

Land For Sale

ACREAGE:

61.95 Acres, m/l

LOCATION:

Jasper County, IA

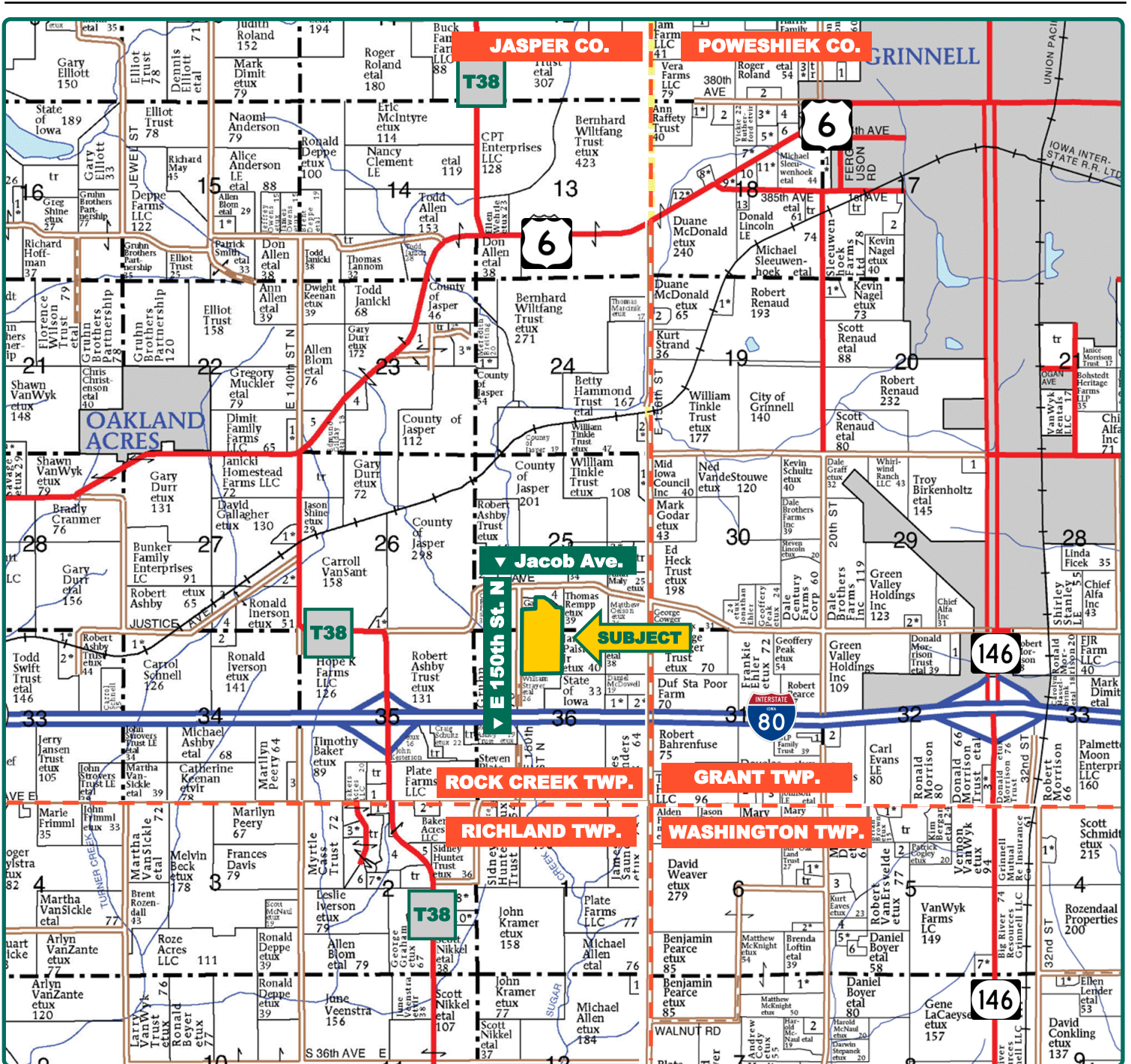


Property Key Features

- Located 4³/₄ Miles Southwest of Grinnell
- 40.96 Est. FSA/Eff Crop Acres & Prime Hunting Timber
- Attractive Building Site with Scenic Views

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FSA/Eff. Crop Acres: 40.96*
Corn Base Acres: 18.26*
Bean Base Acres: 12.89*
Oat Base Acres: 1.07*
Soil Productivity: 53.30 CSR2

**Acres are estimated.*

Property Information

61.95 Acres, m/l

Location

From Grinnell: Go south on Highway 146 for 3 miles to Jacob Avenue. Head west 2¾ miles, then south on E 150th St. N. Property is on the east side of the road.

Legal Description

NE¼ NW¼ of Section 36 and Parcel 'A' SE¼ SW¼, except NW 5 acres, Section 25, ALL IN Township 80 North, Range 17 West of the 5th P.M. (Rock Creek Township)

Price & Terms

- \$430,552.50
- \$6,950.00/acre
- 10% down upon acceptance of offer, remainder due at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,144.25*
 Net Taxable Acres: 61.95*
 Tax per Net Taxable Acre: \$18.47*
**Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.*

Lease Status

Leased for the 2022 crop year.

Soil Types/Productivity

Primary soils are Gara, Tama and Downs. CSR2 on the est. FSA/Eff. crop acres is 53.30. See soil map for detail.

Land Description

Moderately sloped.

FSA Data

Farm Number 5391, Tract 5498
 FSA/Eff. Crop Acres: 40.96*
 Corn Base Acres: 18.26*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 12.89*
 Bean PLC Yield: 54 Bu.
 Oat Base Acres: 1.07*
 Oat PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

NRCS Classification

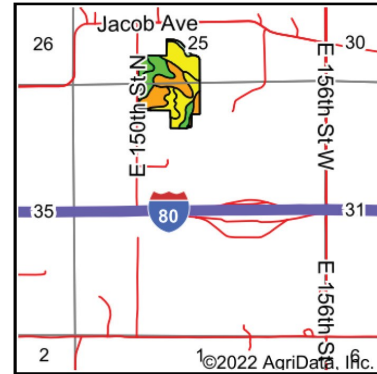
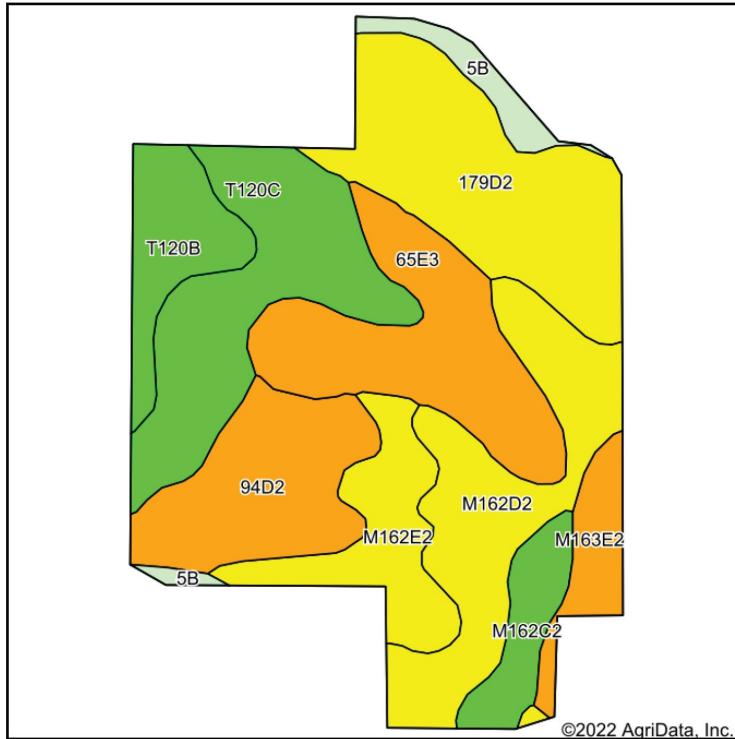
HEL: Highly Erodible Land. soil map for details.

Drainage

Natural.

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State: **Iowa**
 County: **Jasper**
 Location: **36-80N-17W**
 Township: **Rock Creek**
 Acres: **40.96**
 Date: **4/21/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	7.29	17.8%		42
T120C	Tama silty clay loam, terrace, 5 to 9 percent slopes	6.34	15.5%		90
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.19	15.1%		57
65E3	Lindley soils, 14 to 18 percent slopes, severely eroded	6.06	14.8%		21
94D2	Caleb and mystic soils, 9 to 14 percent slopes, moderately eroded	4.79	11.7%		31
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	3.28	8.0%		45
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	2.56	6.2%		95
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.72	4.2%		82
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	1.55	3.8%		36
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.12	2.7%		77
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.06	0.1%		47
Weighted Average					53.3

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

- Close to Interstate 80.
- Timber with prime hunting opportunities.
- Adjacent to the Jacob Krumm Nature Preserve.

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



Northeast Looking Southwest



Timber



South of Cropland



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