

Land For Sale

ACREAGE:

137.81 Acres, m/l

LOCATION:

Jasper County, IA



Property Key Features

- **Approximately Four Miles Northwest of Baxter**
- **119.64 FSA/Eff. Crop Acres with a 71.80 CSR2**
- **Productive Jasper County Farm**

Steve Johnston, AFM
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FSA/Eff. Crop Acres: 119.64*

Corn Base Acres: 82.00*

Bean Base Acres: 23.04*

Soil Productivity: 71.80 CSR2

** Acres are estimated*

Property Information

137.81 Acres, m/l

Location

From Baxter: Go west on N 95th Ave. W, then head north on W 76th St. N. Turn West on N 107th Ave. N and go W 86th St. N. Property is on the west side of the road.

Legal Description

E½ NW¼, excluding acreage and parcel site, and W½ NE¼, excluding acreage and parcel, Section 8, Township 81 North, Range 20 West of the 5th P.M. (Independence Township)

Possession

As agreed upon.

Price & Terms

- \$947,443.00
- \$6,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,740.92*

Net Taxable Acres: 137.81*

Tax per Net Taxable Acre: \$34.40

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

Soil Types/Productivity

Primary soils are Downs, Tama and Ely. CSR2 on the estimated FSA/Eff. crop acres is 71.80. See soil map for detail.

Land Description

Gently to very sloping.

FSA Data

Farm Number 7002, Tract 6723

FSA/Eff. Crop Acres: 119.64*

Corn Base Acres: 82.00*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 23.04*

Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

Drainage

Natural, plus some tile. Contact agent for maps.

Water & Well Information

None known.

Comments

Seller is a licensed real estate salesperson in Iowa and Missouri.

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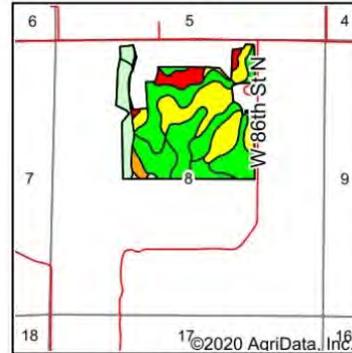
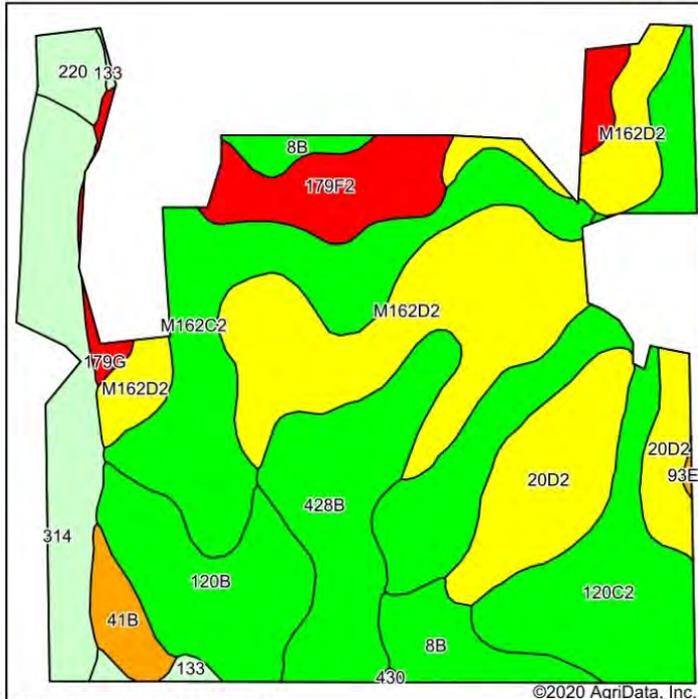
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State: **Iowa**
 County: **Jasper**
 Location: **8-81N-20W**
 Township: **Independence**
 Acres: **119.64**
 Date: **9/15/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26

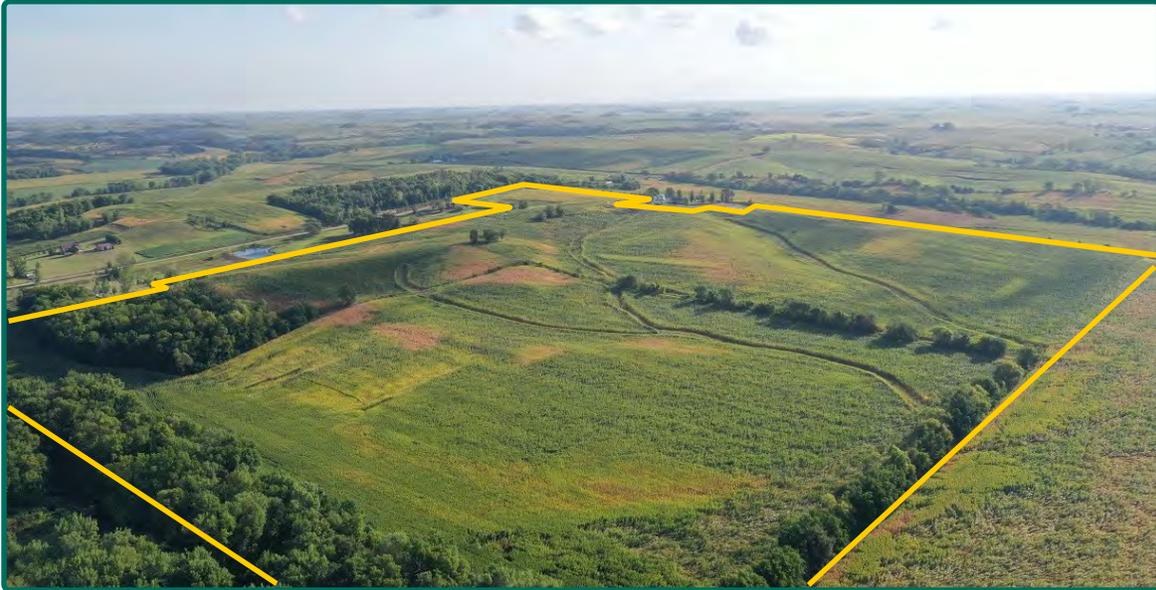
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	22.55	18.8%		IVe		57	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.23	16.9%		IIIe		87	76
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	16.38	13.7%		IIIe		82	
428B	Ely silty clay loam, 2 to 5 percent slopes	11.40	9.5%		IIe		88	88
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	10.93	9.1%		IIIe		55	63
314	Lawson-Nodaway-Colo Complex, 0 to 2 percent slopes, occasionally flooded	10.41	8.7%		IIw		77	75
120B	Tama silty clay loam, 2 to 5 percent slopes	9.51	7.9%		IIe		95	93
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	7.25	6.1%		VIIe		16	13
8B	Judson silty clay loam, 2 to 5 percent slopes	5.18	4.3%		IIe		93	90
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.28	1.9%		IVs	IIe	39	43
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.82	1.5%		IIw		77	85
179G	Gara loam, 25 to 40 percent slopes	0.79	0.7%		VIIe		5	5
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.73	0.6%		IIw		78	80
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	0.10	0.1%		IVe		30	10
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.1%		IIw		70	83
Weighted Average							71.8	*

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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Southwest Looking Northeast



Middle Looking Southwest



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