

# Land For Sale

**ACREAGE:**

**39.00 Acres, m/l**

**LOCATION:**

**Jefferson County, IA**

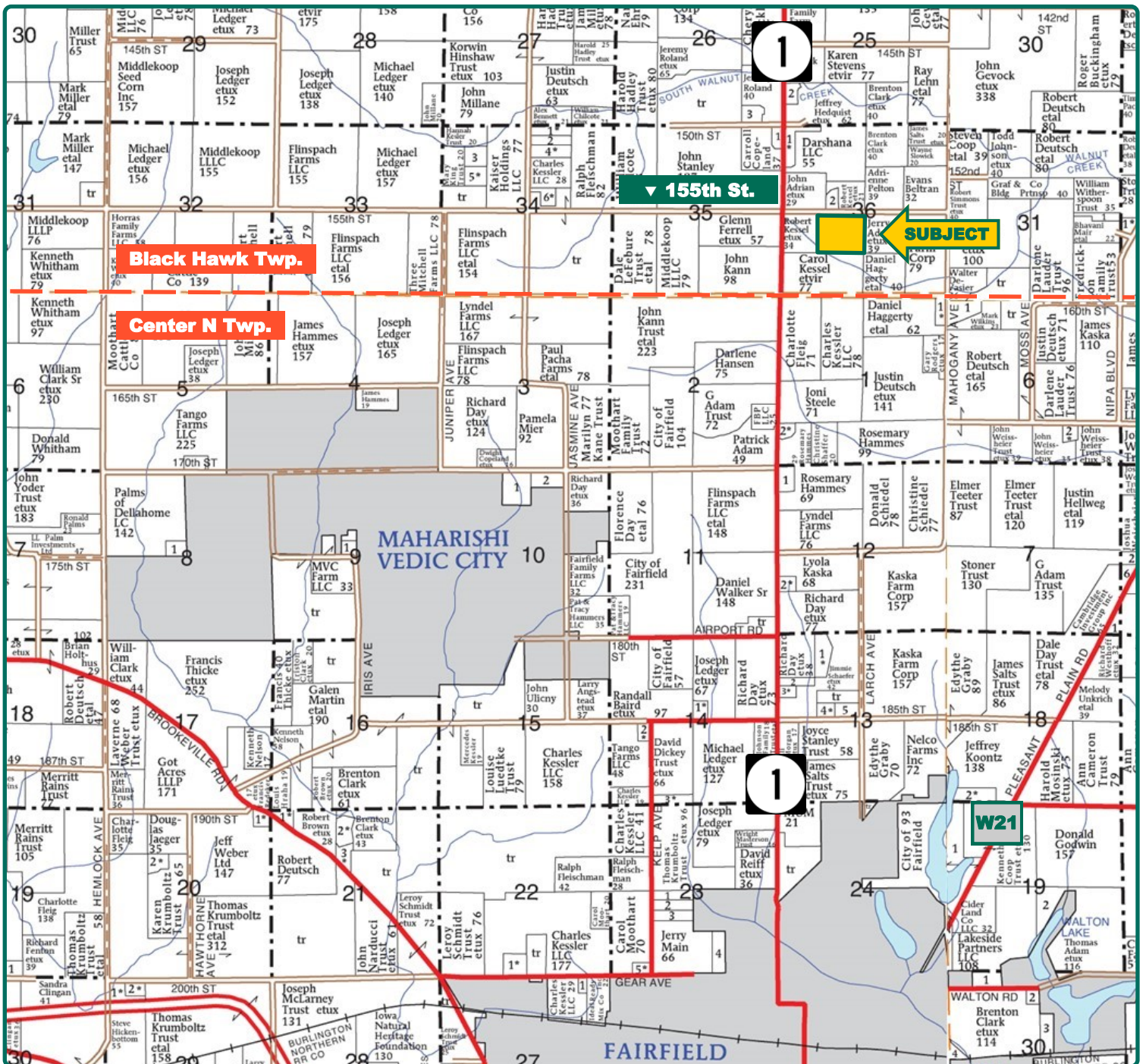


## Property Key Features

- High-Quality Jefferson County Farm, Potential Building Site
- 32.79 FSA/Eff. Crop Acres with an 82.30 CSR2
- Located 4 Miles North of Fairfield, IA

**Rachelle Heller, ALC**  
Licensed Salesperson in IA & MO  
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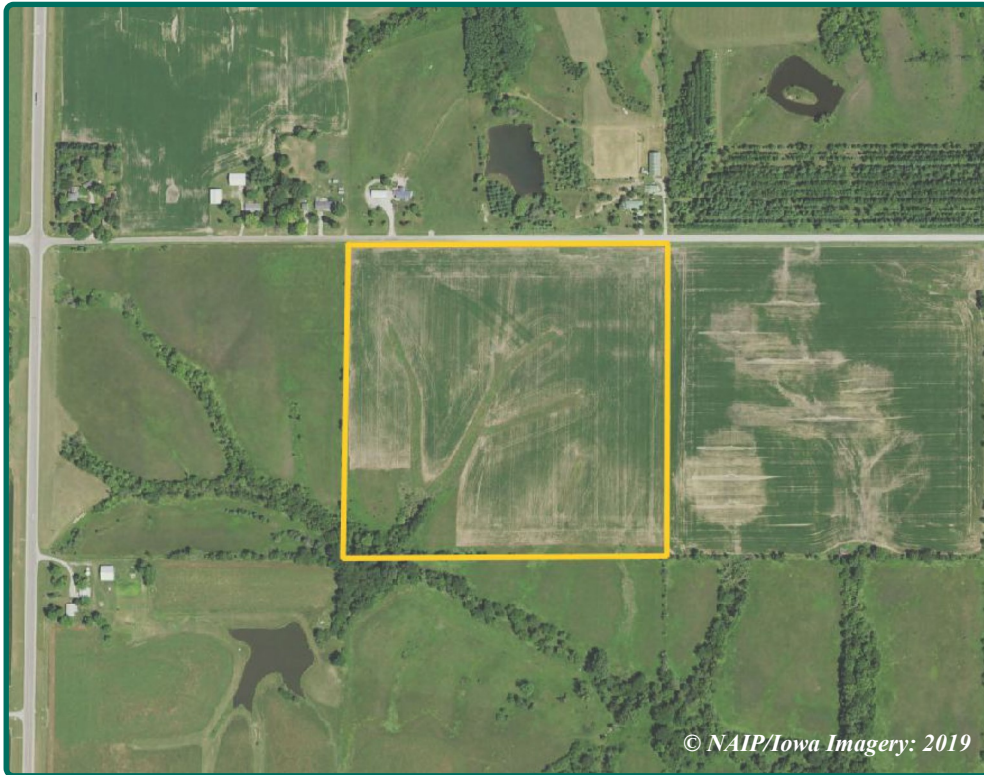
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1621 E. Washington St., Ste. 5  
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<b>FSA/Eff. Crop Acres:</b>	<b>32.79</b>
<b>CRP Acres:</b>	<b>3.89</b>
<b>Corn Base Acres:</b>	<b>16.05</b>
<b>Bean Base Acres:</b>	<b>15.86</b>
<b>Wheat Base Acres:</b>	<b>0.83</b>
<b>Soil Productivity:</b>	<b>82.30 CSR2</b>

## Property Information

**39.00 Acres, m/l**

### Location

**From Fairfield:** north on Hwy. 1 for 4 miles, then east on 155th St. for ¼ mile. Farm is on the south side of 155th St.

### Legal Description

NE¼ SW¼, Section 36, Township 73 North, Range 10 West of the 5th P.M., Jefferson County, IA.

### Price & Terms

- \$565,500
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of the existing lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,108.00  
Net Taxable Acres: 39.00  
Tax per Net Taxable Acre: \$28.41  
Tax Parcel ID #: 0236300002

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 4254, Tract 624  
FSA/Eff. Crop Acres: 32.79  
CRP Acres: 3.89  
Corn Base Acres: 16.05  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 15.86  
Bean PLC Yield: 37 Bu.

Wheat Base Acres: 0.83  
Wheat PLC Yield: 37 Bu.

### CRP Contracts

There are 3.89 acres enrolled in a CP2 contract that pays \$244.70/acre, or \$952.00 annually, and expires September 30, 2027.

### Soil Types/Productivity

Primary soils are Mahaska, Hedrick, and Ladoga. CSR2 on the FSA/Eff. crop acres is 82.30. See soil map for detail.

### Mineral Rights

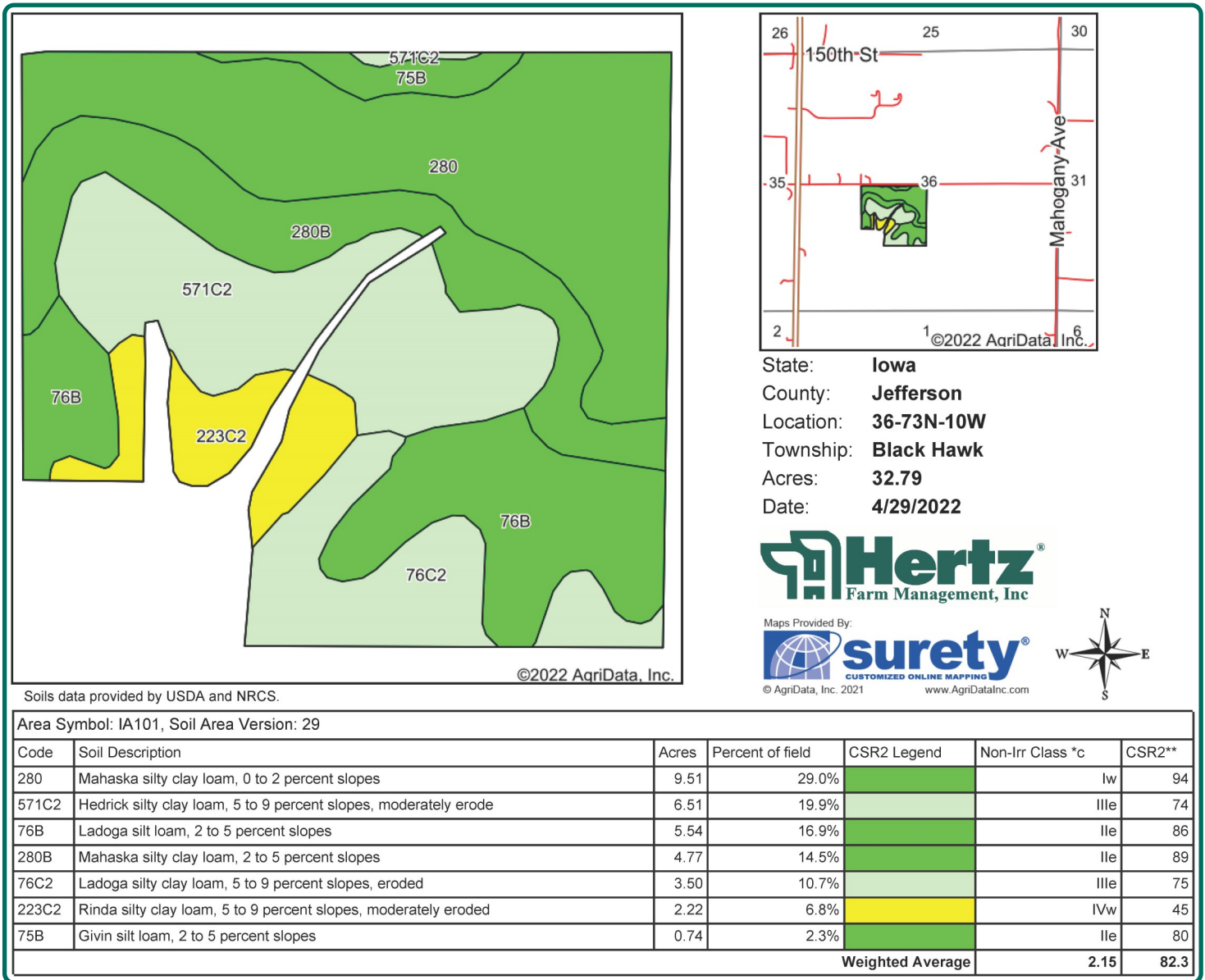
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Nearly level to moderately sloping.

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### Drainage

Natural, some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Comments

Opportunity to own a high-quality Jefferson County farm! This is a great add-on farm or potential building site. Farm is located minutes from Fairfield and ¼ mile off Highway 1.

*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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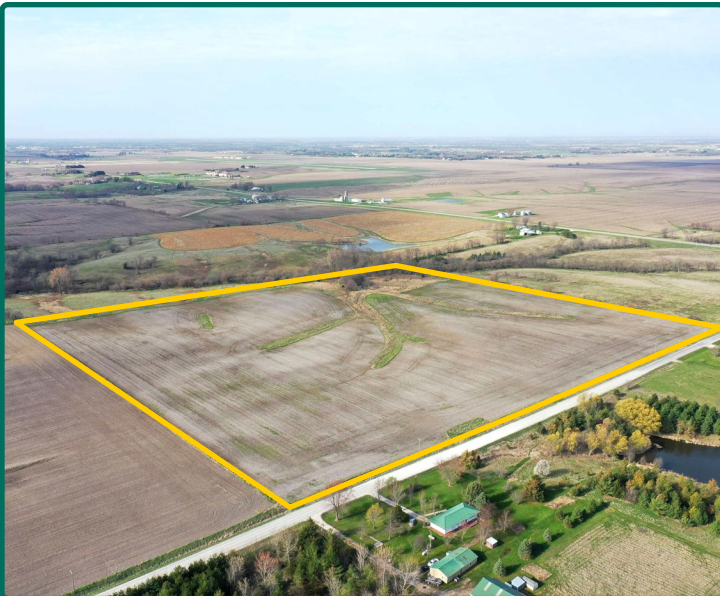
Looking West



Looking South



Looking Southwest



Looking Northeast



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