

# Land For Sale

**ACREAGE:**

**57.16 Acres, m/l**

**LOCATION:**

**Jasper County, IA**



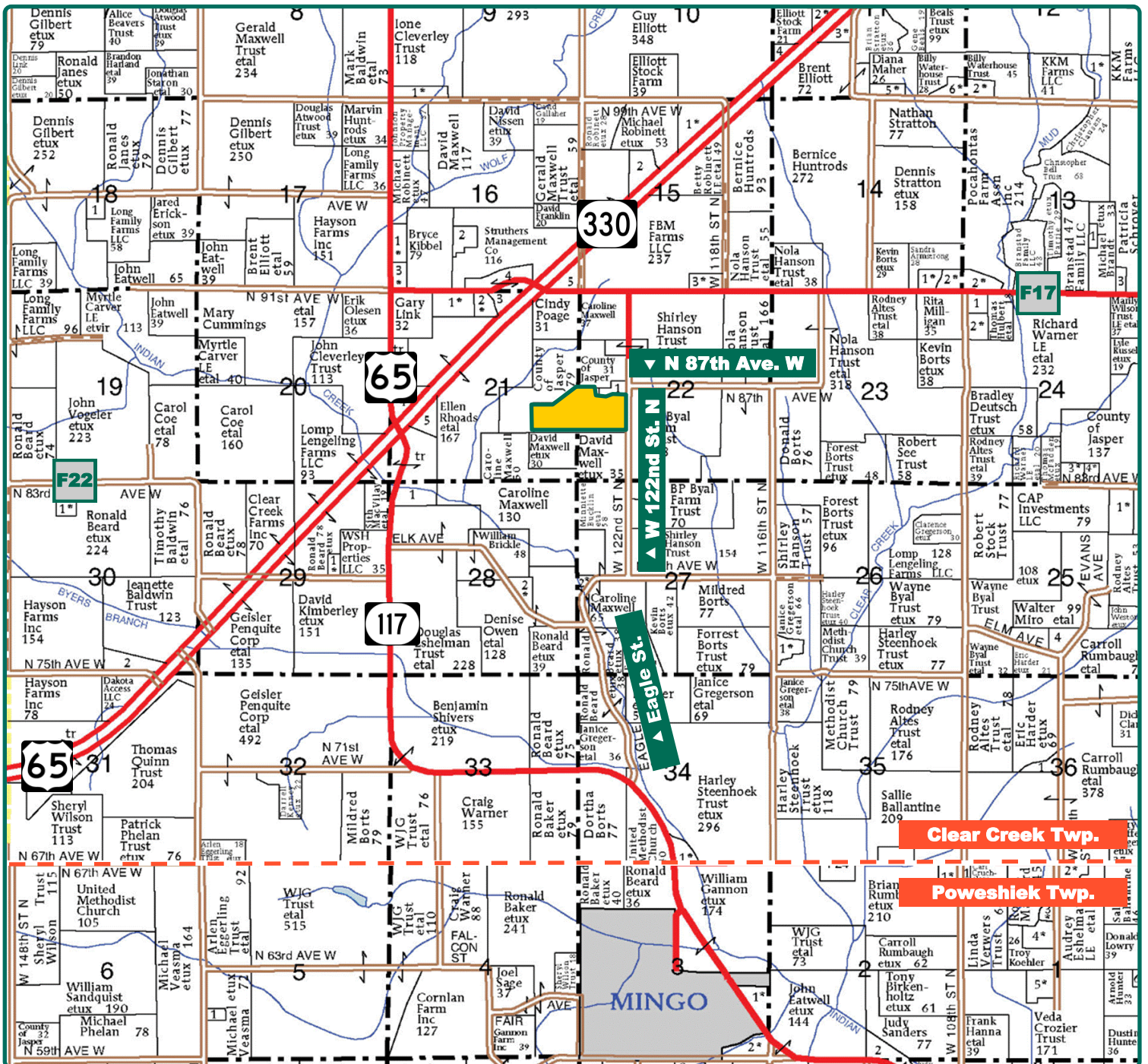
## Property Key Features

- **3½ Miles North of Mingo Adjacent to Ashton-Wildwood Park**
- **Highly Tillable Tract with a CSR2 of 78.40**
- **Attractive Property to Build on Near the Junction of Hwy 330 / Hwy 65**

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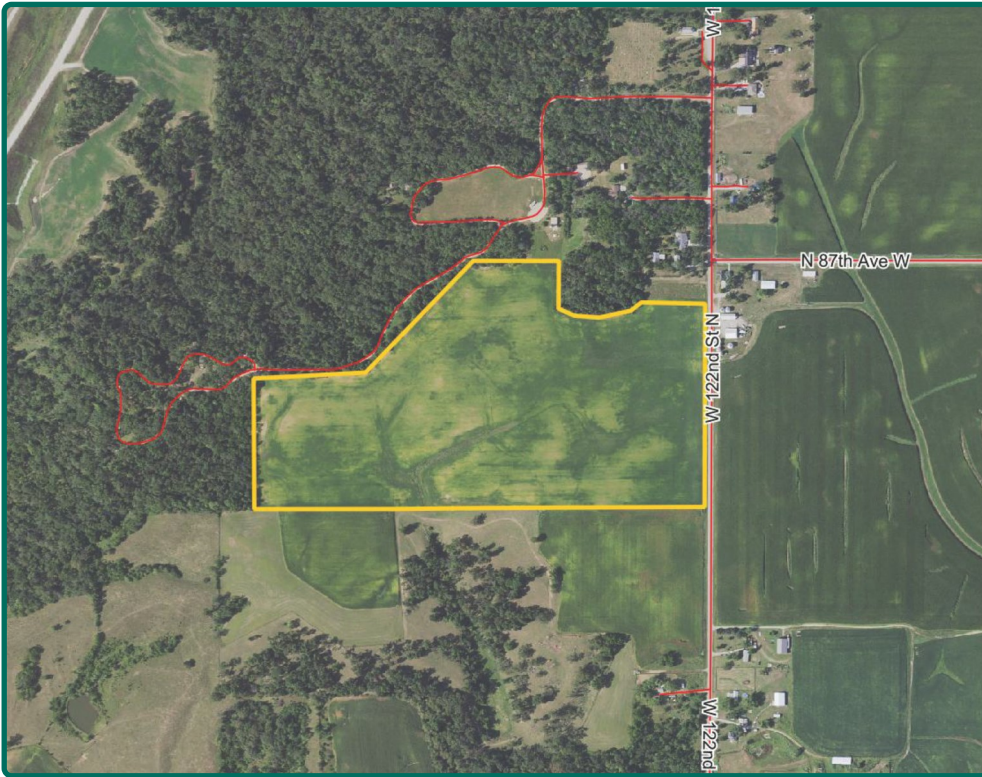


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**FSA/Eff. Crop Acres:** 55.90\*  
**Corn Base Acres:** 38.31\*  
**Bean Base Acres:** 17.49\*  
**Soil Productivity:** 78.40 CSR2

*\*Acres are estimated.*

## Property Information

**57.16 Acres, m/l**

### Location

From Mingo: Go north on Hwy 117 for 1 mile. Turn north on Eagle St. for 1½ miles, then north on W 122nd St. for 1 mile. Property is on the west side of the road.

### Legal Description

NE¼ SE¼ (ex. park) of Sec. 21 and NW¼ SW¼ (ex. Parcels A & C) of Sec. 22 all in T-81-N, R-21-W of the 5th P.M.

### Price & Terms

- \$797,382.00
- \$13,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,380.00\*

Net Taxable Acres: 57.16\*

Tax per Net Taxable Acre: \$41.64\*

*\*Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.*

### FSA Data

Farm Number 7938, Tract 7506

FSA/Eff. Crop Acres: 55.90\*

Corn Base Acres: 38.31\*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 17.49\*

Bean PLC Yield: 47 Bu.

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

### Soil Types/Productivity

Primary soils are Nicollet and Lester. CSR2 on the est. FSA/Eff. crop acres is 78.40. See soil map for detail.

### Land Description

Nearly level to very sloping.

### Comments

- Opportunity to own a very productive tract of farmland in NW Jasper County. Ashton-Wildwood County Park, featuring a campground and observatory, adjoins the property to the north and west.
- Multiple great areas to build a home.
- Easy access to Hwy 330 with rural water available on W 122nd St.

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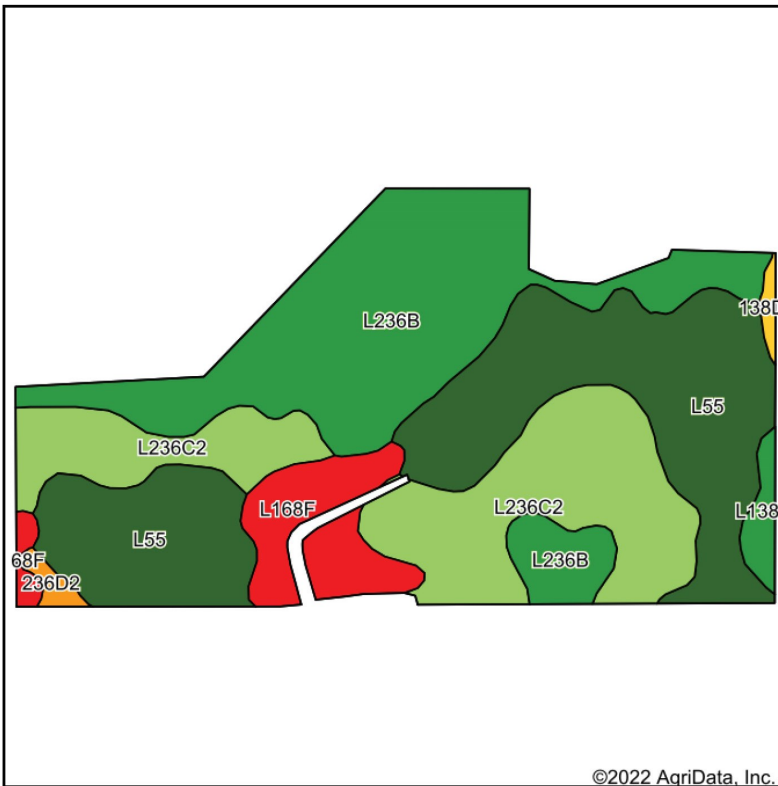
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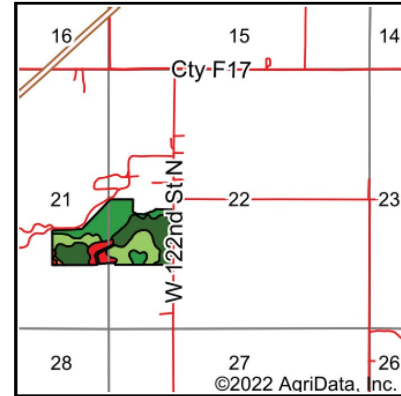
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Soils data provided by USDA and NRCS.










State: **Iowa**  
County: **Jasper**  
Location: **22-81N-21W**  
Township: **Clear Creek**  
Acres: **55.9**  
Date: **7/14/2022**



Maps Provided By:



Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	18.67	33.4%		91
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	17.38	31.1%		85
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.99	25.0%		77
L168F	Hayden loam, Bemis moraine, 22 to 40 percent slopes	4.35	7.8%		5
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.82	1.5%		88
236D2	Lester loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.41	0.7%		49
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.28	0.5%		56
<b>Weighted Average</b>					<b>78.4</b>

## Drainage

Natural, plus tile. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

*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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East Looking West



Southeast Looking Northwest



West Looking East



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