

Land For Sale

ACREAGE:

202.32 Acres, m/l

LOCATION:

Jackson County, IA

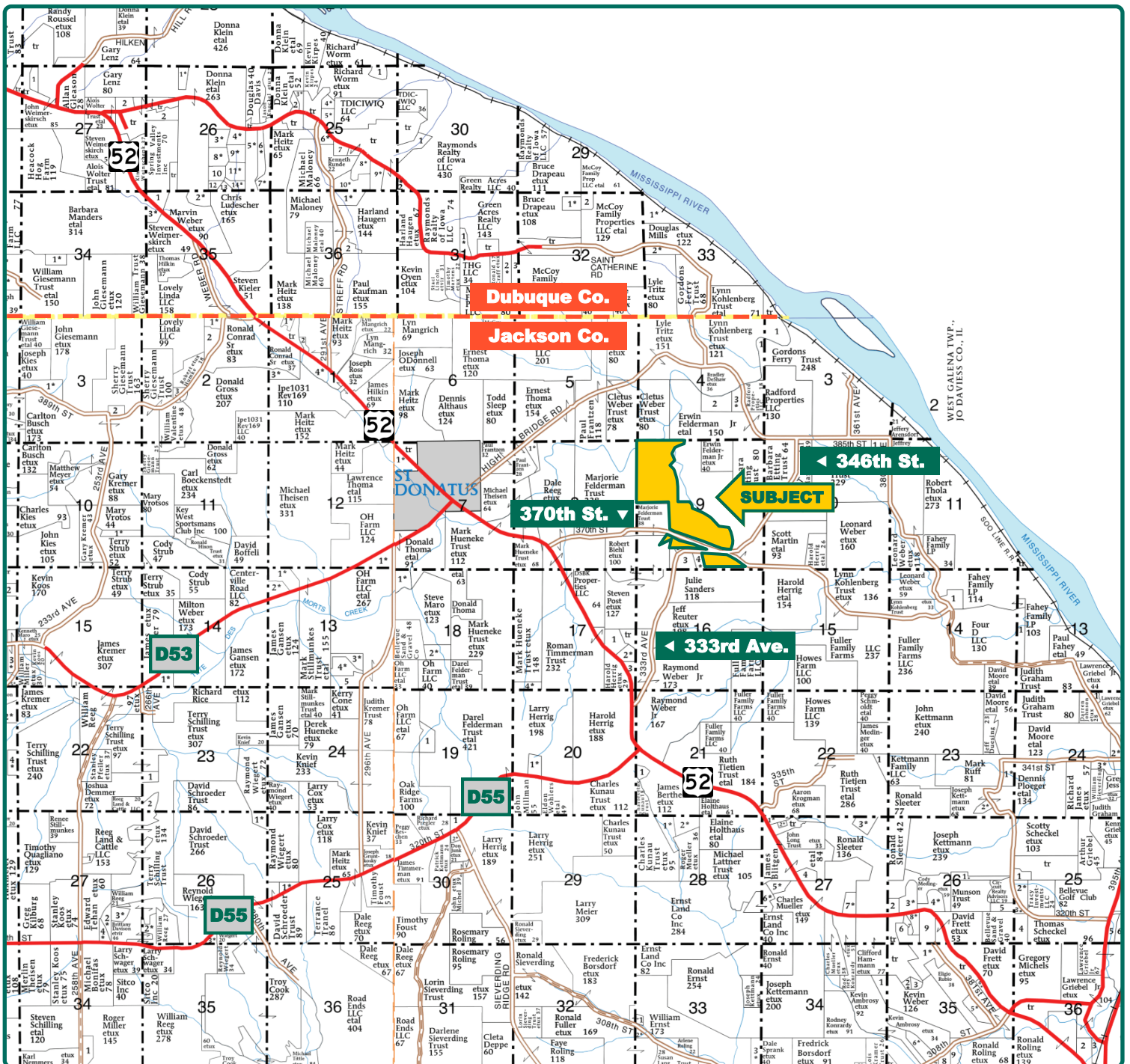


Property *Key Features*

- Located 2 Miles East of St. Donatus
- Mixture of Cropland and Timber
- Open Lease for 2021

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

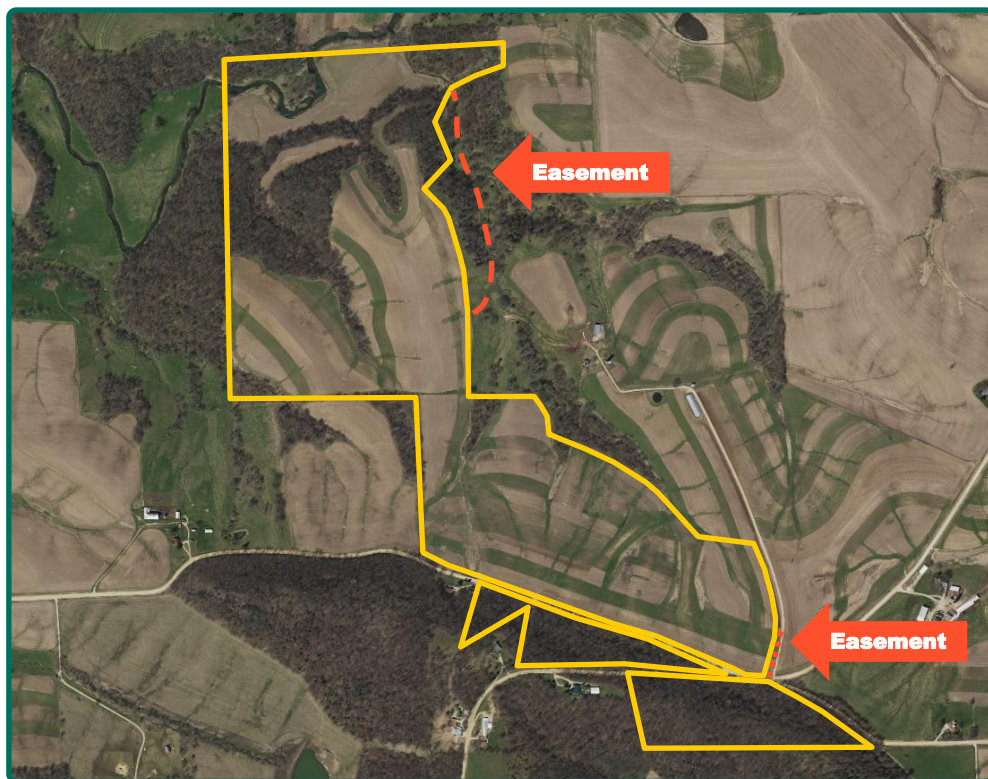
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



FSA/Eff. Crop Acres: 120.77*
Corn Base Acres: 9.16*
Bean Base Acres: 70.36*
Oat Base Acres: 0.06*
Soil Productivity: 46.40 CSR2

**Acres are estimated.*

Property Information

202.32 Acres, m/l

Location

From St. Donatus: ¾ mile southeast on U.S. Highway 52 and 1 mile east on 370th Street.

Legal Description

Plat of Survey of Parcel 30-2021 of Section 9, Township 87 North, Range 4 East of the 5th P.M., Jackson County, Iowa.

Price & Terms

- \$910,440.00
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Immediate.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,518.00*

Net Taxable Acres: 202.32

Tax per Net Taxable Acre: \$22.33*

**Taxes estimated pending survey of property. Jackson County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5622, Tract 273

FSA/Eff. Crop Acres: 120.77*

Corn Base Acres: 9.16*

Corn PLC Yield: 126 Bu.

Bean Base Acres: 70.36*

Bean PLC Yield: 48 Bu.

Oat Base Acres: 0.06*

Oat PLC Yield: 58 Bu.

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

Soil Types/Productivity

Primary soils are Fayette, Rozetta-Derinda and Rozetta. CSR2 on the estimated FSA/ Eff. crop acres is 46.40. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

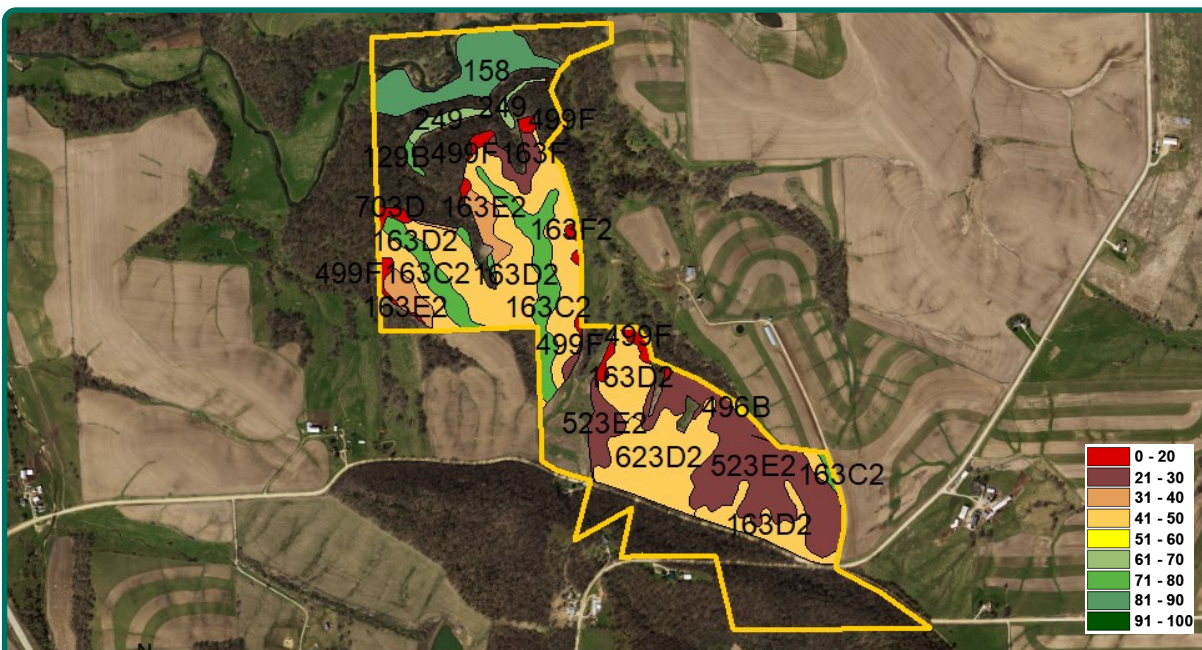
Natural.

Water & Well Information

None.

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



Measured Tillable Acres		120.77	Avg. CSR2		46.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
163D2	Fayette silt loam, 9 to 14 percent	46	33.4%	IIIe	40.28
523E2	Rozetta-Derinda silt loams, 14 to 18	25	22.0%	IVe	26.59
623D2	Rozetta silt loam, 9 to 14 percent	50	11.9%	IIIe	14.41
163C2	Fayette silt loam, 5 to 9 percent	72	10.3%	IIIe	12.43
158	Dorchester silt loam, 0 to 2 percent	88	9.2%	IIw	11.08
163E2	Fayette silt loam, 14 to 18 percent	35	3.8%	IVe	4.59
499F	Nordness silt loam, 14 to 35 percent	5	3.0%	VIIIs	3.65
249	Zwingle silt loam, 0 to 2 percent	62	2.0%	IIIw	2.4
163F	Fayette silt loam, 18 to 25 percent	21	1.9%	Vle	2.3
129B	Arenzville-Chaseburg complex, 1 to 5	73	0.9%	IIw	1.0
703D	Dubuque silt loam, 9 to 14 percent	14	0.7%	IVe	0.8
163F2	Fayette silt loam, 18 to 25 percent	18	0.6%	Vle	0.8
496B	Volney-Dorchester silt loams, 1 to 7	57	0.2%	IIw	0.2
163E	Fayette silt loam, 14 to 18 percent	38	0.2%	IVe	0.2

Access Easement

There is a 30' wide access easement in the northeast portion of the farm providing access to the north bottom cropland. There is also a 30' wide access easement in the southeast corner of the farm for the Buyer to use the existing lane for a 200' distance.

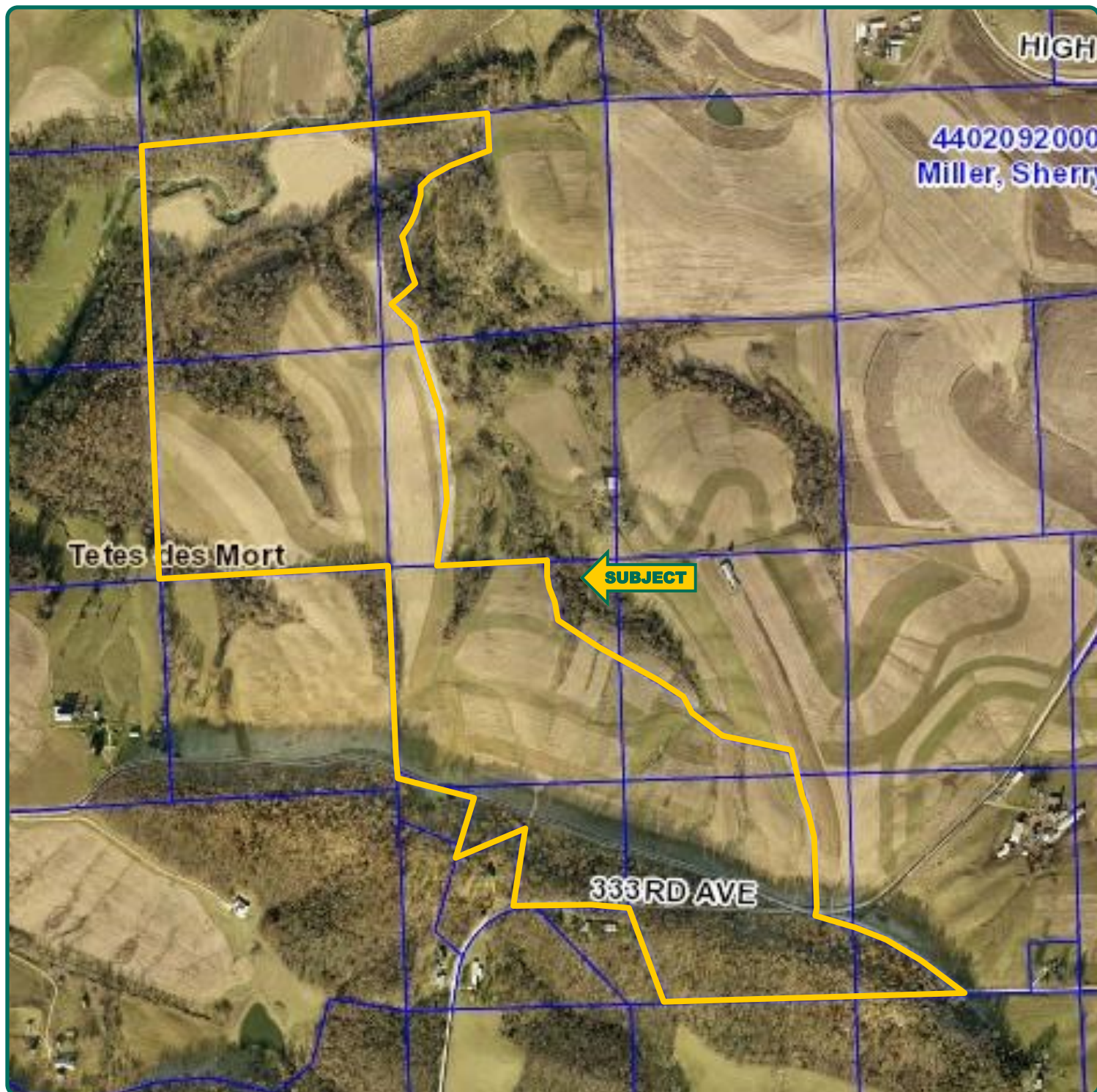
Comments

This is a unique opportunity to purchase a productive Jackson County farm with a mixture of productive rolling cropland and mature timber.

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.

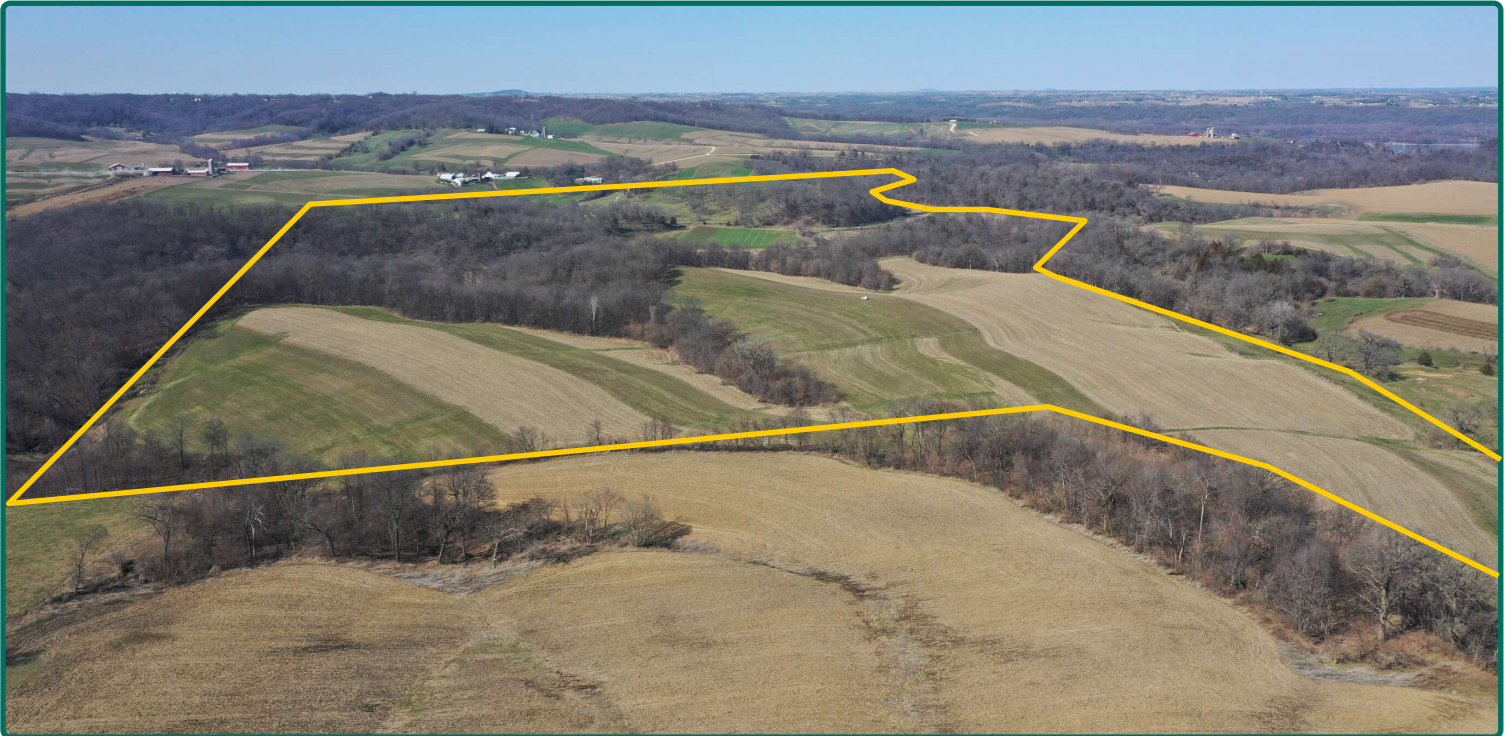
Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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



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



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