

# Land For Sale

**ACREAGE:**

**145.00 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## **Property** *Key Features*

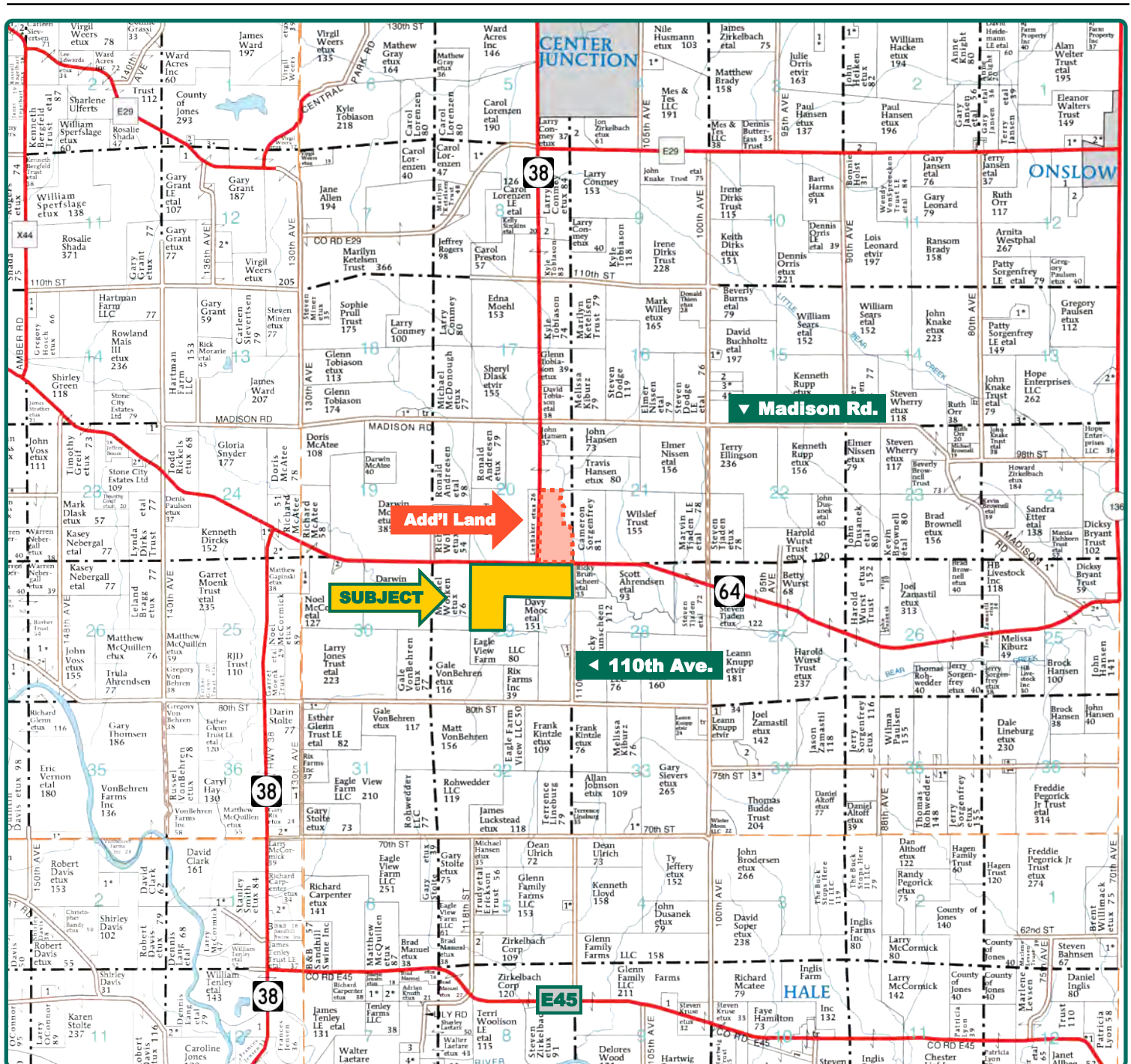
- Located 3½ Miles South of Center Junction
- 139.48 FSA/Eff. Crop Acres with a 71.90 CSR2
- Nice Jones County Farm

**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:** 139.48  
**Corn Base Acres:** 139.48\*  
**Soil Productivity:** 71.90 CSR2

*\*Base acres are estimated.*

## Property Information

### 145.00 Acres, m/l

### Location

**From Center Junction:** 3¼ miles south on State Highway 38 and west on State Highway 64. The farm is located on the south side of the road.

### Legal Description

The E½ of the NW¼ and the N½ of the NE¼ of Section 29, Township 84 North, Range 2 West of the 5<sup>th</sup> P.M., Jones County, Iowa.

### Price & Terms

- \$1,196,250
- \$8,250/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: \$4,374.00  
Gross Acres: 145.00  
Net Taxable Acres: 144.60  
Tax per Net Taxable Acre: \$30.25

### FSA Data

Part of Farm Number 905, Tract 1414  
FSA/Eff. Crop Acres: 139.48  
Corn Base Acres: 139.48\*  
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 Anthroportic, Ossian and Waubeek. CSR2 on the FSA/Eff. crop acres is 71.90. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

There is some drainage tile in the farm.

### Buildings/Improvements

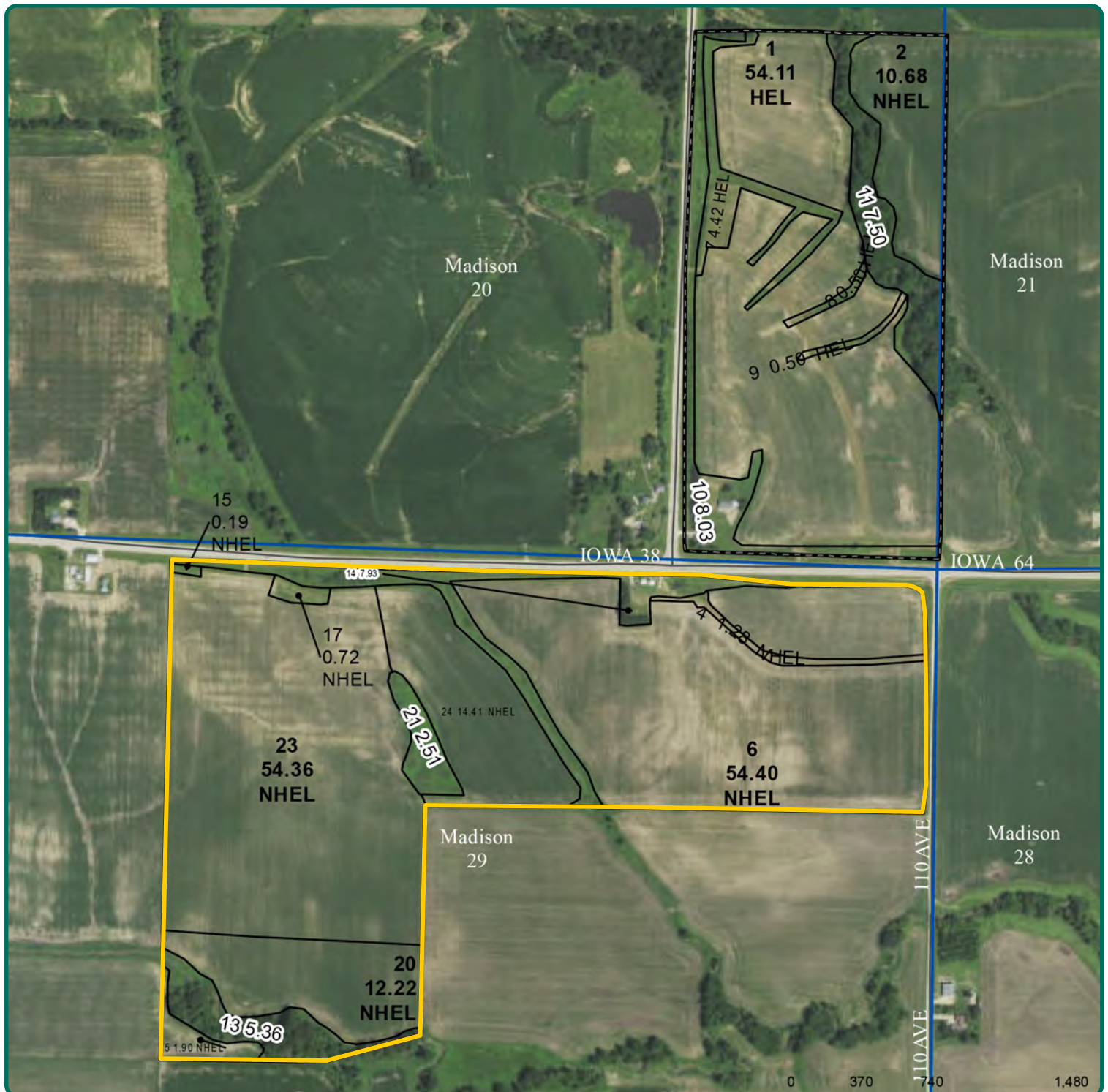
Two Storage Bins: 33' x 18', built in 1967.

### Comments

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



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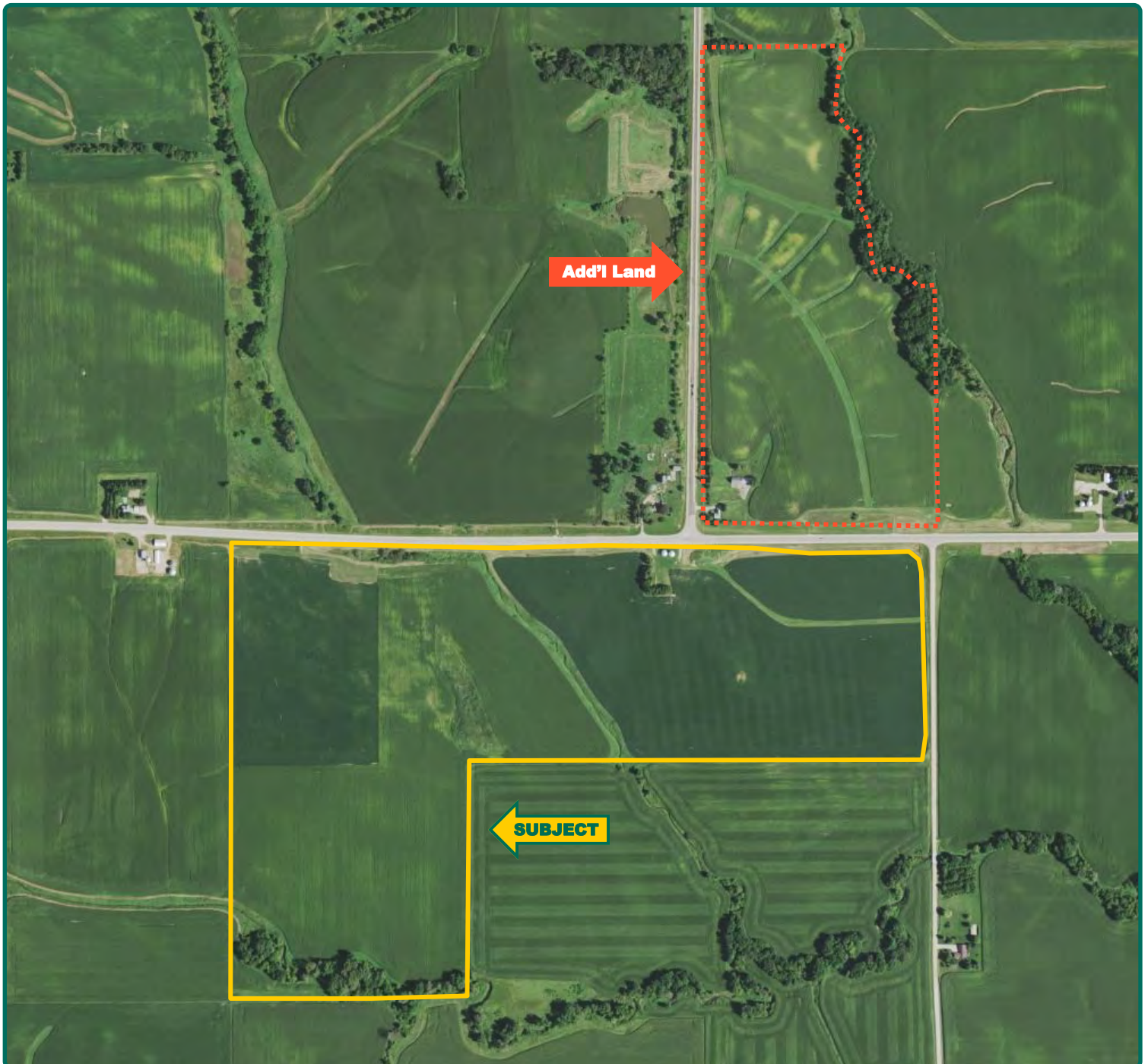
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# Additional Land Aerial Photo



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