

# Land For Sale

**ACREAGE:**

**256.50 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## Property Key Features

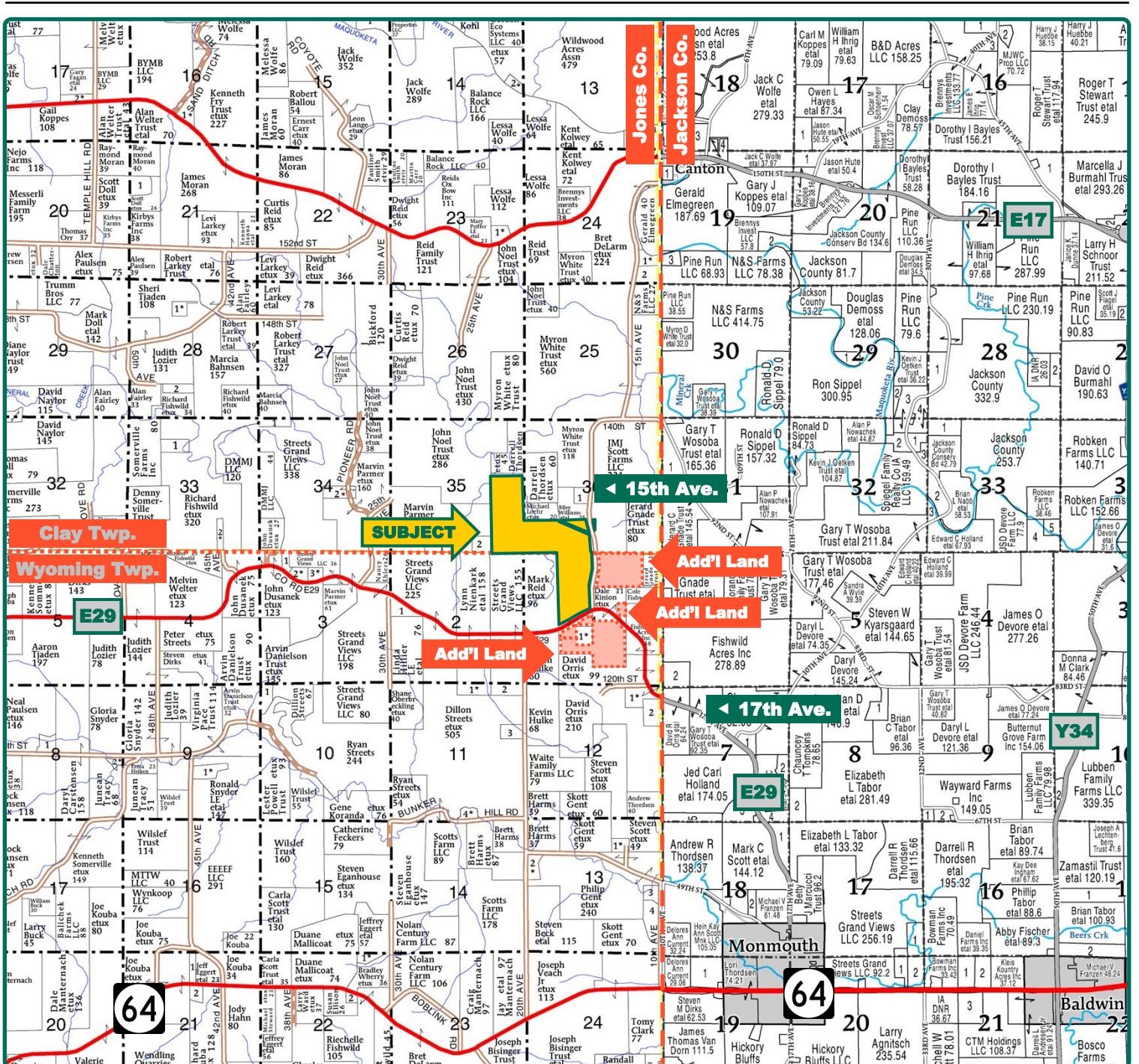
- Located 3 Miles Northwest of Monmouth, Iowa
- Mixture of Productive Cropland, Mature Timber, Creek and Pond
- Beautiful, Recreational Property with Good-Income Potential

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**FSA/Eff. Crop Acres:** 119.37  
**Corn Base Acres:** 103.50\*  
**Oats Base Acres:** 1.28\*  
**Soil Productivity:** 37.80 CSR2

*\*Acres are estimated.*

**Total Living SF:** 1,440  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Year Built:** 1960

**Address:**  
**12843 15th Ave.**  
**Monmouth, IA 52309**

## Property Information

### 256.50 Acres, m/l

#### Location

**From Monmouth:** 3 miles northwest on 17th Ave./Co. Rd. E29 and ½ mile north on 15th Ave. The property is on the west side of the road.

#### Legal Description

That part of the E½ NW¼ Section 1, Township 84 North; the S½ SW¼ of Section 36, Township 85 North; the E½ of the SE¼ and the South 15 acres of the SE¼ of the NE¼ of Section 35, Township 85 North, all in Range 1 West of the 5th P.M., Jones County, Iowa. Subject to survey. Updated Abstract to govern.

#### Price & Terms

- \$1,731,375.00
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2023 lease.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,685.00\*  
 Net Taxable Acres: 256.50  
 Tax Parcel ID #: 0835200006, 0835400006, 0835400007, 0836300003, 0836300006, 1201100002, part of 1201100004 & 1201300004

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

#### School District

Midland Community School District

#### House

There is a 1-story home that was built in 1960. It consists of 1,440 square feet of finished living space. There are three bedrooms, one full bathroom and one half bath. The home would be considered in below average condition.

#### FSA Data

Part of Farm Number 11516, Tract1697

FSA/Eff. Crop Acres: 119.37

Corn Base Acres: 103.50\*

Corn PLC Yield: 146 Bu.

Oats Base Acres: 1.28\*

Oats PLC Yield: 49 Bu.

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

#### Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 37.80. See soil map for detail.

#### Land Description

The land topography is considered rolling.

#### Drainage

Drainage is natural.

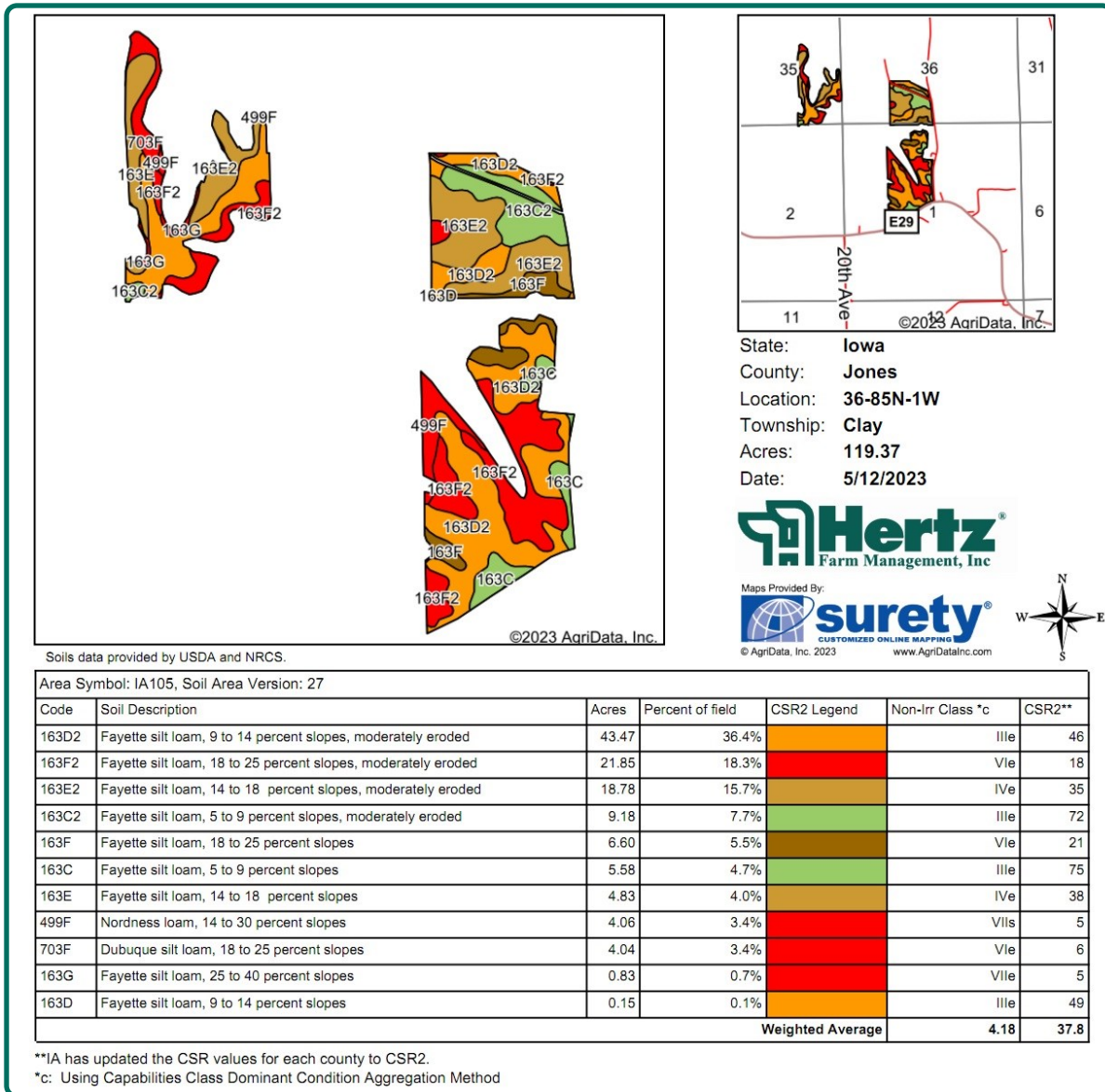
#### Buildings/Improvements

There are two grain bins that were built in 1970.

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## Water & Well Information

The well is located south of the house.

## Septic System

The septic system is located east of the house. Seller is exempt from the time of transfer inspection as the Seller in an Estate.

## Comments

This is a desirable, mixed-use farm in Jones County with mature timber, income production and recreational opportunities!

## Additional Land for Sale

Seller has three additional tracts of land for sale located east and south of this property. See Additional Land Aerial Photo.

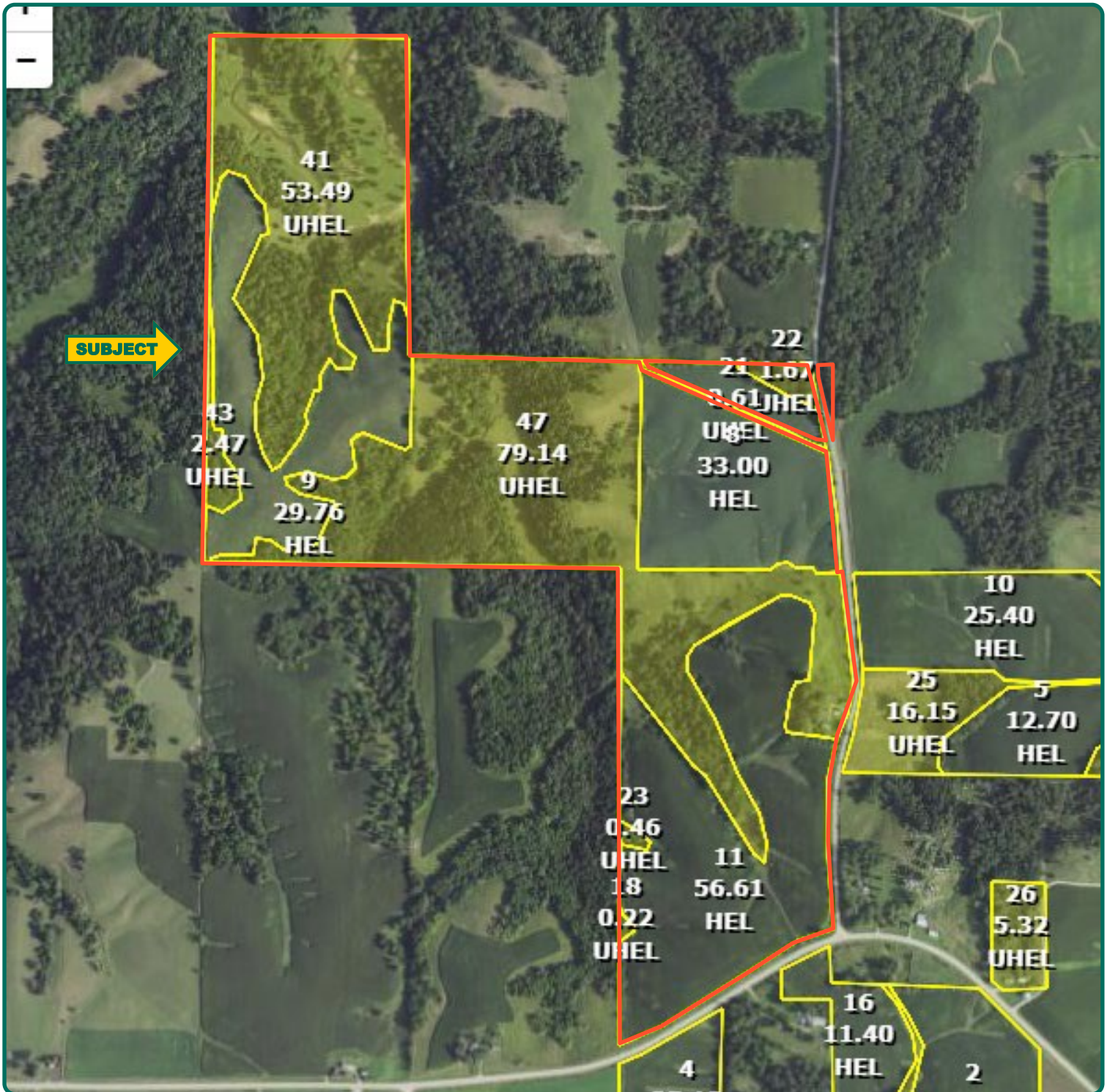
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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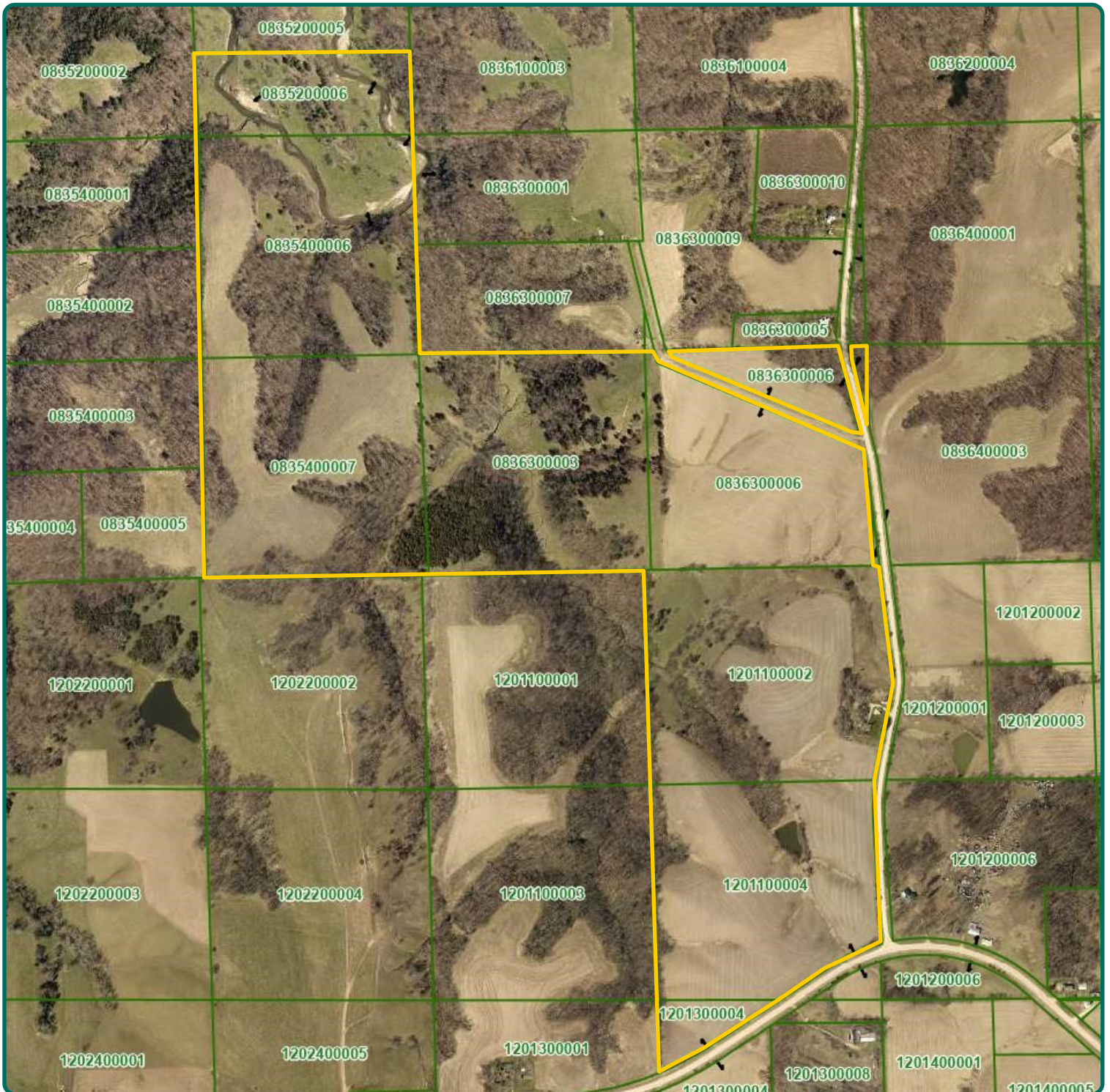


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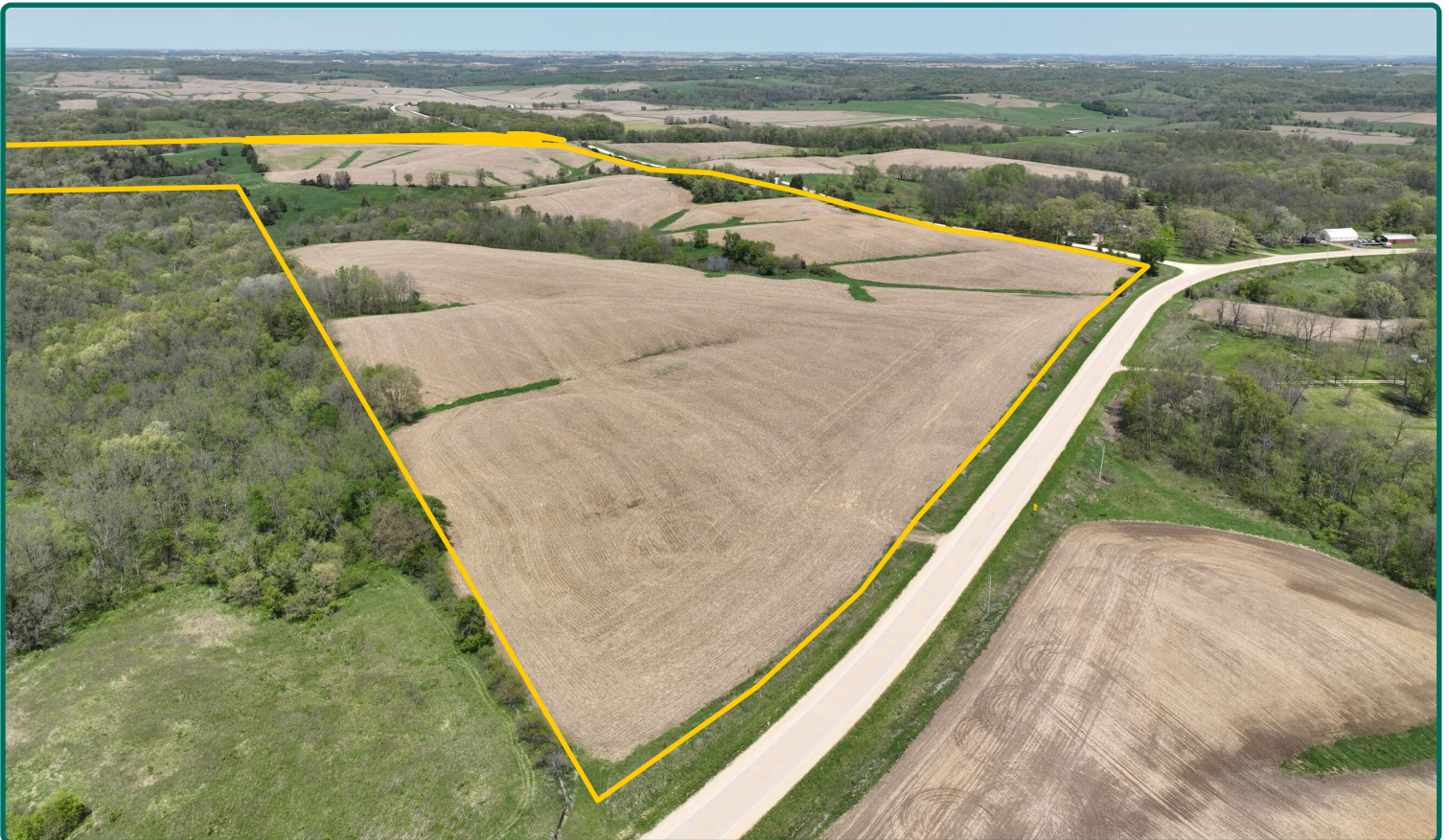


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