

# Land For Sale

**ACREAGE:**

**33.00 Acres, m/l**

**LOCATION:**

**Jackson County, IA**



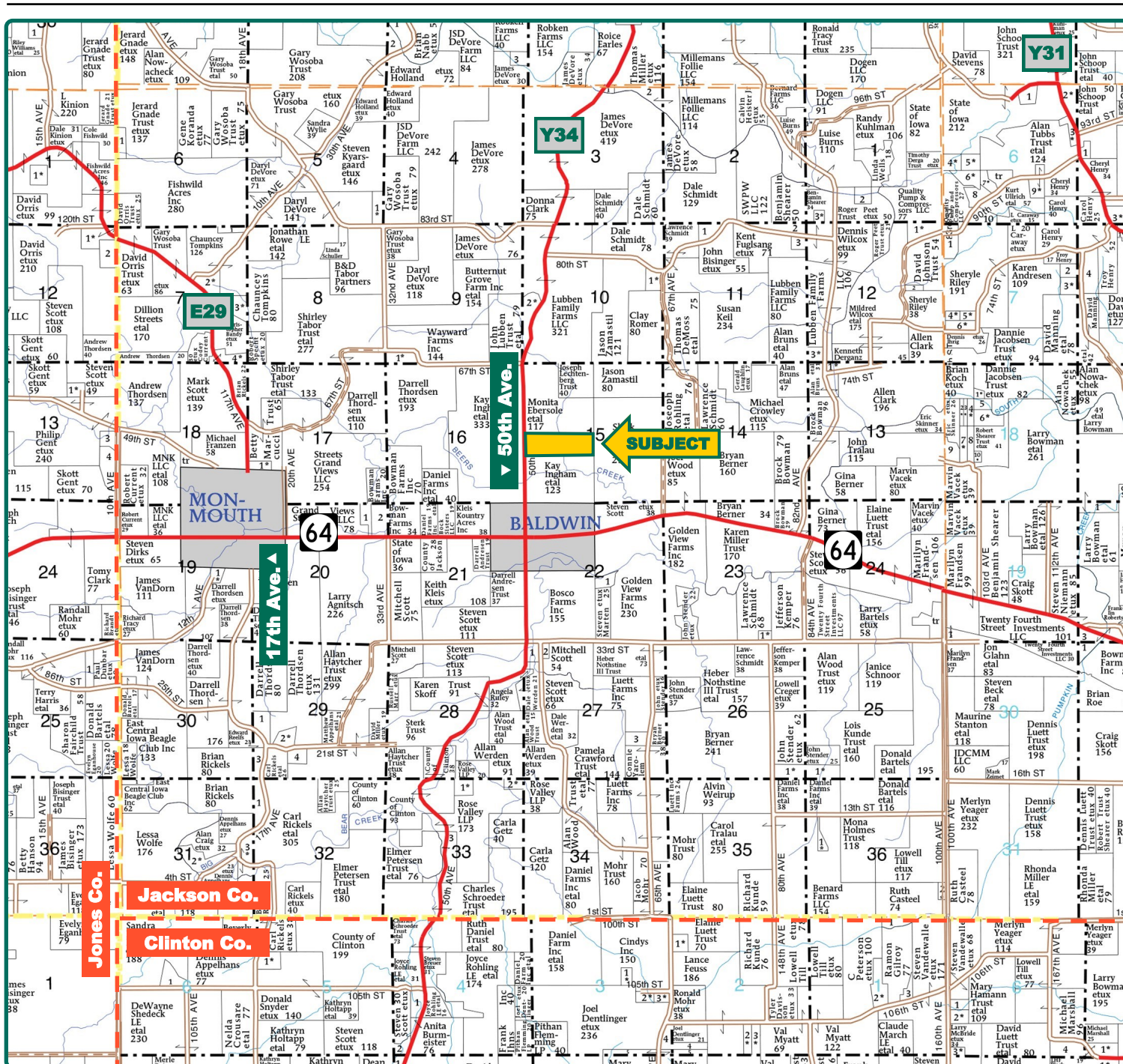
## Property Key Features

- Located ½ Mile North of Baldwin, Iowa
- 32.17 Est. FSA/Eff. Crop Acres with a 79.88 CSR2
- High-Quality Jackson County Farm!

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**FSA/Eff. Crop Acres: 32.17\***  
**Corn Base Acres: 23.01\***  
**Bean Base Acres: 2.81\***  
**Wheat Base Acres: 1.87\***  
**Soil Productivity: 79.88 CSR2**

*\*Acres are estimated.*

## Property Information

**33.00 Acres, m/l**

### Location

**From Baldwin:** ½ mile north on 50th Ave. The property is on the east side of the road.

**From Monmouth — Intersection of 17th Ave. and Hwy 64:** 2 miles east on Hwy 64 and ¾ mile north on 50th Ave.

### Legal Description

Parcel B, being part of the SW¼ of Section 15, Township 84 North, Range 1 East of the 5th P.M., Jackson County, Iowa as shown on Plat of Survey filed March 6, 2013, Document No. 13-944, Book 1-V, Page 73, Office of Recorder of Jackson County, Iowa.

### Price & Terms

#### PRICE REDUCED!

- ~~\$610,500.00~~ \$577,500.00
- ~~\$18,500/acre~~ \$17,500/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 2021 - 2022: \$1,654.00  
 Net Taxable Acres: 33.00  
 Tax per Net Taxable Acre: \$50.12  
 Tax Parcel ID #: 261615300005000

### FSA Data

Part of Farm Number 5931, Tract 11716  
 FSA/Eff. Crop Acres: 32.17\*  
 Corn Base Acres: 23.01\*  
 Corn PLC Yield: 166 Bu.  
 Bean Base Acres: 2.81\*  
 Bean PLC Yield: 52 Bu.  
 Wheat Base Acres: 1.87\*  
 Wheat PLC Yield: 41 Bu.

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

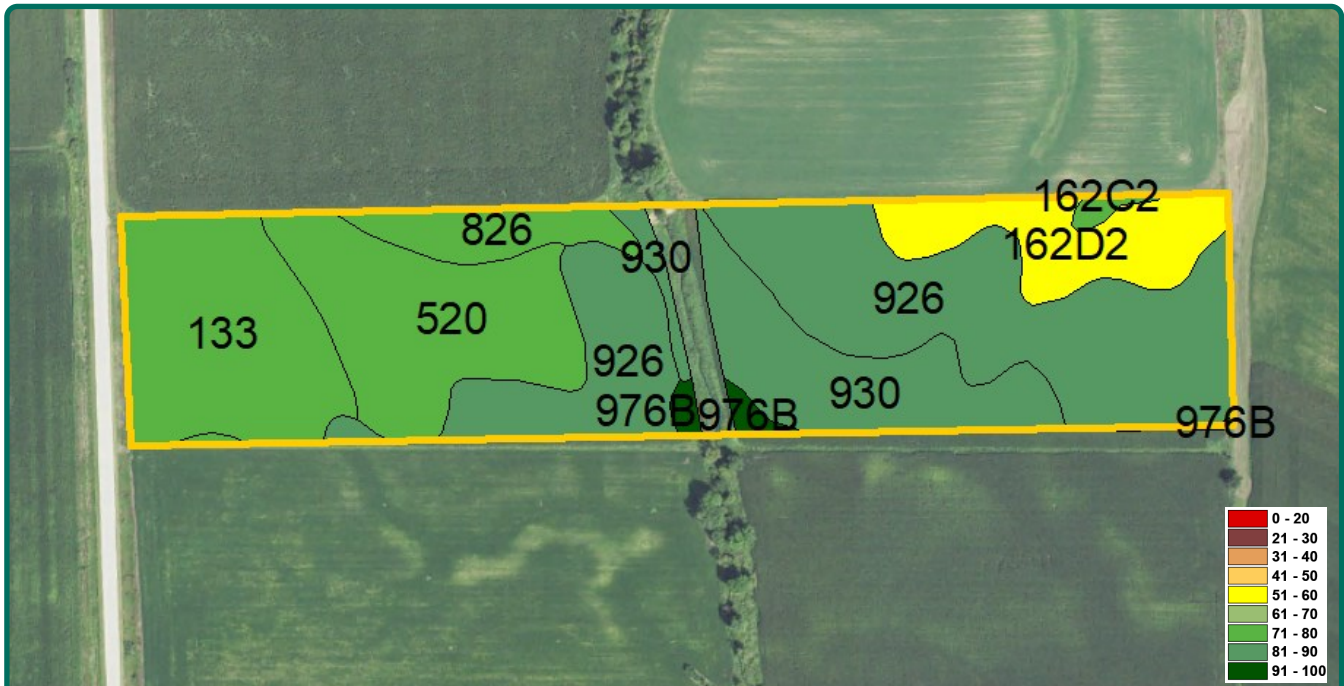
### Soil Types/Productivity

Primary soils are Canoe, Colo and Coppock. CSR2 on the Est. FSA/Eff. crop acres is 79.88. See soil map for detail.

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Est. FSA/Eff. Crop Acres		32.17		Avg. CSR2		79.88	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
926	Canoe silt loam, 0 to 2 percent slopes	89	35.8%	Iw	11.52		
133	Colo silty clay loam, 0 to 2 percent slopes	74	17.4%	IIw	5.60		
520	Coppock silt loam, 0 to 2 percent slopes	79	17.0%	IIw	5.47		
930	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	81	13.9%	IIw	4.46		
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	54	9.3%	IIIe	2.98		
826	Rowley silt loam, 0 to 3 percent slopes	79	4.8%	IIw	1.53		
976B	Raddle silt loam, 1 to 4 percent slopes	95	1.3%	Ile	0.41		
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	80	0.6%	IIIe	0.20		

### Land Description

Level to gently rolling.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Opportunity to own a high-quality Jackson County farm directly north of Baldwin.

*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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