

Land For Sale

ACREAGE:

61.06 Acres, m/l

LOCATION:

Jones County, IA



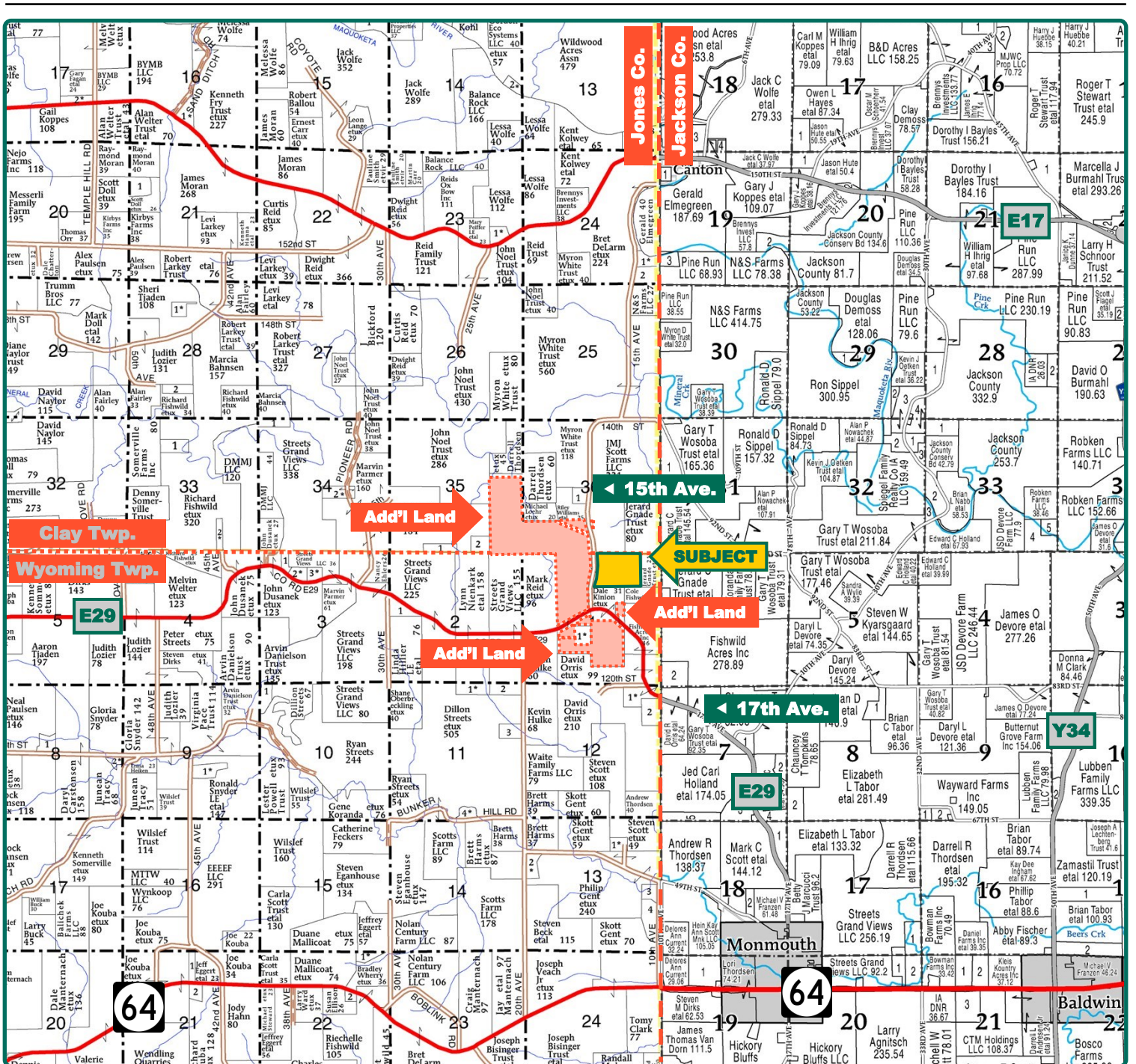
Property Key Features

- Located 3 Miles Northwest of Monmouth, Iowa
- Mixture of Cropland, Pasture, Timber and Pond
- Nice Income-Producing Farm with Potential for an Attractive Building Site

Rebecca Frantz, ALC
Licensed Salesperson in IA
319-330-2945
RebeccaF@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag



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FSA/Eff. Crop Acres: 38.10
Corn Base Acres: 33.03*
Oats Base Acres: 0.41*
Soil Productivity: 34.90 CSR2

**Acres are estimated.*

Property Information

61.06 Acres, m/l

Location

From Monmouth: 3 miles northwest on 17th Ave./Co. Rd. E29 and 1/3 mile north on 15th Ave. The property is on the east side of the road.

Legal Description

That part of the of the NE¼ of Section 1, Township 84, North, Range 1, West of the 5th P.M., Jones County, Iowa. Subject to the rights of the public in all highways and to all easements of record. Updated Abstract to govern.

Price & Terms

- \$412,155.00
- \$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: \$982.00
 Net Taxable Acres: 61.06
 Tax per Net Taxable Acre: \$16.08
 Tax Parcel ID #: 1201200001, 201200002, 1201200003 & 1201200004

FSA Data

Part of Farm Number 11516, Tract1697
 FSA/Eff. Crop Acres: 38.10
 Corn Base Acres: 33.03*
 Corn PLC Yield: 146 Bu.
 Oats Base Acres: 0.41*
 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 34.90. See soil map for detail.

Land Description

Land topography is considered rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a diverse Jones County farm with a mixture of productive cropland, pasture, timber and pond area. This would make an attractive building site.

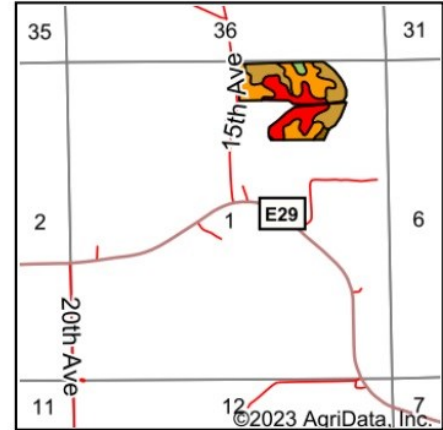
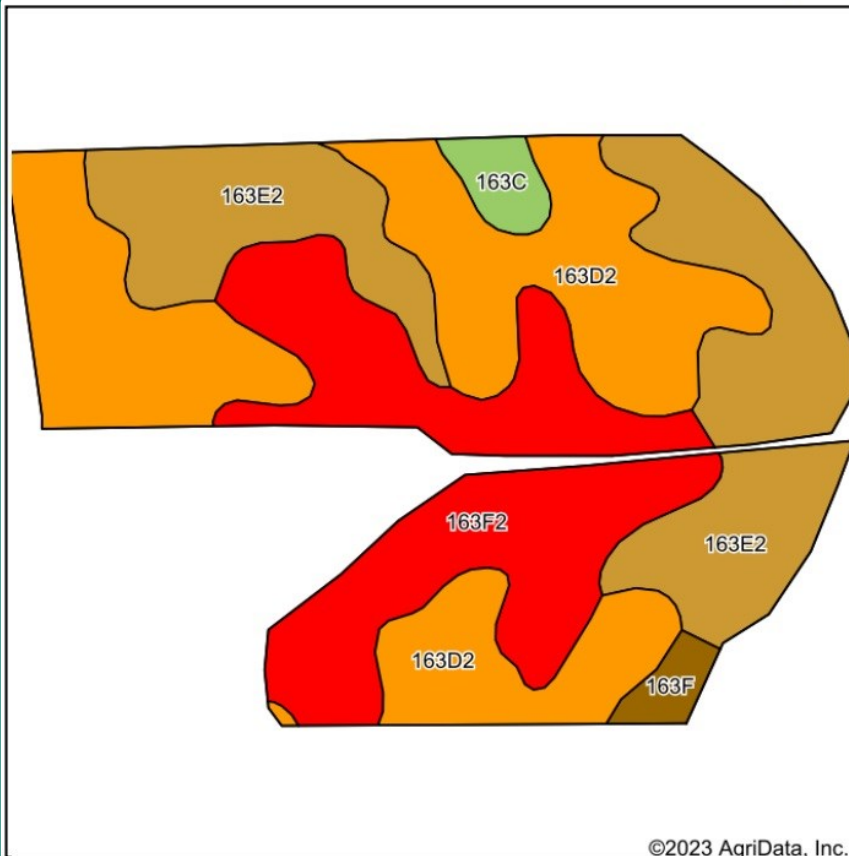
Additional Land for Sale

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

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State: **Iowa**
 County: **Jones**
 Location: **1-84N-1W**
 Township: **Wyoming**
 Acres: **38.1**
 Date: **5/12/2023**



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	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	14.37	37.7%		IIIe	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.43	30.0%		IVe	35
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	10.90	28.6%		VIe	18
163C	Fayette silt loam, 5 to 9 percent slopes	0.81	2.1%		IIIe	75
163F	Fayette silt loam, 18 to 25 percent slopes	0.59	1.5%		VIe	21
Weighted Average					4.20	34.9

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

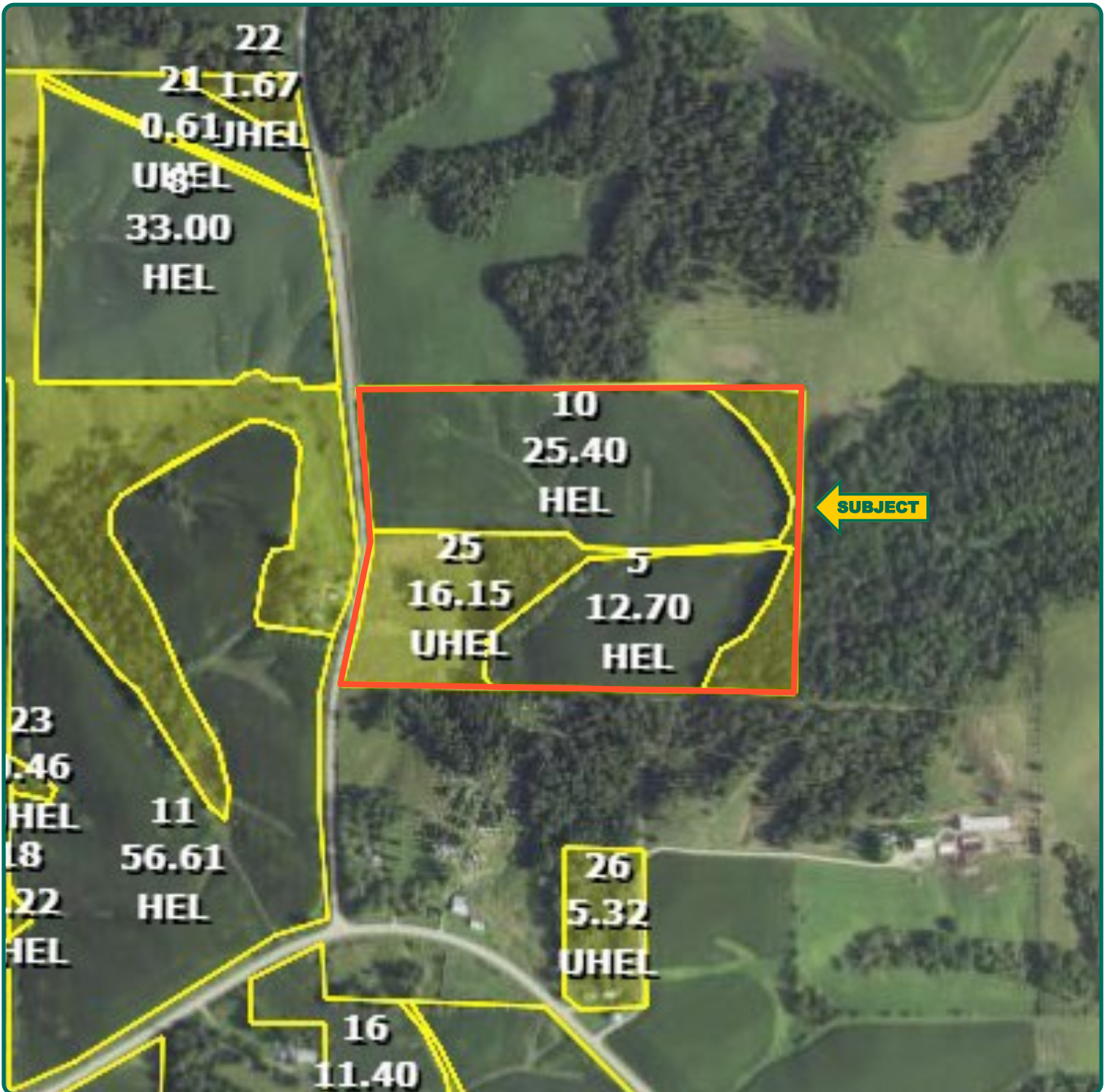
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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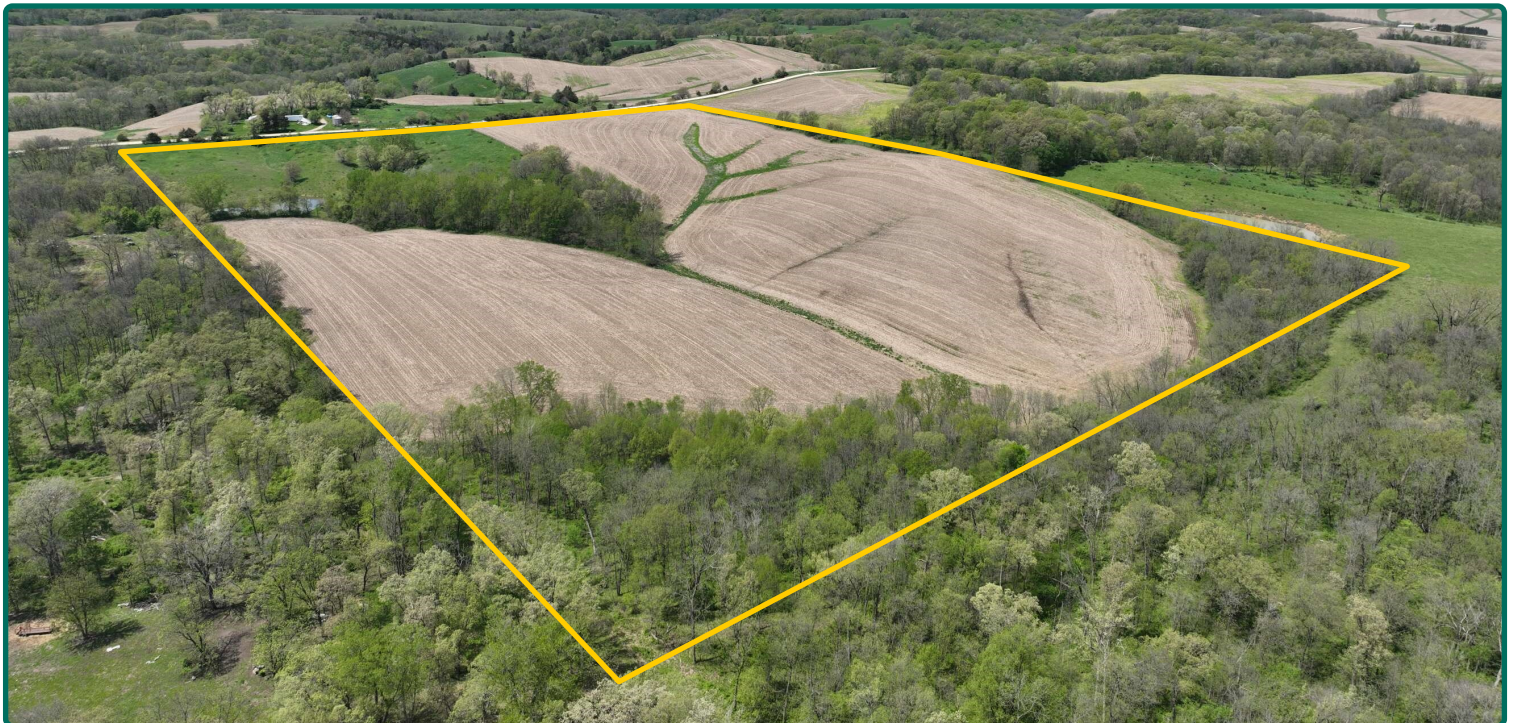
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