

# Land For Sale

**ACREAGE:**

**41.08 Acres, m/l**

**LOCATION:**

**Greene County, IA**



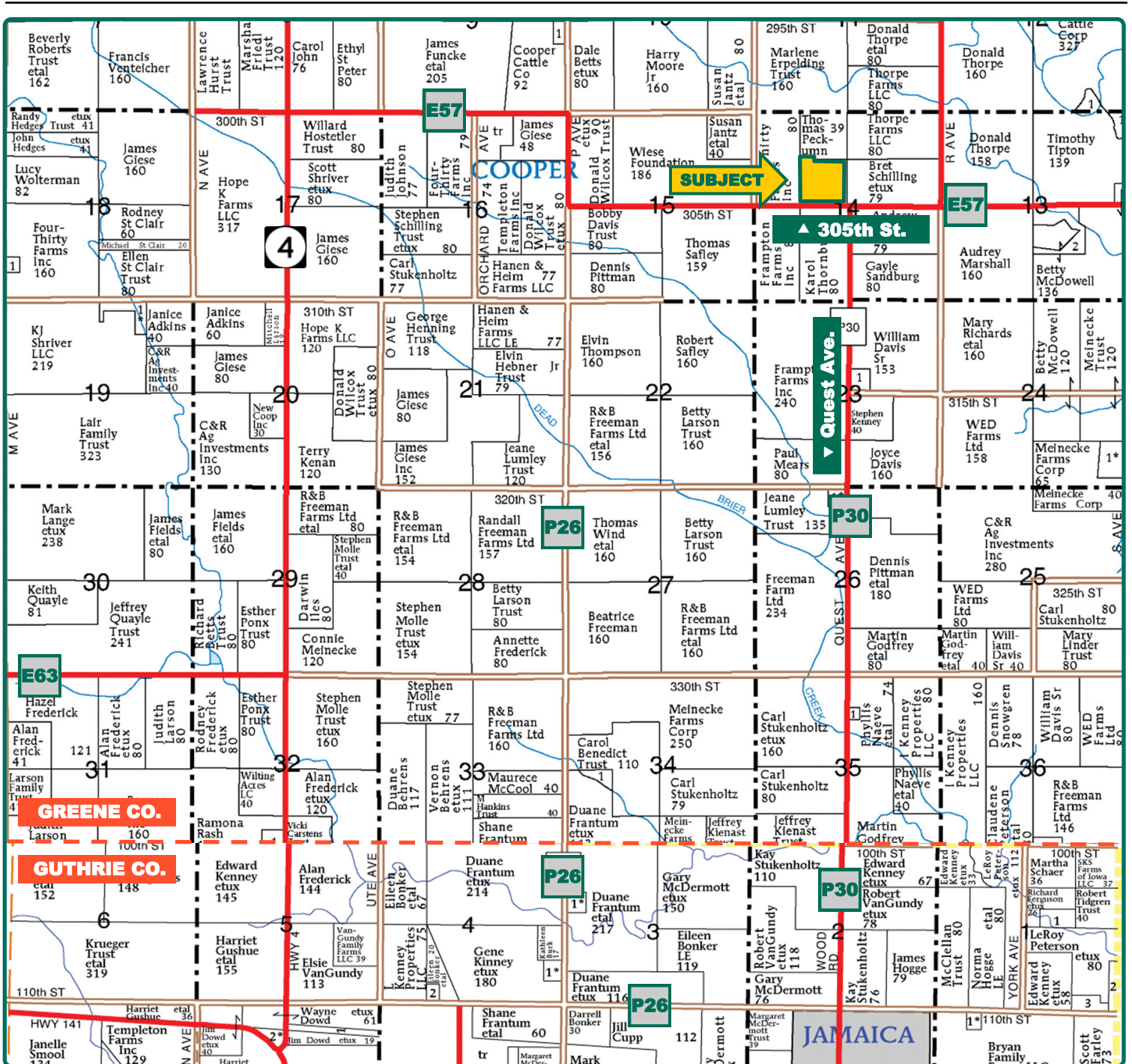
## Property Key Features

- Five Miles North of Jamaica
- 38.80 Acres Enrolled in CRP Carrying an 84.80 CSR2
- Located on a Hard-Surfaced Road

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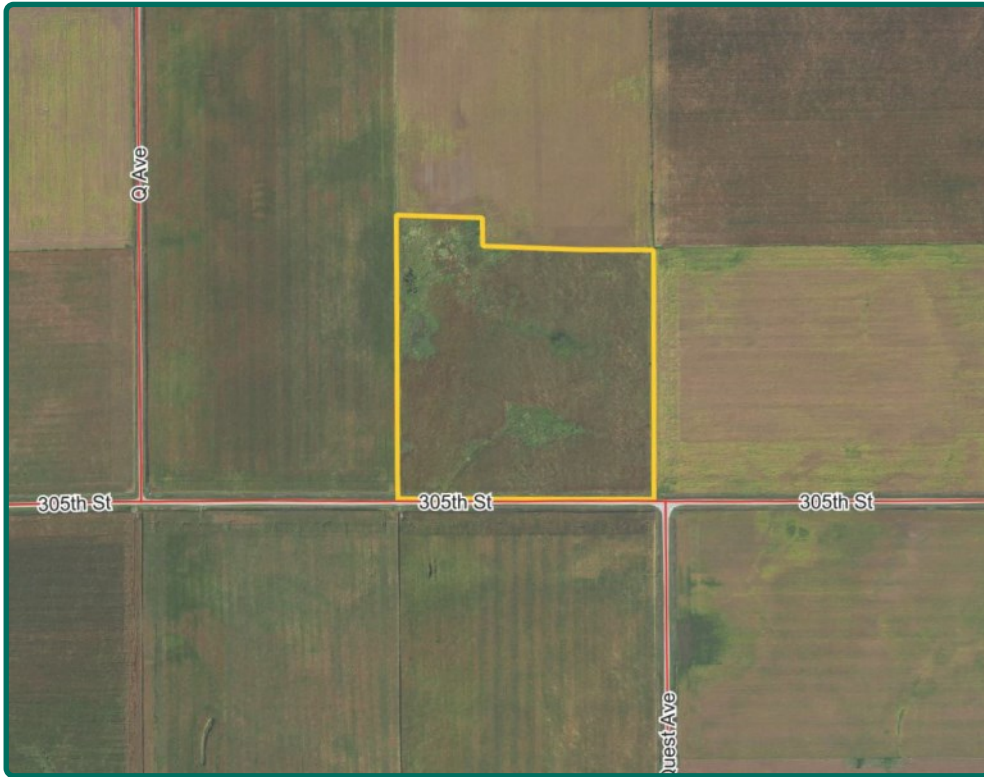




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**CRP Acres:** 38.80  
**Soil Productivity:** 84.80 CSR2

## Property Information

**41.08 Acres, m/l**

### Location

From Jamaica: Go north on Quest Ave / P30 for 4½ miles, then west on 305th Street / E57. Property is on the north side of the road.

### Legal Description

E½ NW¼ (except Lot 1) of Section 14, Township 82 North, Range 30 West of the 5th P.M. (Franklin Township)

### Price & Terms

- \$490,906.00
- \$11,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,570.00  
Gross Acres: 41.08  
Net Taxable Acres: 39.74  
Tax per Net Taxable Acre: \$39.51  
Tax Parcel ID #: 1514100006

### FSA Data

Farm Number 5979, Tract 25380  
CRP Acres: 38.80

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Farm contains PC "Prior Converted" and FW "Farmed Wetland" acres.

### CRP Contracts

There are 38.80 acres enrolled in a CP-27 & 28 contract that pays \$11,640.00 annually and expires 9/30/2027.

### Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion. CSR2 on the CRP acres is 84.80. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

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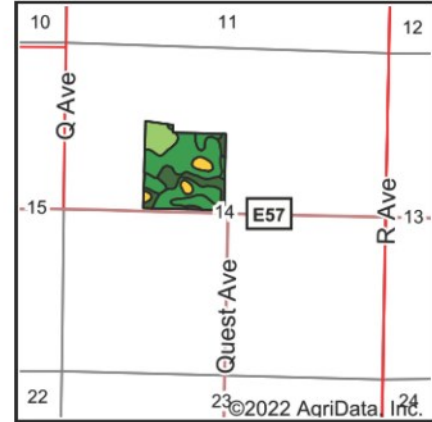
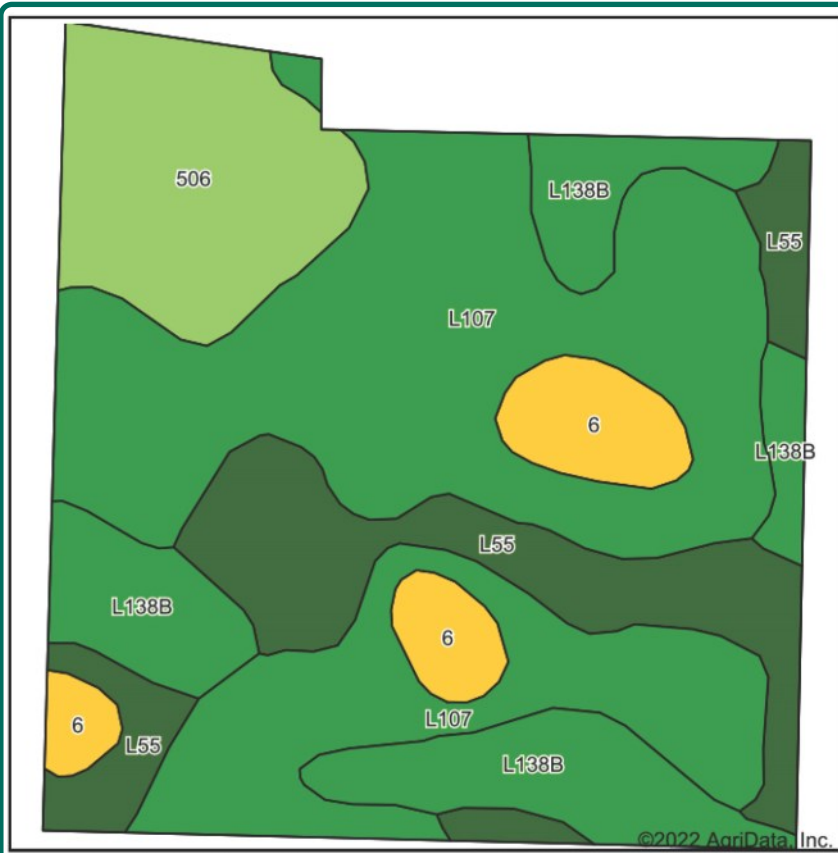
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State: **Iowa**  
 County: **Greene**  
 Location: **14-82N-30W**  
 Township: **Franklin**  
 Acres: **38.8**  
 Date: **8/12/2022**





Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 27

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend   | Non-Irr Class *c | CSR2**      |
|-------------------------|---|-------|------------------|---|------------------|-------------|
| L107                    | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 18.56 | 47.8%            |  | IIw              | 88          |
| L55                     | Nicollet loam, 1 to 3 percent slopes                    | 6.57  | 16.9%            |  | Ie               | 91          |
| L138B                   | Clarion loam, Bemis moraine, 2 to 6 percent slopes      | 6.15  | 15.9%            |  | Ile              | 88          |
| 506                     | Wacousta silty clay loam, 0 to 1 percent slopes         | 5.01  | 12.9%            |  | IIIw             | 74          |
| 6                       | Okoboji silty clay loam, 0 to 1 percent slopes          | 2.51  | 6.5%             |  | IIIw             | 59          |
| <b>Weighted Average</b> |   |       |                  |   | <b>2.02</b>      | <b>84.8</b> |

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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Northeast Looking Southwest



Southwest Looking Northeast



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