

Land For Sale

ACREAGE:

29.35 Acres, m/l

LOCATION:

Jones County, IA

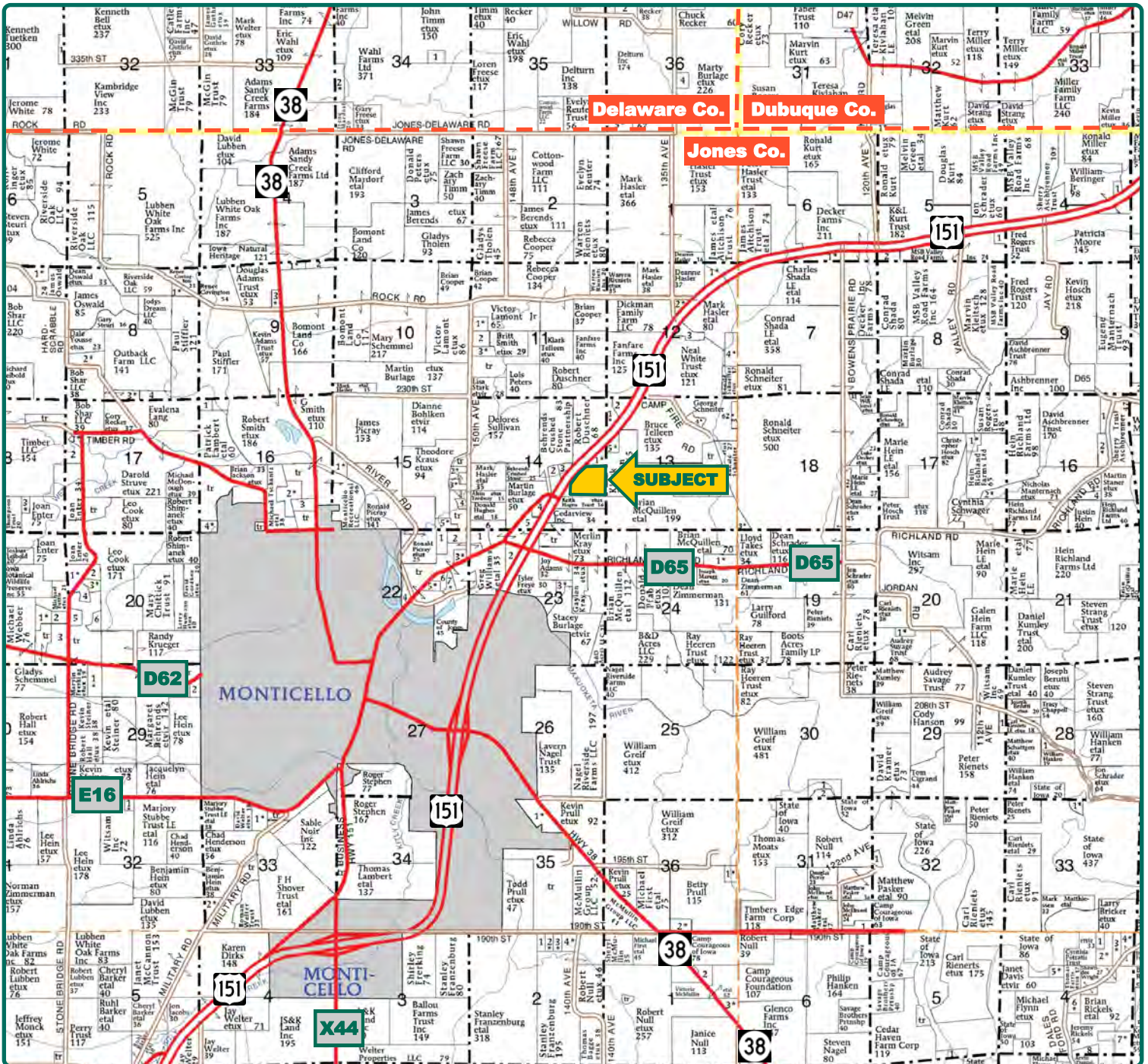


Property Key Features

- Located 1 Mile North of Monticello, Iowa Along Highway 151
- Mixture of Rolling Timber and Cropland
- Located Within the Residential District of Jones County

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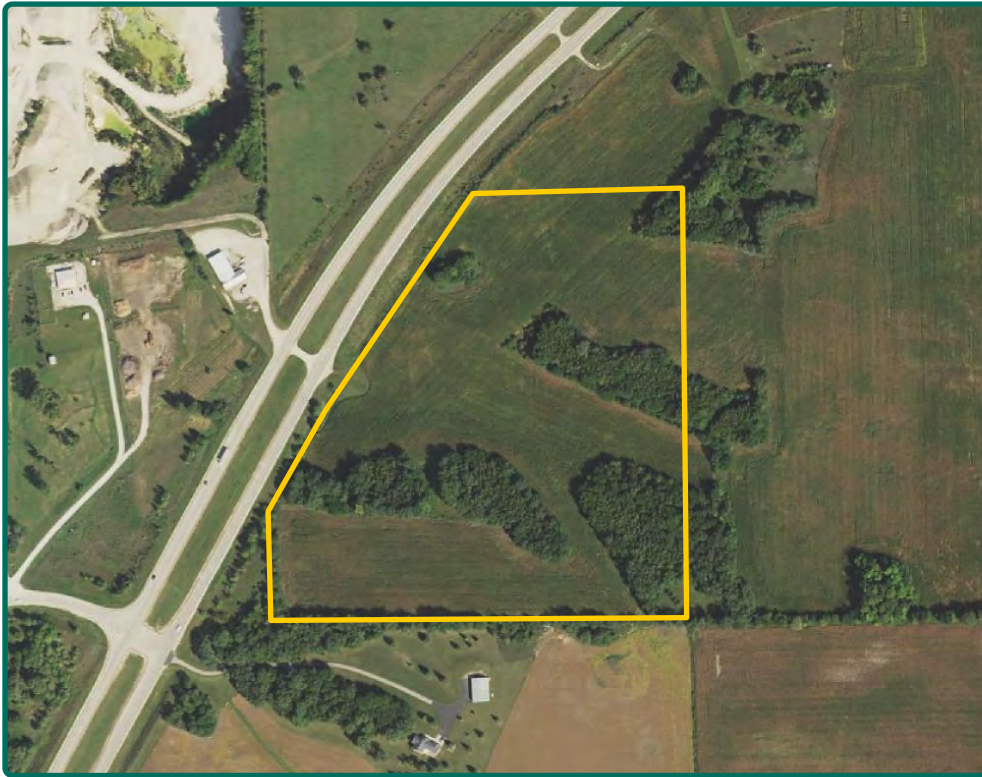
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FSA/Eff. Crop Acres:	25.48
Corn Base Acres:	22.48
Bean Base Acres:	1.52
Soil Productivity:	46.26 CSR2

Property Information

29.35 Acres, m/l

Location

From Monticello—Intersection of Hwy 151 and Hwy 38: 2 miles north on Hwy 151. The property is on the east side of the road.

Legal Description

That part of the NE¼ of the SE¼ lying south of the road, located in Section 14, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$366,875.00
- \$12,500/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: \$534.00
Net Taxable Acres: 29.35
Tax per Net Taxable Acre: \$18.19
Tax Parcel ID #: 0214400012

FSA Data

Farm Number 4245, Tract 12282
FSA/Eff. Crop Acres: 25.48
Corn Base Acres: 22.48
Corn PLC Yield: 124 Bu.
Bean Base Acres: 1.52
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Terril, Sparta and Bertram. CSR2 on the FSA/Eff. crop acres is 46.26. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

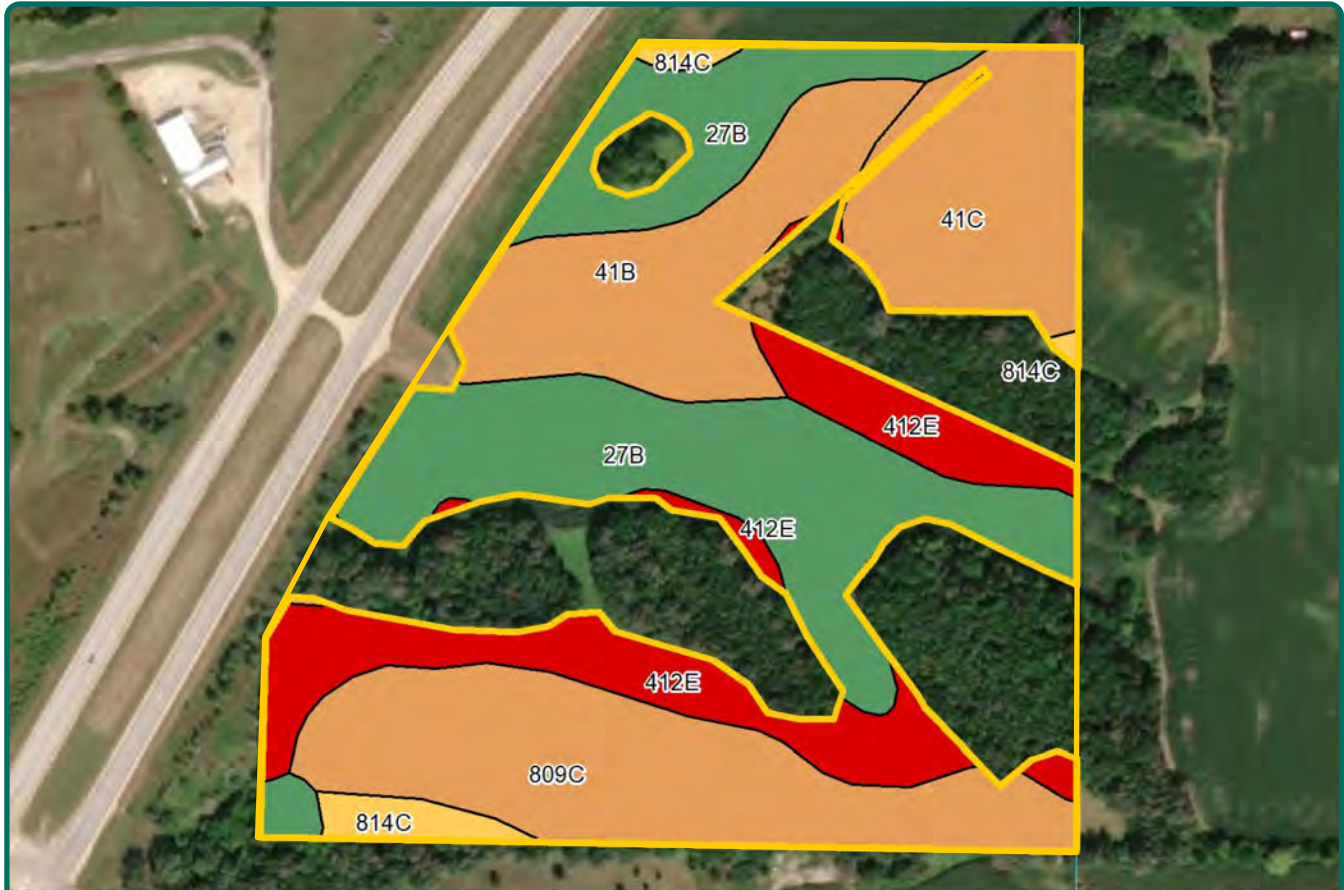
None.







Comments

This is an attractive, potential building site located just north of Monticello along Highway 151. It includes a mixture of income-producing cropland and nice timber.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
27B	Terril loam, 2 to 5 percent slopes	7.86	30.85	2e	86	
809C	Bertram fine sandy loam, 5 to 9 percent slopes	5.48	21.49	4s	34	
412E	Emeline loam, 9 to 18 percent slopes	4.30	16.88	6s	5	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.89	15.25	4e	39	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.31	13.00	4s	34	
814C	Rockton loam, 5 to 9 percent slopes	0.64	2.52	3e	48	

Measured Tillable Acres: 25.48

Average CSR2: 46.26

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.

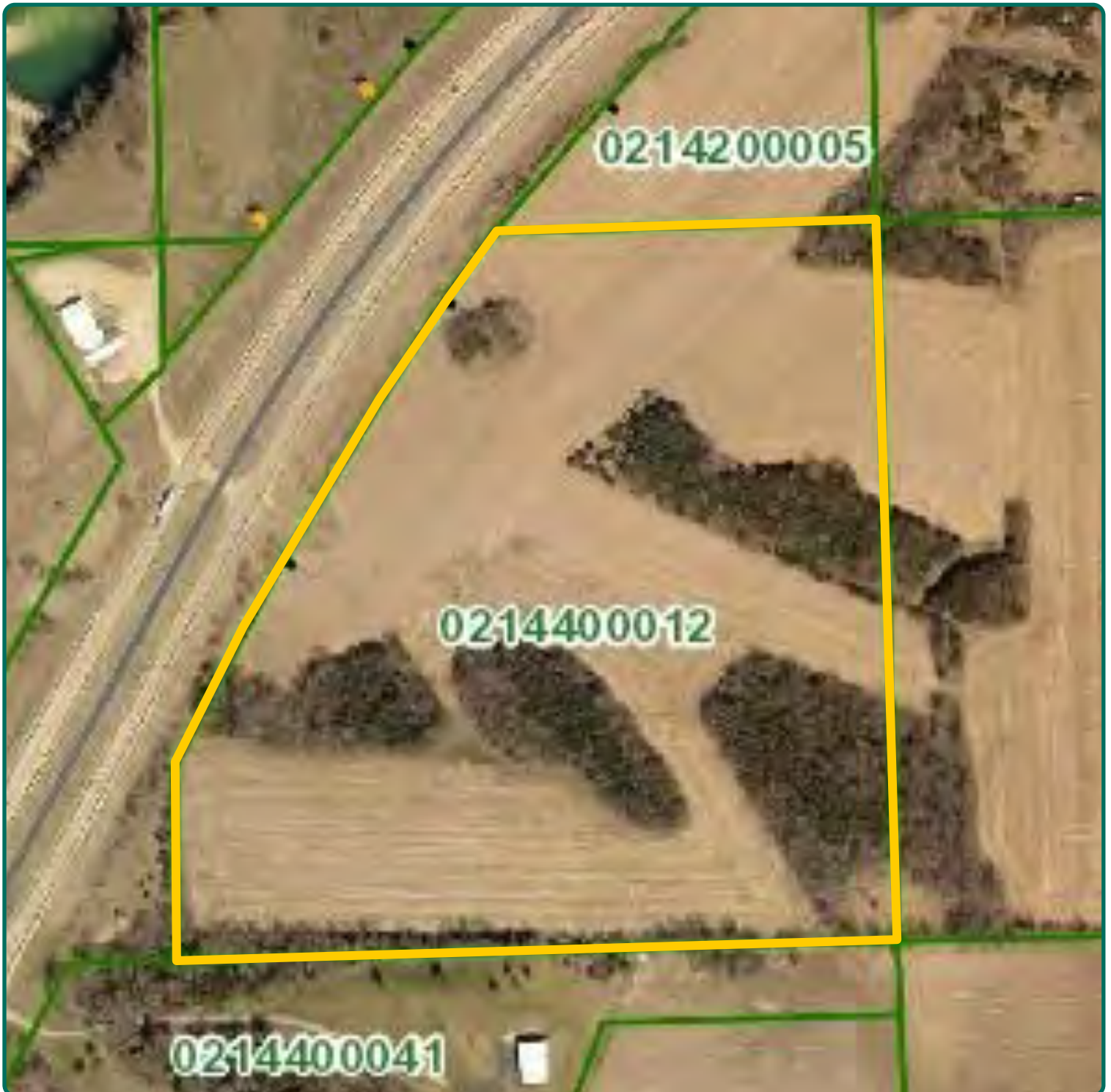
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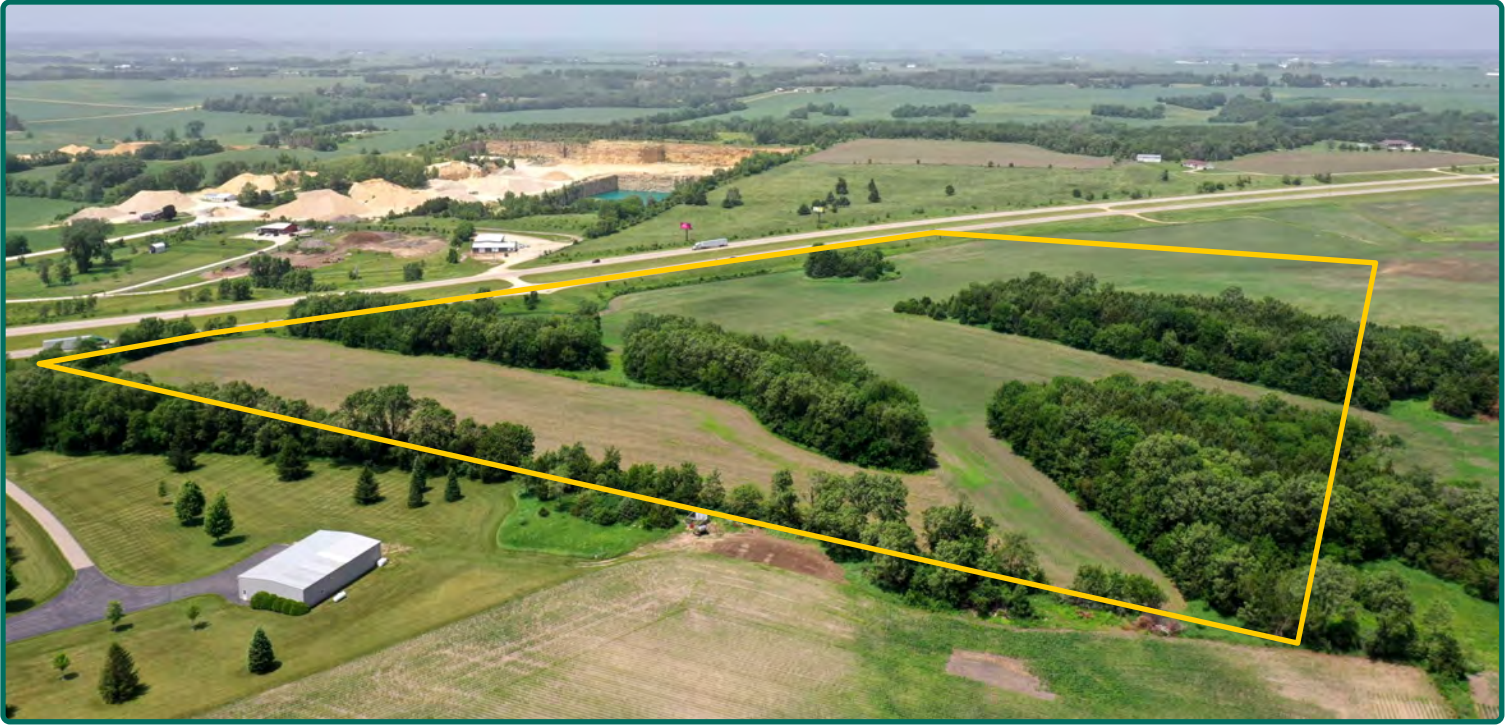
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