

# Land For Sale

**ACREAGE:**

**176.83 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## Property *Key Features*

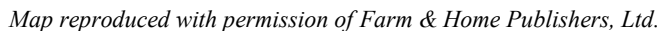
- Located 4 Miles North of Onslow, Iowa
- 176.58 FSA/Eff. Crop Acres with a 72.40 CSR2
- Productive Jones County Farm Located on a Hard-Surfaced Road

**Troy Louwagie, ALC**  
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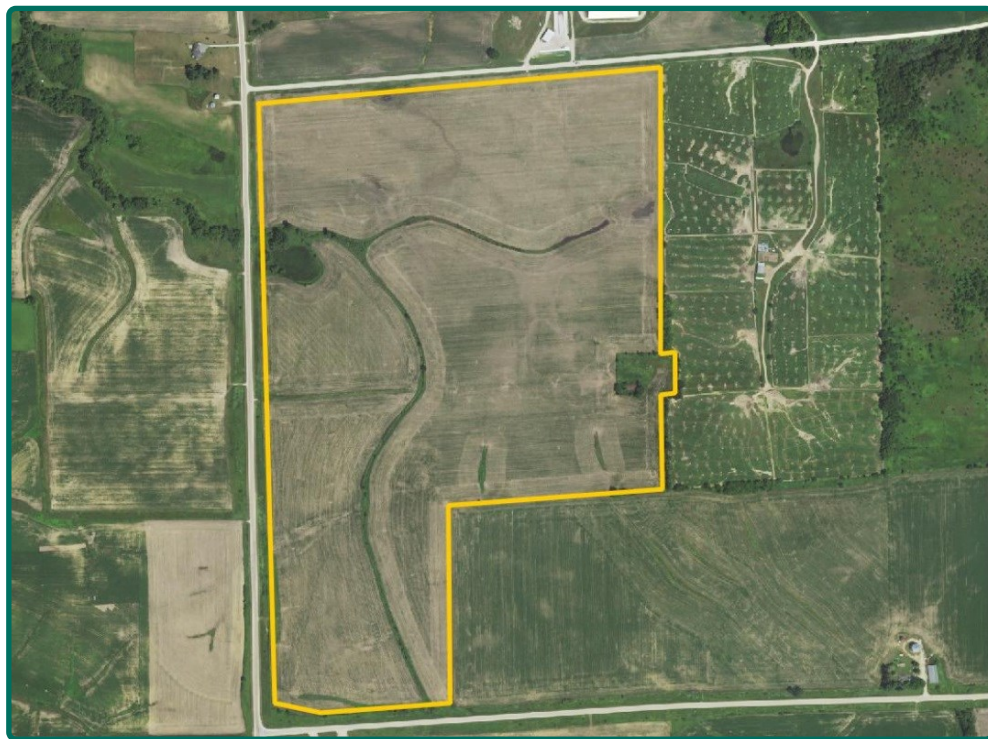
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102 Palisades Road & Hwy. 1  
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## Clay Township, Jones County, IA



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<b>FSA/Eff. Crop Acres:</b>	<b>176.58</b>
<b>Corn Base Acres:</b>	<b>137.62</b>
<b>Bean Base Acres:</b>	<b>35.88</b>
<b>Soil Productivity:</b>	<b>72.40 CSR2</b>

## Property Information

**176.83 Acres, m/l**

### Location

**From Onslow:** 4 miles north on Hwy 136.  
The property is on the east side of the road.

**From Cascade:** 9½ miles south on Hwy 136.

### Legal Description

The NW¼; AND that part of the SW¼ of the NE¼ of Section 18, Township 85 North, Range 1 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

### Price & Terms

- \$2,643,608.50
- \$14,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,996.00  
Net Taxable Acres: 176.83  
Tax Parcel ID #: 0818100001,  
0818100002, 0818100003, 0818100004,  
0818200003 & 0818300001

### FSA Data

Farm Number 3246, Tract 685  
FSA/Eff. Crop Acres: 176.58  
Corn Base Acres: 137.62  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 35.88  
Bean PLC Yield: 43 Bu.

### Soil Types/Productivity

Primary soils are Colo-Ely, Downs and Terril. CSR2 on the FSA/Eff. crop acres is 72.40. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

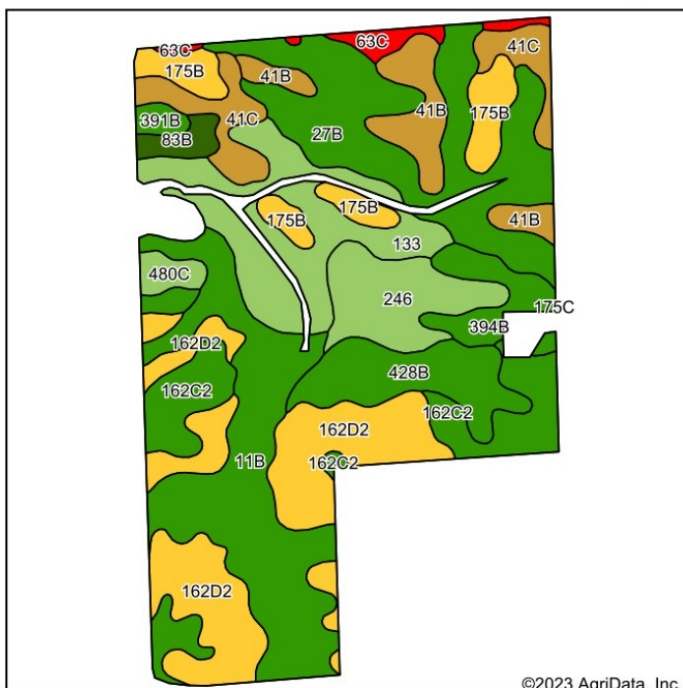
Natural with some tile.

### Buildings/Improvements

There is an old barn located in the east-central portion of the farm.

### Comments

This productive, Jones County farm has a 72.40 CSR2 and is located on a hard-surfaced road.



Soils data provided by USDA and NRCS.

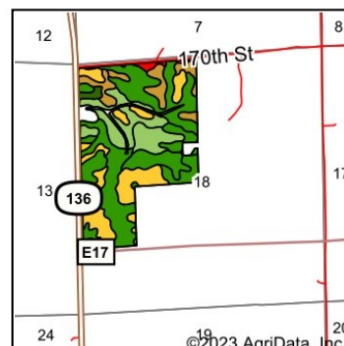
Area Symbol: IA105, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	29.04	16.4%		IIw		86
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	27.56	15.6%		IIIe		54
27B	Terril loam, 2 to 5 percent slopes	27.24	15.4%		IIe		89
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.38	10.4%		IIw		78
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	15.33	8.7%		IIIe		80
428B	Ely silty clay loam, 2 to 5 percent slopes	10.52	6.0%		IIe		88
246	Curran silt loam, 0 to 2 percent slopes	10.12	5.7%		IIw		79
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.88	5.0%		IIIe		50
41B	Sparta loamy fine sand, 2 to 5 percent slopes	8.40	4.8%		IVs	IIe	39
41C	Sparta loamy fine sand, 5 to 9 percent slopes	8.20	4.6%		IVs	IIe	34
394B	Ostrander loam, 2 to 5 percent slopes	5.38	3.0%		IIe		88
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	2.39	1.4%		IVs		14
83B	Kenyon loam, 2 to 5 percent slopes	2.04	1.2%		IIe		90
480C	Orwood silt loam, 5 to 9 percent slopes	1.86	1.1%		IIIe		79
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.24	0.7%		IIw		87
Weighted Average					2.52	*-	72.4

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



State: **Iowa**  
County: **Jones**  
Location: **18-85N-1W**  
Township: **Clay**  
Acres: **176.58**  
Date: **1/3/2023**



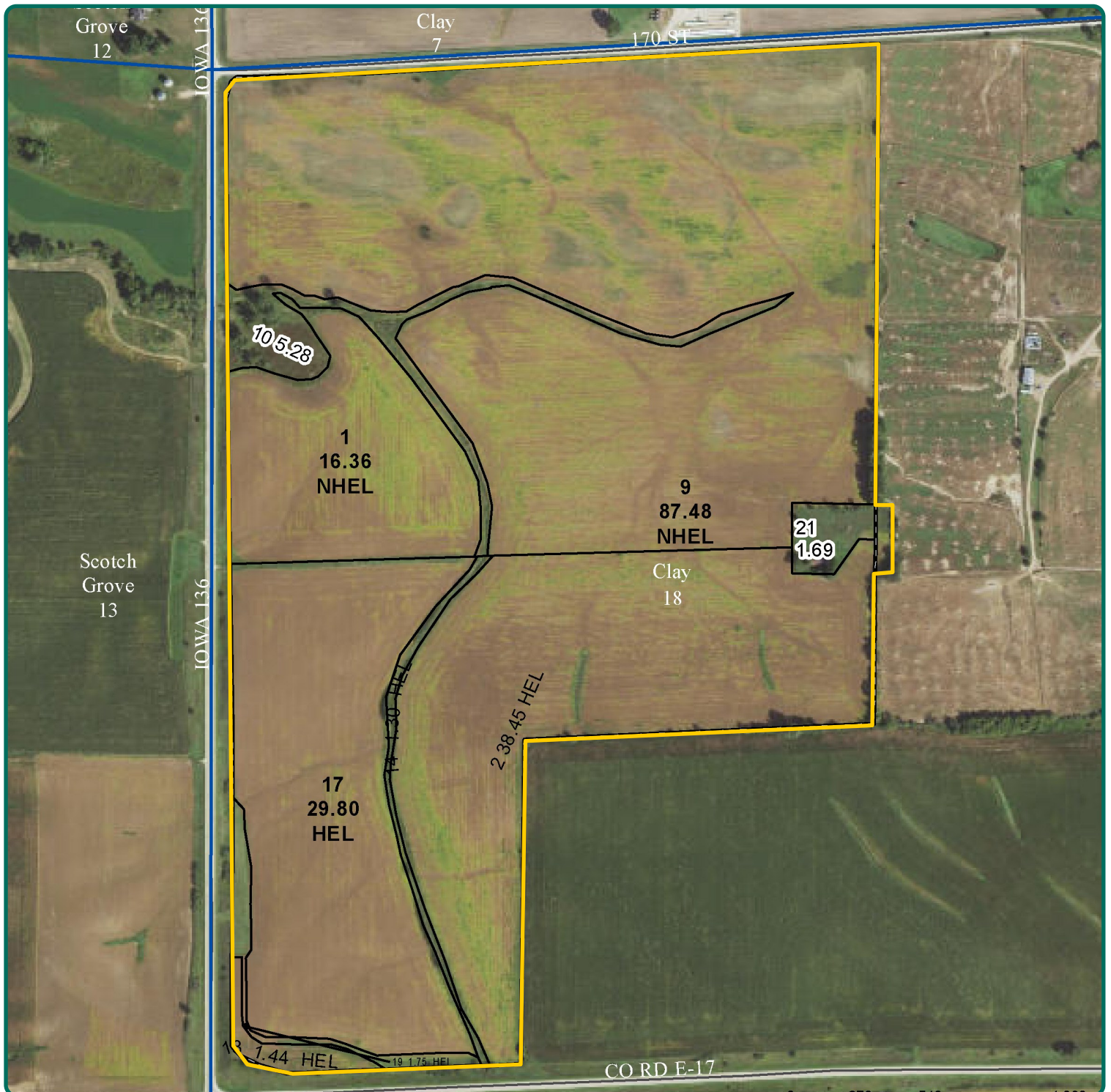
Maps Provided By:  
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries 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.

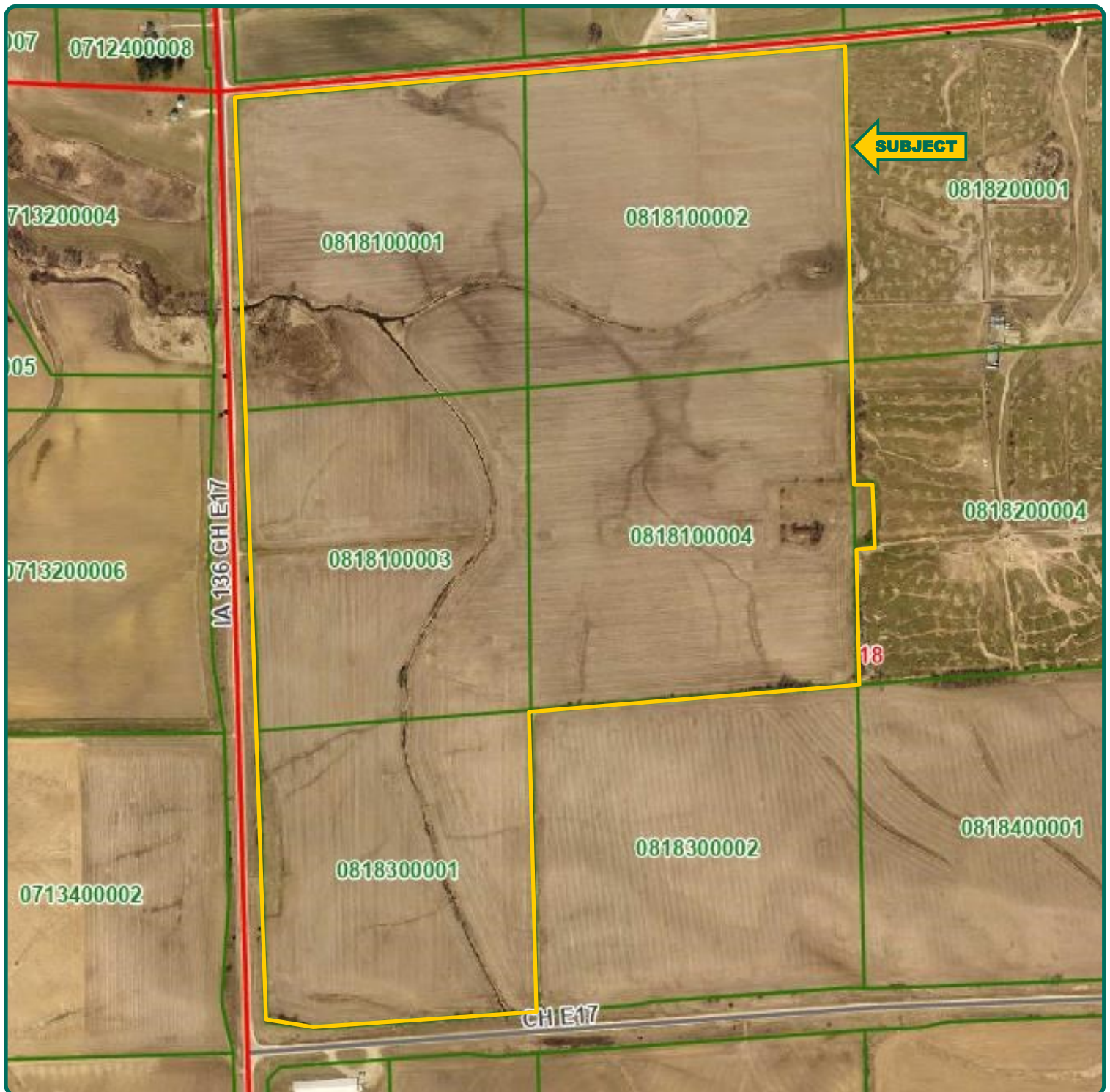
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