

Land For Sale

ACREAGE:

173.25 Acres, m/l

LOCATION:

Jones County, IA



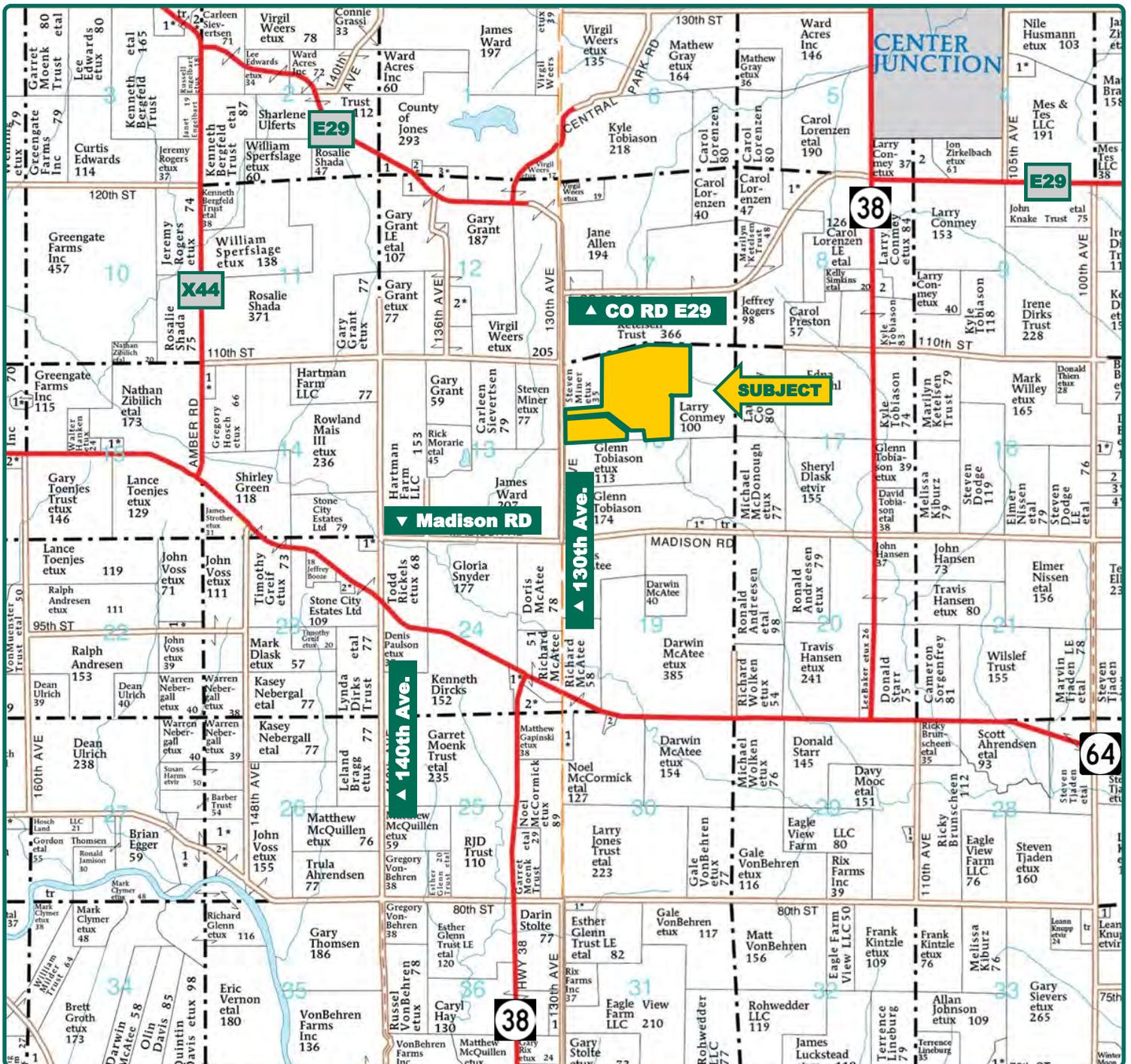
Property Key Features

- **Located 3½ Miles Southwest of Center Junction**
- **125.19 Est. FSA/Eff. Crop Acres with 56.22 CSR2**
- **Nice Income-Producing Farm with Recreational Opportunities**

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FSA/Eff. Crop Acres: 125.19*

Corn Base Acres: 52.04*

Bean Base Acres: 52.04*

Soil Productivity: 56.22 CSR2

**Acres are estimated*

Property Information

173.25 Acres, m/l

Location

From Anamosa: 7½ miles east on Highway 64, ½ north on 140th Avenue, 1 mile east on Madison Road, and ½ mile north on 130th Avenue. The farm is located on the east side of the road.

From Center Junction: ½ mile west on main street, ½ south on Highway 38, 2 miles west on County Road E29, and ¾ mile south on 130th Avenue.

Legal Description

The S½ of the fractional NW¼; the NE¼ of the fractional NW¼; the NW¼ of the NE¼ and the W½ of the SW¼ of the NE¼ of Section 18, Township 84 North, Range 2 West of the 5th P.M., except Parcel 2019-46.

Price & Terms

- \$996,187.50
- \$5,750/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 2020 - 2021: \$3,328.00

Gross Acres: 173.25

Net Taxable Acres: 155.38

Non-Taxable Acres: 17.87*

Tax per Net Taxable Acre: \$21.42

**There are 17.87 acres enrolled into the Forest Reserve Program and are exempt from Real Estate Taxes.*

FSA Data

Farm Number 896, Tract 1406

FSA/Eff. Crop Acres: 125.19*

Corn Base Acres: 52.04*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 52.04*

Bean PLC Yield: 38 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Exette.

CSR2 on the Est. FSA/Eff. crop acres is 56.22. See soil map for detail.

Land Description

Rolling.

Comments

This is a nice Jones County farm with a mixture of farmland and rolling timber. This would be a good income-producing farm with recreational opportunities.

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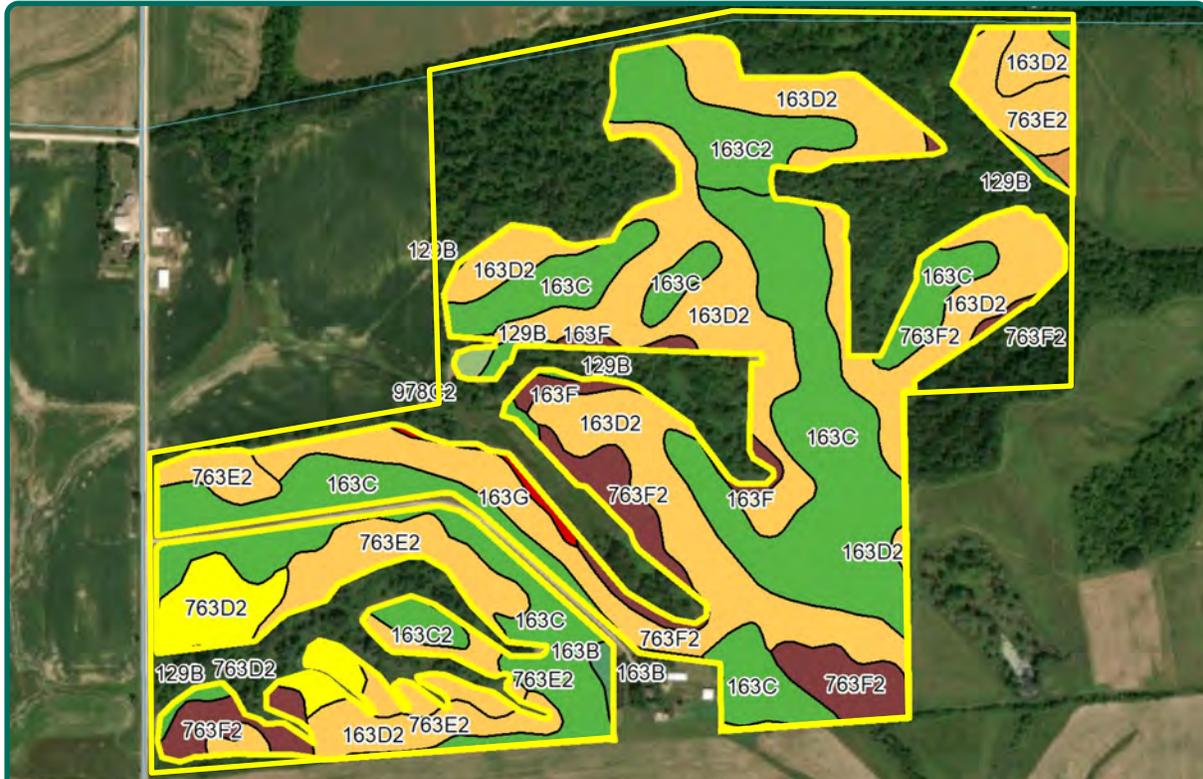
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	45.91	36.67	3	46	
163C	Fayette silt loam, 5 to 9 percent slopes	41.09	32.82	3	75	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	12.35	9.86	4	46	
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	8.58	6.85	6	28	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.38	5.89	3	72	
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	4.76	3.80	3	58	
163F	Fayette silt loam, 18 to 25 percent slopes	1.81	1.45	6	21	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.45	1.16	2	73	
163G	Fayette silt loam, 25 to 40 percent slopes	0.60	0.48	7	5	
163B	Fayette silt loam, 2 to 6 percent slopes	0.56	0.45	2	83	
978C2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	0.39	0.31	3	63	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.31	0.25	4	35	

Measured Tillable Acres: 125.19

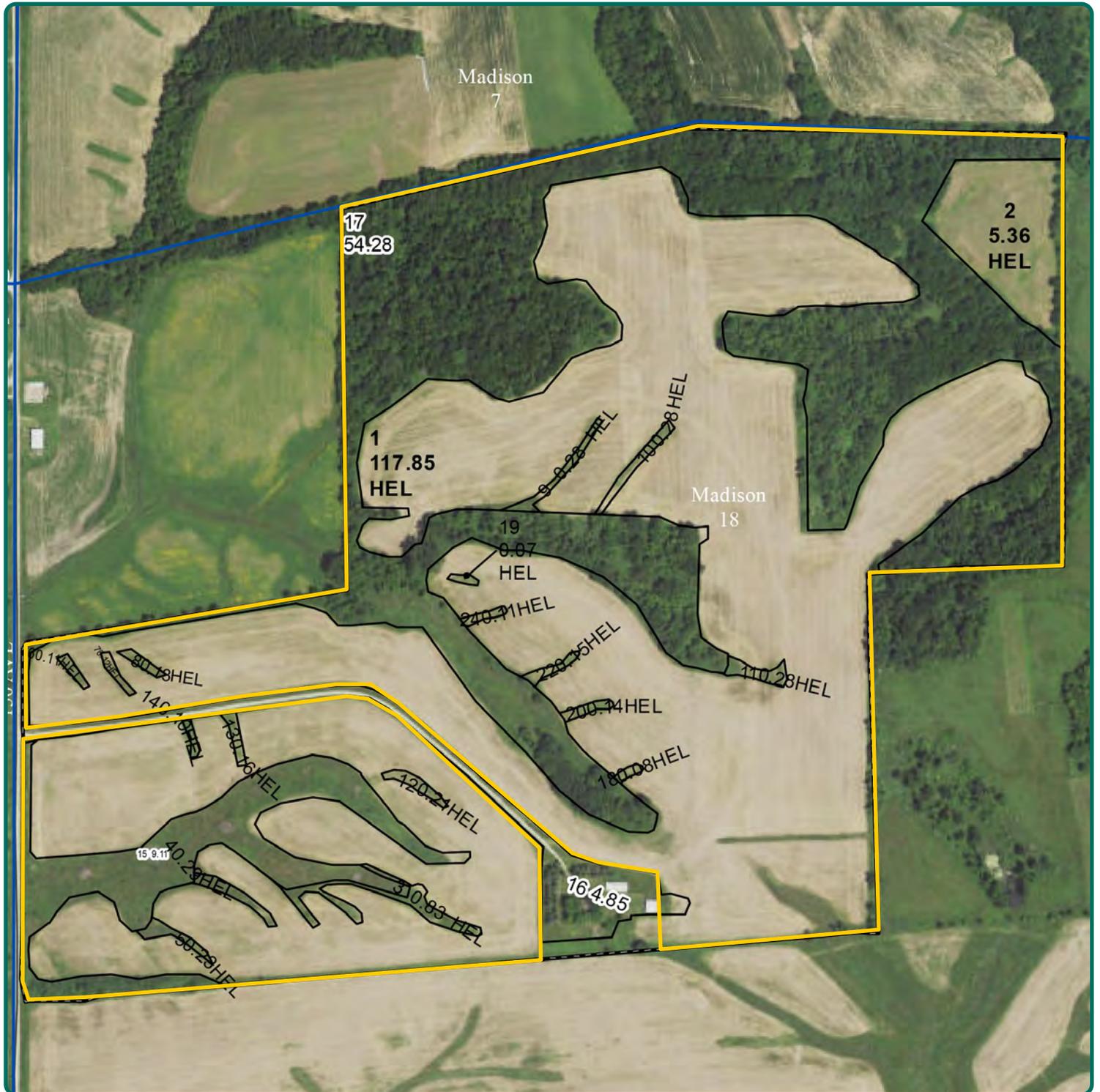
Average CSR2: 56.22

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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