

Land For Sale

ACREAGE:

87.50 Acres, m/l

LOCATION:

Jones County, IA



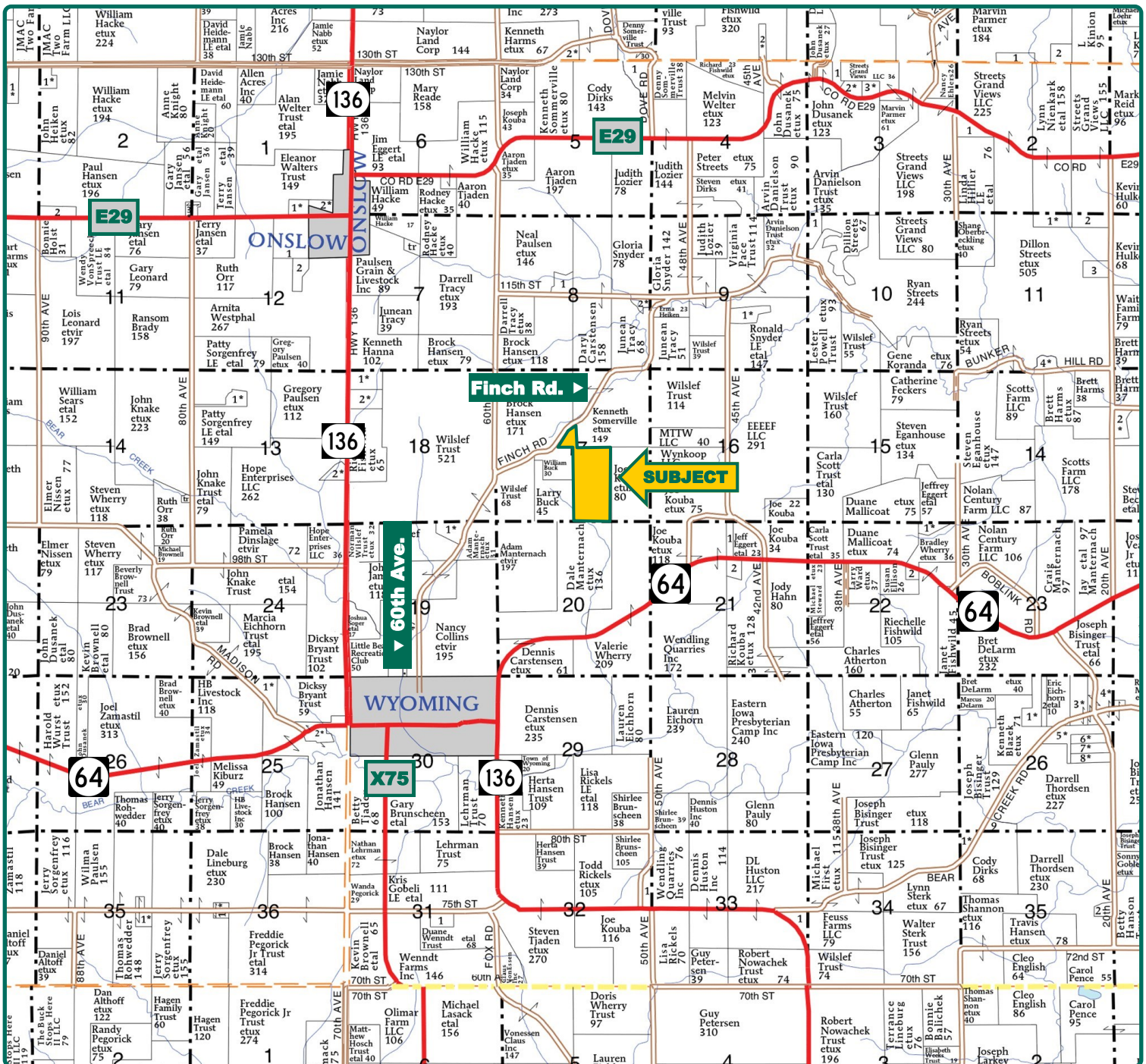
Property *Key Features*

- Located 2 Miles Northeast of Wyoming, Iowa
- 68.78 Est. FSA/Eff. Crop Acres with a 51.89 CSR2
- Mixture of Rolling Cropland with Timber & CRP

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FSA/Eff. Crop Acres: 68.78*
CRP Acres: 4.97
Corn Base Acres: 24.22*
Oat Base Acres: 6.03*
Soil Productivity: 51.89 CSR2

**Acres are estimated.*

Property Information

87.50 Acres, m/l

Location

From Wyoming: 1½ miles north on 60th Ave. and ¾ mile northeast on Finch Rd. The property is on the southeast side of the road.

Legal Description

That part of the SW¼ of the NE¼ and that part of the SE¼ of the SE¼ of the NW¼ lying South and East of Finch Road; and the W½ of the SE¼ all in Section 17, Township 84 North, Range 1 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$1,006,250.00~~ \$918,750.00
- ~~\$11,500/acre~~ \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022 lease.

Real Estate Tax

Taxes Payable 2022-2023: \$1,964.00
 Net Taxable Acres: 87.50
 Tax per Net Taxable Acre: \$22.56
 Tax Parcel ID #s: 1217100005,
 1217200003, 1217400001 & 1217400003

FSA Data

Farm Number 6456, Tract 12288
 FSA/Eff. Crop Acres: 68.78*
 CRP Acres: 4.97
 Corn Base Acres: 24.22*
 Corn PLC Yield: 158 Bu.
 Oats Base Acres: 6.03*
 Oats PLC Yield: 59 Bu.

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

CRP Contracts

There are 4.97 acres enrolled in a CP-33 contract that pays \$202.68/acre - or \$1,007.00 annually - and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Fayette and Exette. CSR2 on the Est. FSA/Eff. crop acres is 51.89. See soil map for detail.

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Est. FSA/Eff. Crop Acres		68.78		Avg. CSR2		51.89	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	28.6%	IIIe	19.64		
163C	Fayette silt loam, 5 to 9 percent slopes	75	21.6%	IIIe	14.84		
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	46	13.3%	IVe	9.18		
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	28	11.1%	VIe	7.65		
163D	Fayette silt loam, 9 to 14 percent slopes	49	9.4%	IIIe	6.46		
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	72	7.3%	IIIe	5.00		
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	18	3.1%	VIe	2.10		
163E	Fayette silt loam, 14 to 18 percent slopes	38	2.7%	IVe	1.84		
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	73	2.5%	IIw	1.70		
163F	Fayette silt loam, 18 to 25 percent slopes	21	0.5%	VIe	0.37		

Land Description

Rolling.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Hunting Lease

There is a hunting lease on this property. Contact listing agent for details.

Comments

This is a nice Jones County farm with a mixture of rolling cropland and 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.

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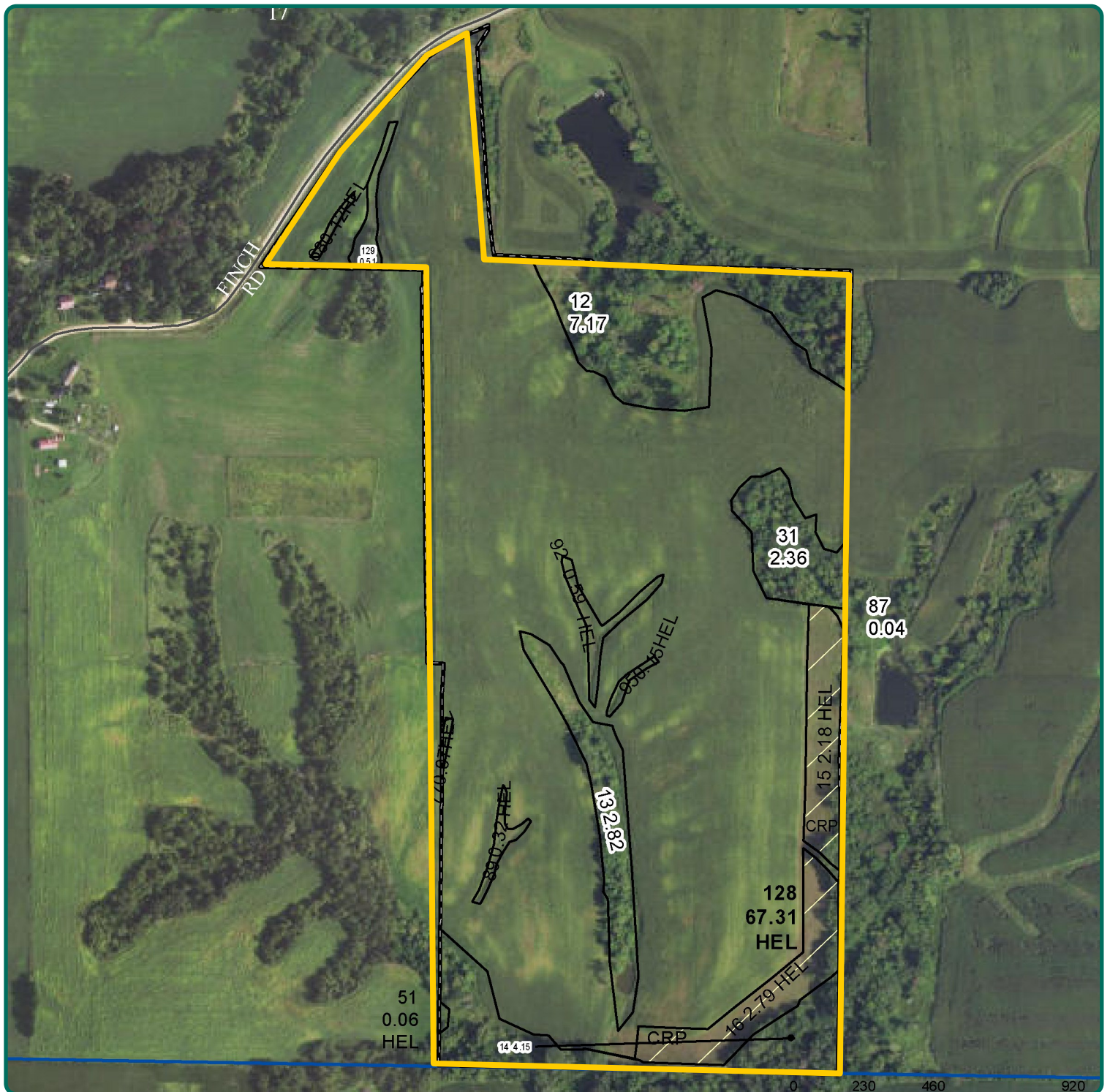
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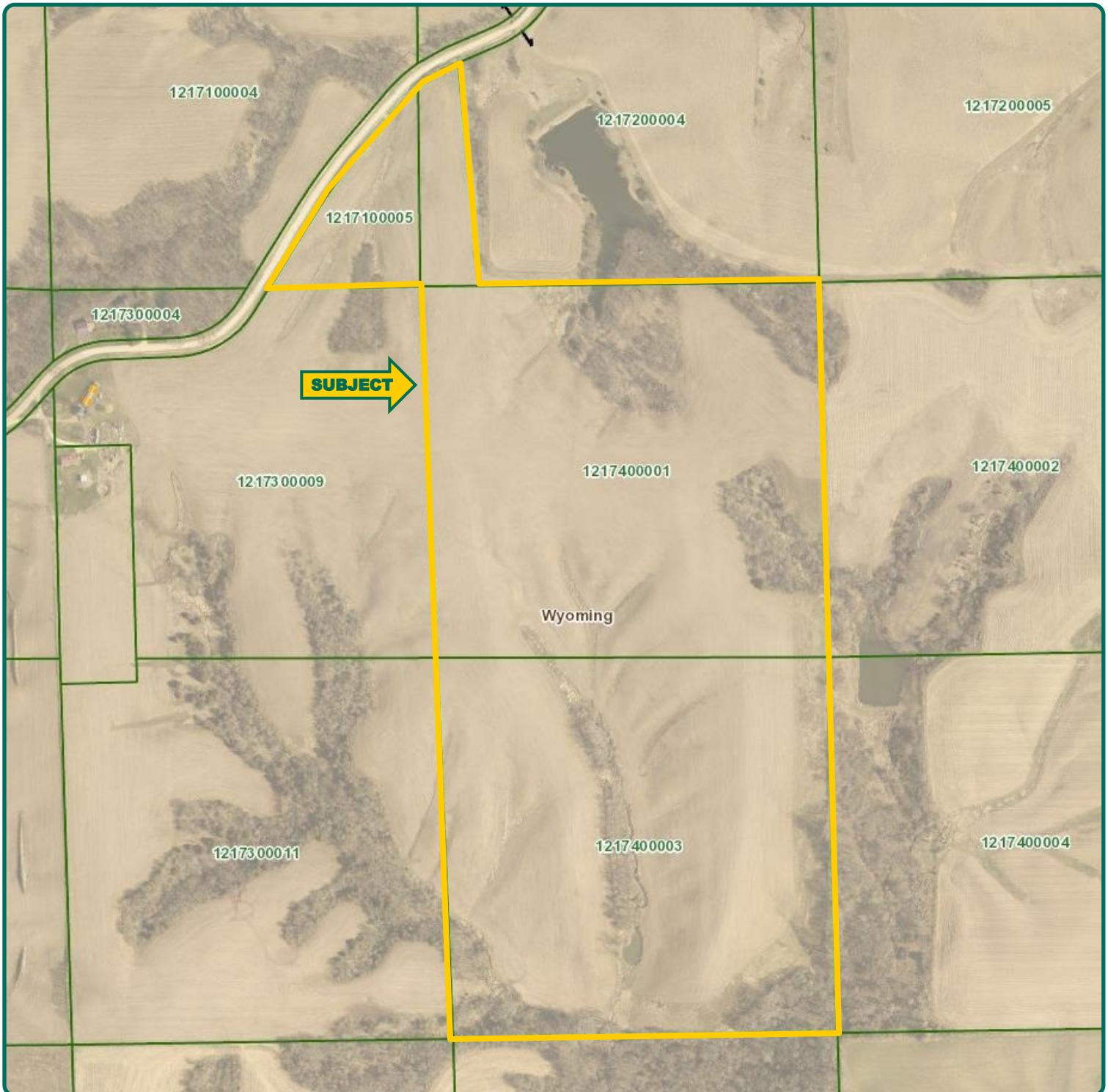
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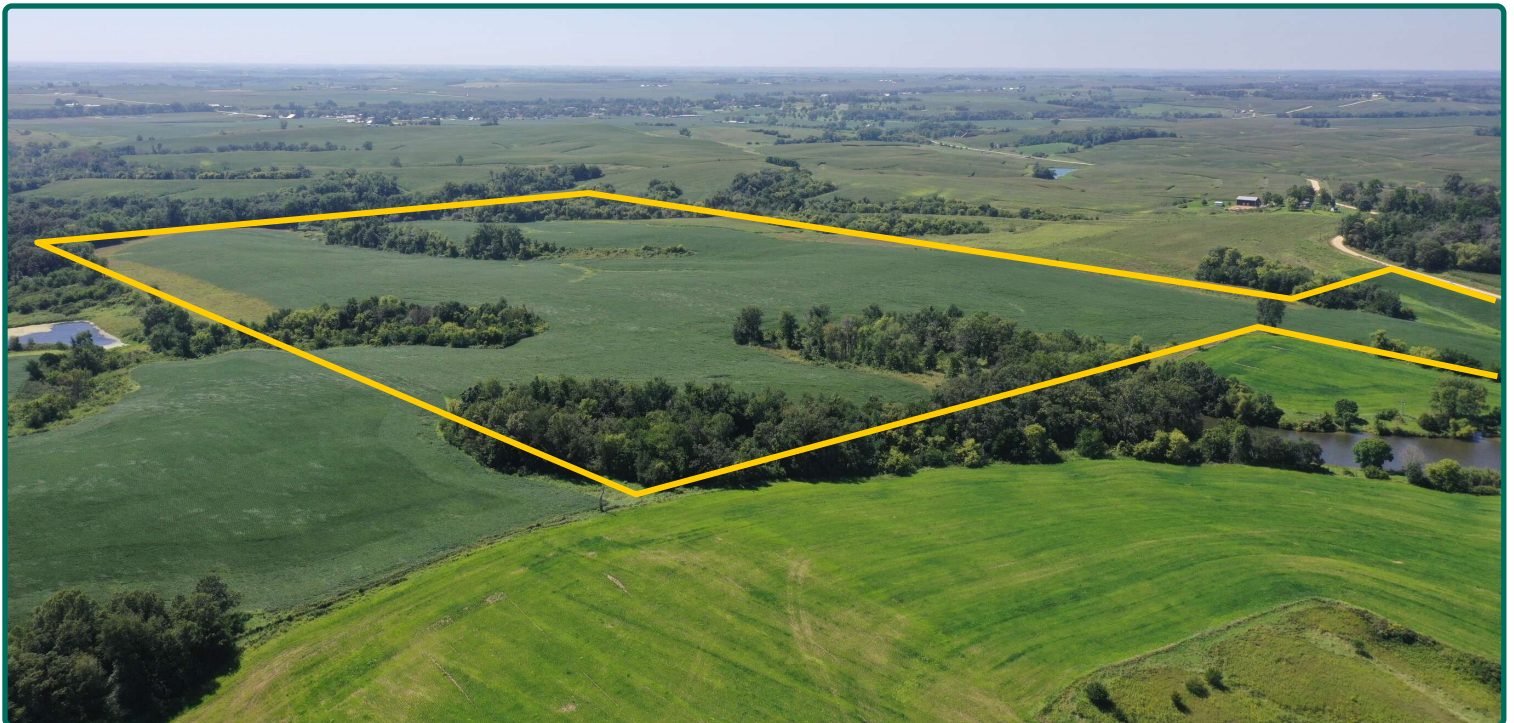
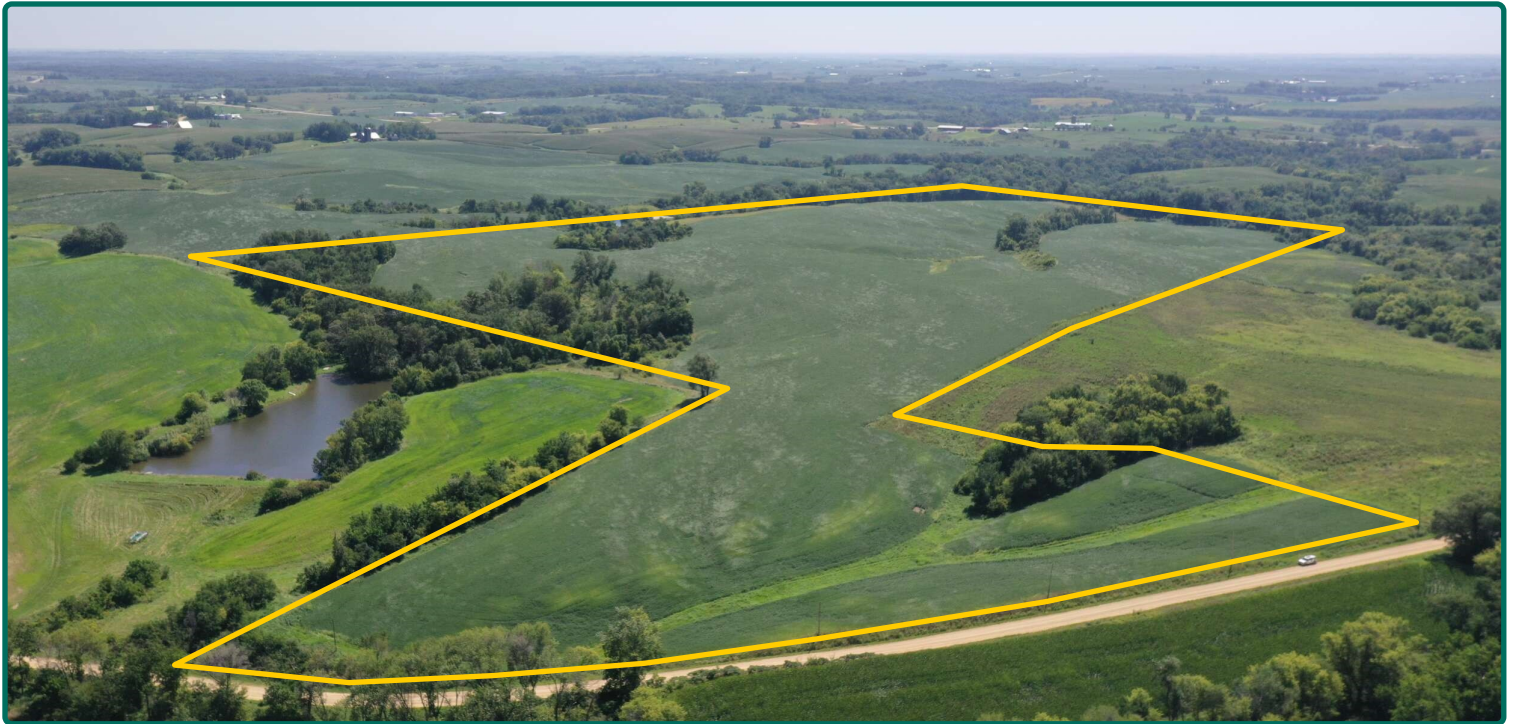
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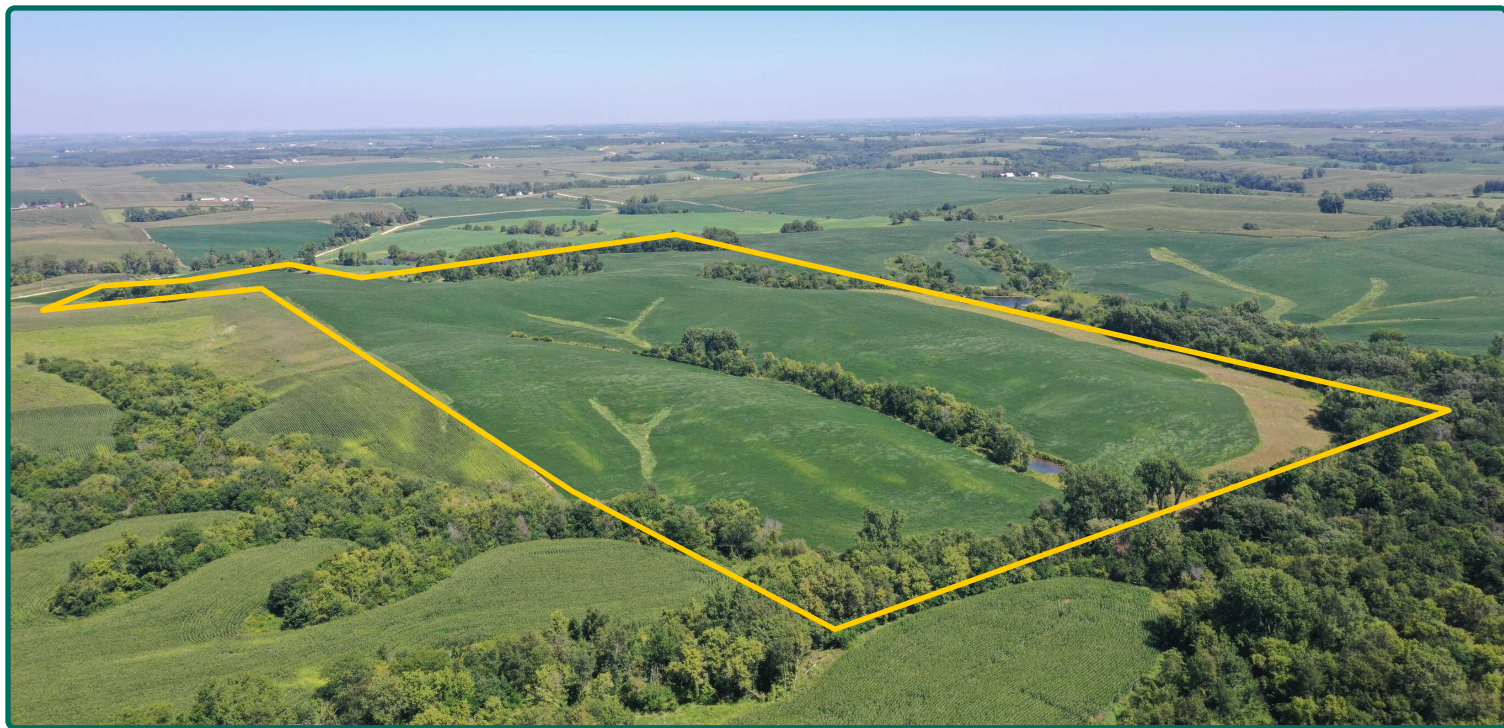
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