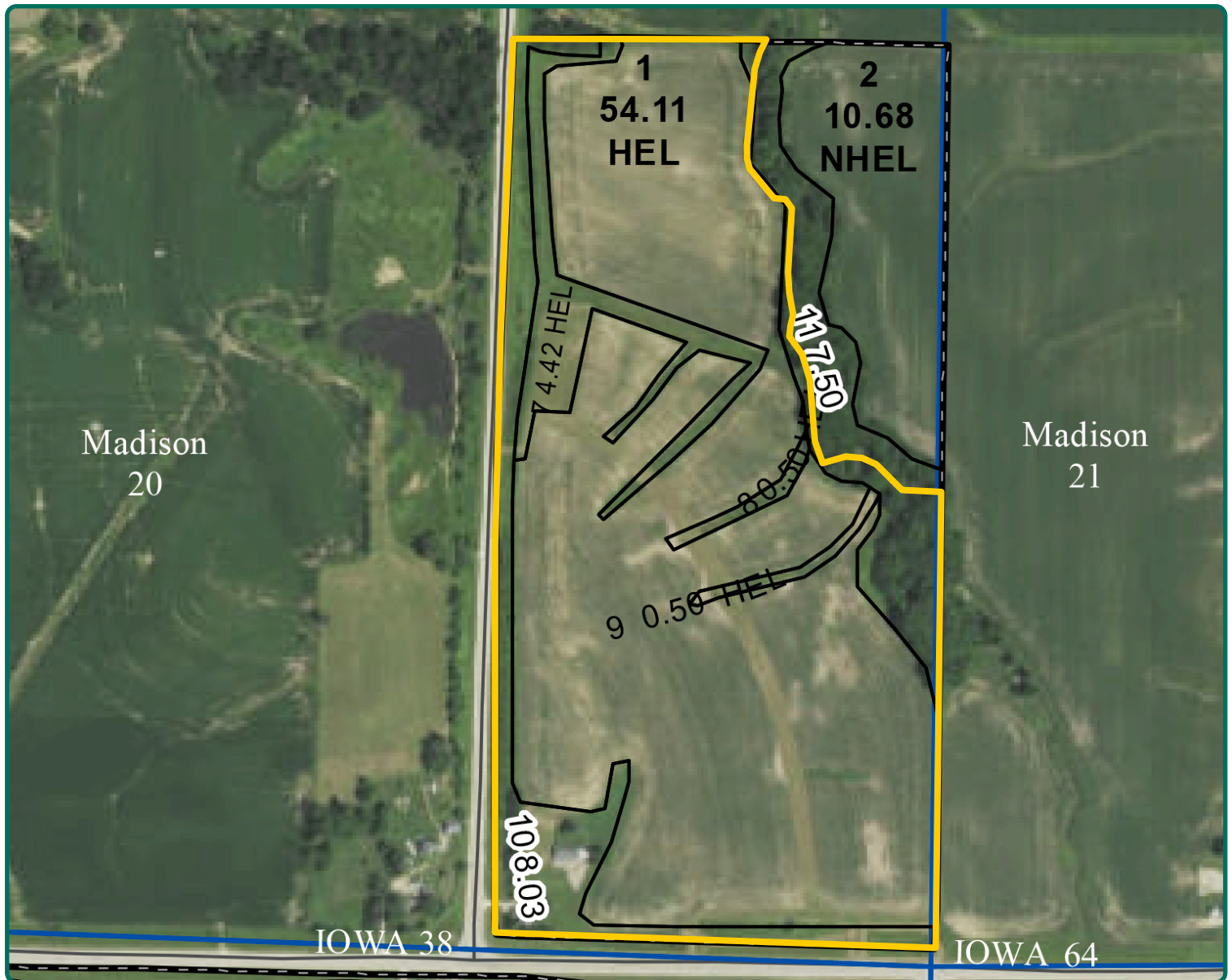
There is a barn and shed that would work well for storage or livestock.

## Water & Well Information

Water to the home is supplied by a well.

## Septic System

The Seller is exempt from the time of transfer inspection as the Seller is an estate.



### Comments

This is a clean Jones County farm located at the intersection of Highway 38 and Highway 64.

### Additional Land for Sale

Seller has one additional tract of land for sale located directly south of this property. See Additional Land Aerial Photo.

*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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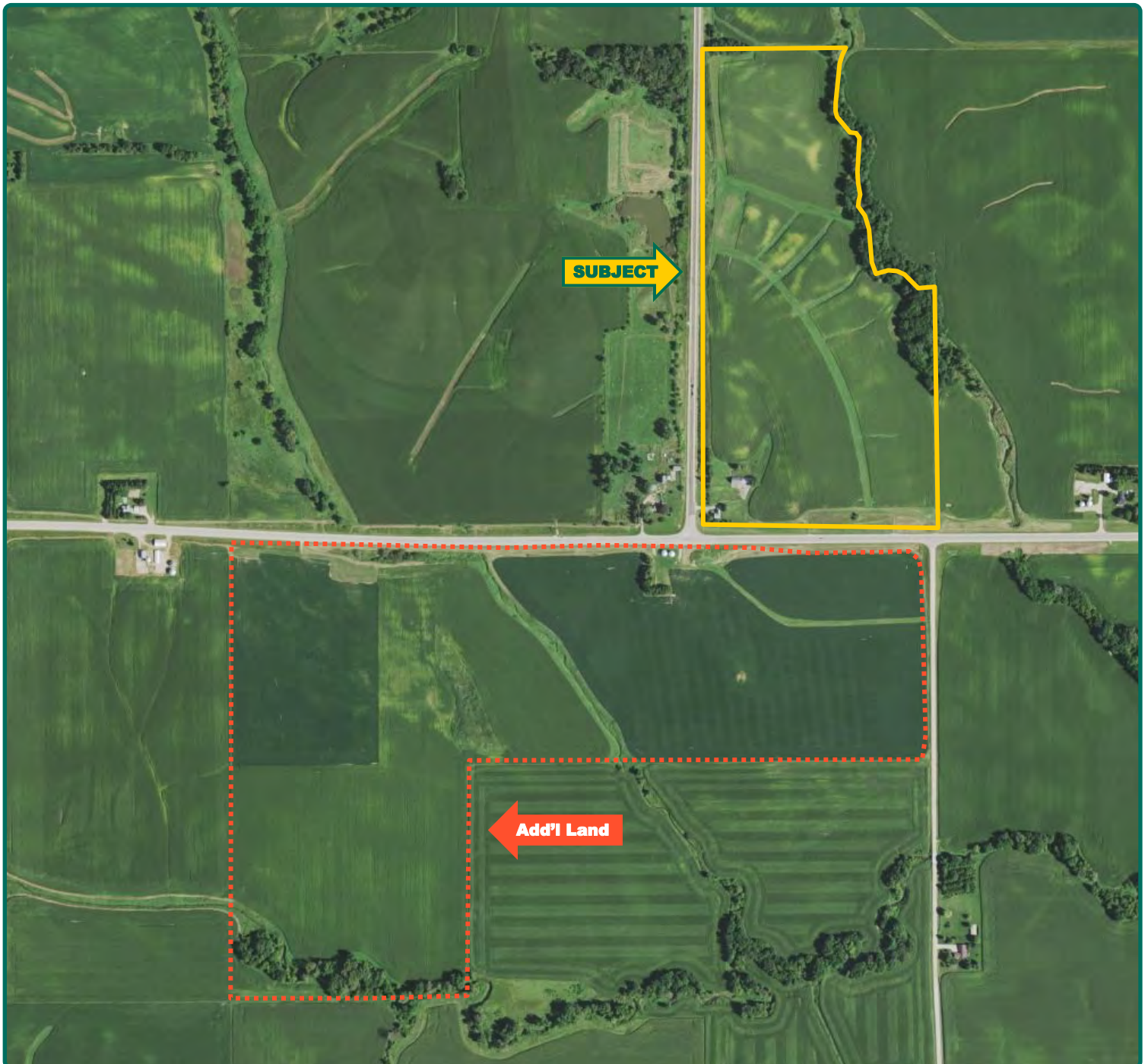
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# Additional Land Aerial Photo



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