

Land For Sale

ACREAGE:

14.78 Acres, m/l

LOCATION:

Jones County, IA

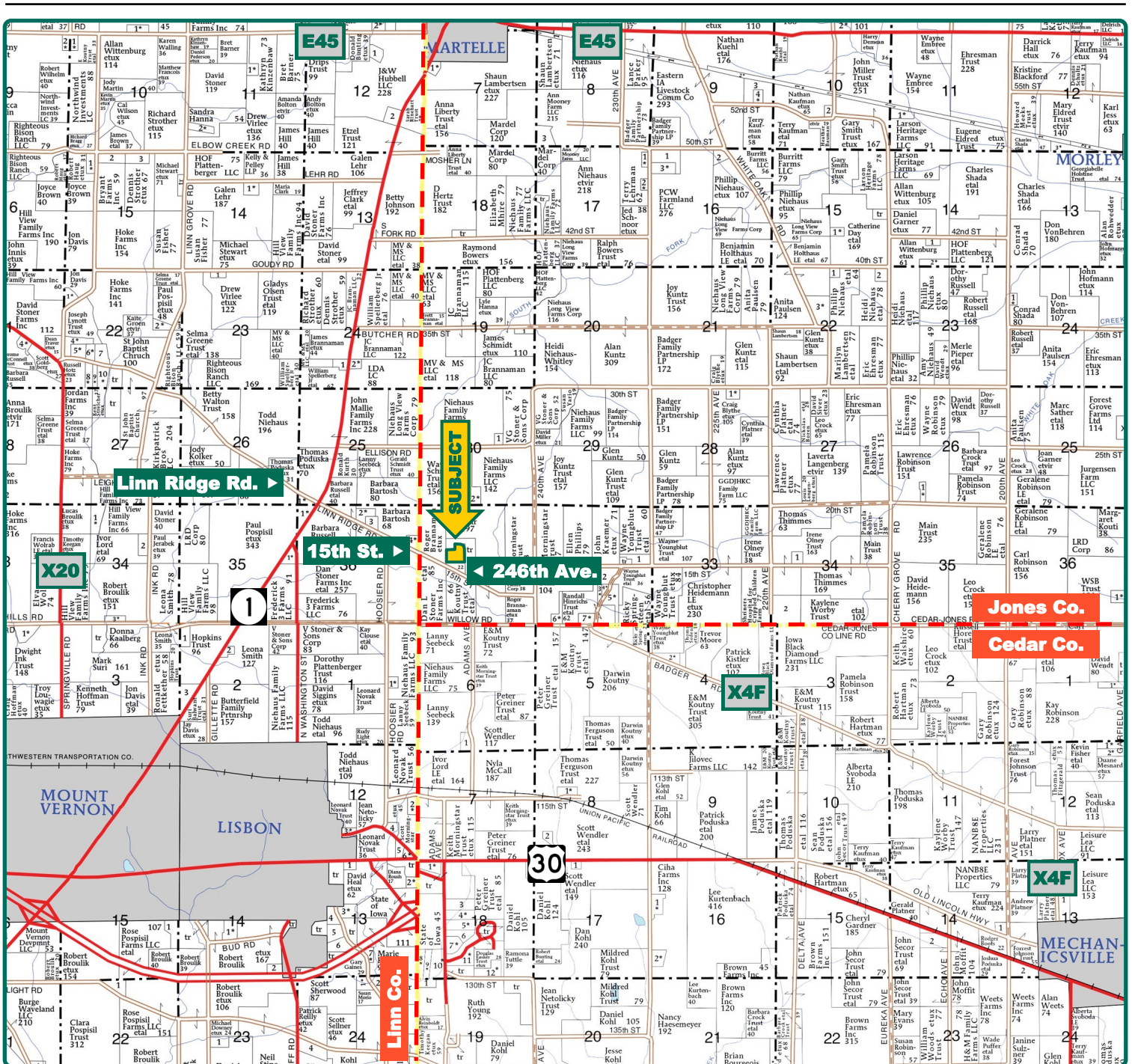


Property Key Features

- 3 Miles Northeast of Mount Vernon/Lisbon, Iowa
- 14.03 FSA/Eff. Crop Acres with a 68.90 CSR2
- Potential for One, Single-Family Home

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FSA/Eff. Crop Acres:	14.03
Cert. Grass Acres:	0.19
Corn Base Acres:	12.27
Soil Productivity:	68.90 CSR2

Property Information

14.78 Acres, m/l

Location

From Mt. Vernon: 2½ miles northeast on Hwy 1, 1 mile southeast on Linn Ridge Rd., ½ mile southeast on 15th St. and ¼ mile north on 246th Ave. The property is on the west side of the road.

Legal Description

Lot 19, Cabbage First Addition to Jones County, Iowa, except that part included in Parcel 2005-76, as shown in the Plat of Survey recorded in Plat Book Q, Page 44 and as Document No. 2005 1283 of the Jones County, Iowa records, located in Section 31, Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$218,005.00
- \$14,750/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$514.00
Net Taxable Acres: 14.78
Tax per Net Taxable Acre: \$34.78
Tax Parcel ID #: 1331176005

FSA Data

Farm Number 6458, Tract 10403
FSA/Eff. Crop Acres: 14.03
Cert. Grass Acres: 0.19
Corn Base Acres: 12.27
Corn PLC Yield: 186 Bu.

Soil Types/Productivity

Primary soils are Downs and Tama. CSR2 on the FSA/Eff. crop acres is 68.90. See soil map for detail.

Land Description

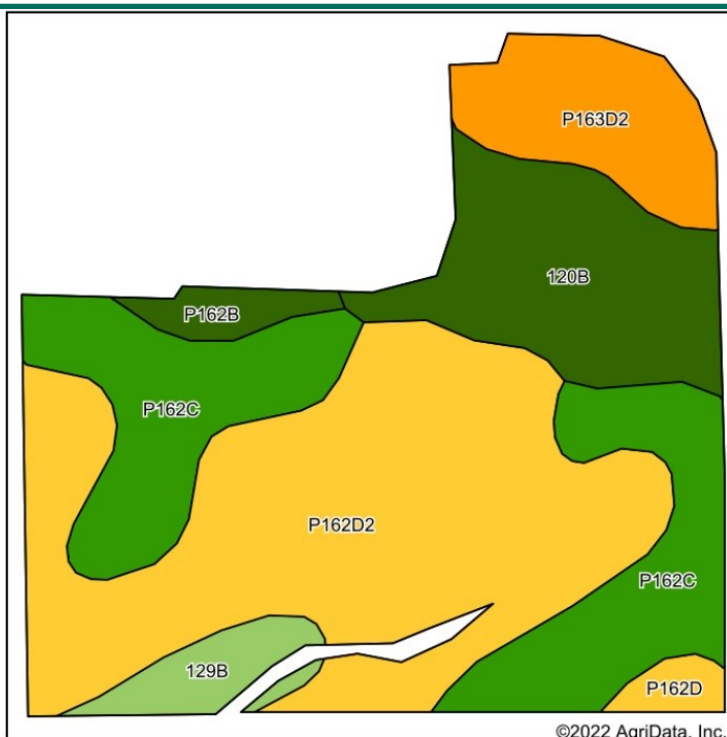
Gently rolling.

Drainage

Natural.

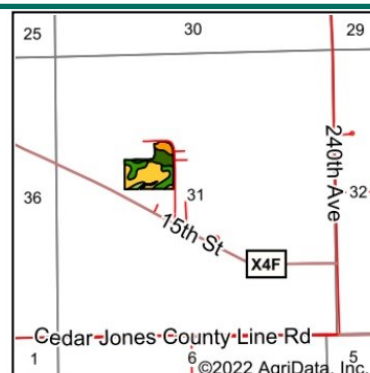
Buildings/Improvements

None.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Jones**
Location: **31-83N-4W**
Township: **Greenfield**
Acres: **14.03**
Date: **11/23/2022**

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Area Symbol: IA105, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	6.04	43.1%		IIIe	54
P162C	Downs silt loam, paha, 5 to 9 percent slopes	3.45	24.6%		IIIe	85
120B	Tama silt loam, 2 to 5 percent slopes	2.18	15.5%		IIe	95
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	1.32	9.4%		IIIe	47
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.52	3.7%		IIlw	73
P162B	Downs silt loam, paha, 2 to 5 percent slopes	0.31	2.2%		IIe	90
P162D	Downs silt loam, paha, 9 to 14 percent slopes	0.21	1.5%		IIIe	57
Weighted Average					2.79	68.9

Water & Well Information

None.

Easement

The adjoining landowner to the north has an ingress/egress easement for use of the driveway in the northwest portion of the farm.

Property Owner Association

Buyer agrees to pay association dues of \$50 per month. Dues cover snow removal, road maintenance and lawn care for common areas.

Comments

This is a highly productive Jones County farm with a potential building site for one, single-family home.

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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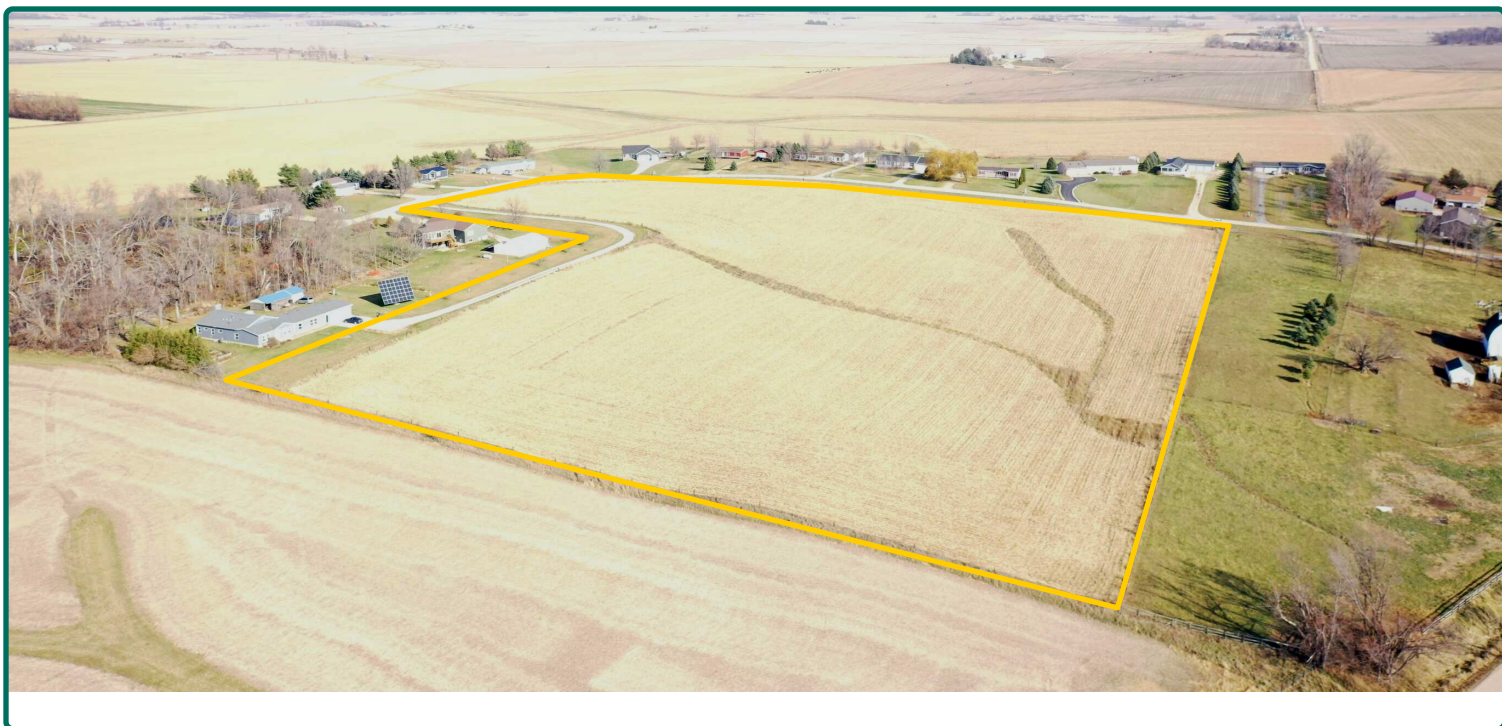
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