

Land For Sale

ACREAGE:

76.70 Acres, m/l

LOCATION:

Jones County, IA



Property *Key Features*

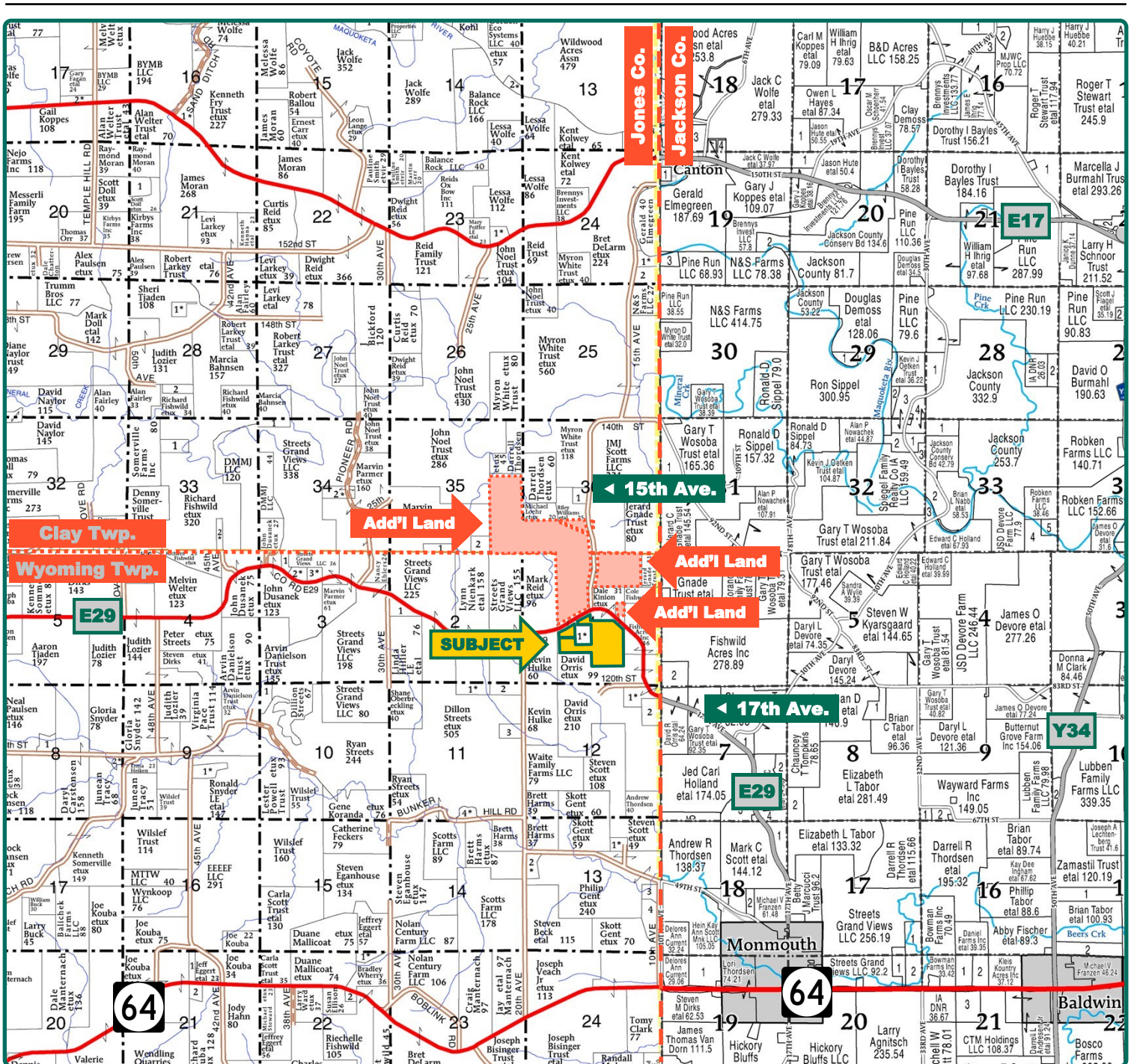
- Located 3 Miles Northwest of Monmouth, Iowa, Along a Hard-Surfaced Road
- 66.31 Est. FSA/Eff. Crop Acres with a 36.30 CSR2
- Mixture of Productive Cropland and Mature Timber

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REID: 010-2426-04



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FSA/Eff. Crop Acres: 66.31*
Corn Base Acres: 57.49*
Oats Base Acres: 0.71*
Soil Productivity: 36.30 CSR2

**Acres are estimated.*

Property Information

76.70 Acres, m/l

Location

From Monmouth: 3 miles northwest on 17th Ave./Co. Rd. E29. The property is on the south side of the road.

Legal Description

That Part of the NE¼ of the SW¼ and the W½ of the SE¼, lying S of the road, in Section 1, Township 84, North, Range 1, West of the 5th P.M., Jones County, Iowa. Subject to survey. Updated Abstract to govern.

Price & Terms

- \$602,095.00
- \$7,850/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: \$1,261.00*

Net Taxable Acres: 76.70

Tax per Net Taxable Acre: \$16.44*

Tax Parcel ID #: 1201300006, 1201300007, 1201300009, 1201400001, 1201400002, 1201400005, 1201400006, part of 1201100004 & 1201300004

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

FSA Data

Part of Farm Number 11516, Tract1697

FSA/Eff. Crop Acres: 66.31*

Corn Base Acres: 57.49*

Corn PLC Yield: 146 Bu.

Oats Base Acres: 0.71*

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 Est. FSA/Eff. crop acres is 36.30. See soil map for detail.

Land Description

The land topography is considered rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

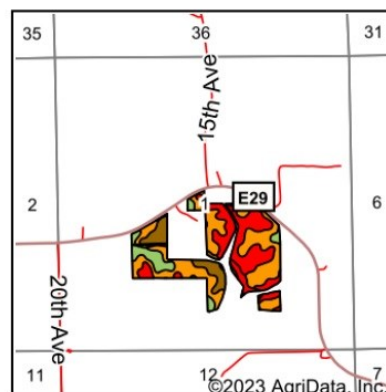
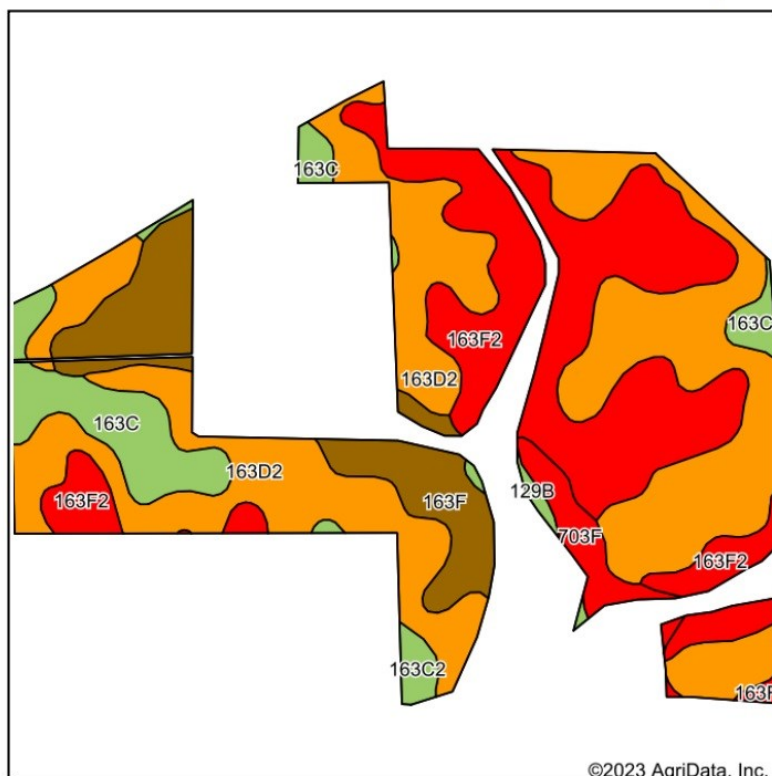
Excepted Parcel

There are approximately 0.40 acres excepted out of the west-central portion of this farm. The ownership of this portion is unknown. The Kinion family has been farming it for many years. Contact the listing agent for more details.

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State: **Iowa**
County: **Jones**
Location: **1-84N-1W**
Township: **Wyoming**
Acres: **66.31**
Date: **5/15/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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	29.74	44.8%		IIIe	46
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	20.56	31.0%		VIe	18
163F	Fayette silt loam, 18 to 25 percent slopes	7.38	11.1%		VIe	21
163C	Fayette silt loam, 5 to 9 percent slopes	5.00	7.5%		IIIe	75
703F	Dubuque silt loam, 18 to 25 percent slopes	1.89	2.9%		VIe	6
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.39	2.1%		IIIe	72
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.35	0.5%		IIW	73
Weighted Average					4.34	36.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

This is a nice Jones County farm located along a hard-surfaced road with a mixture of cropland and timber.

Additional Land for Sale

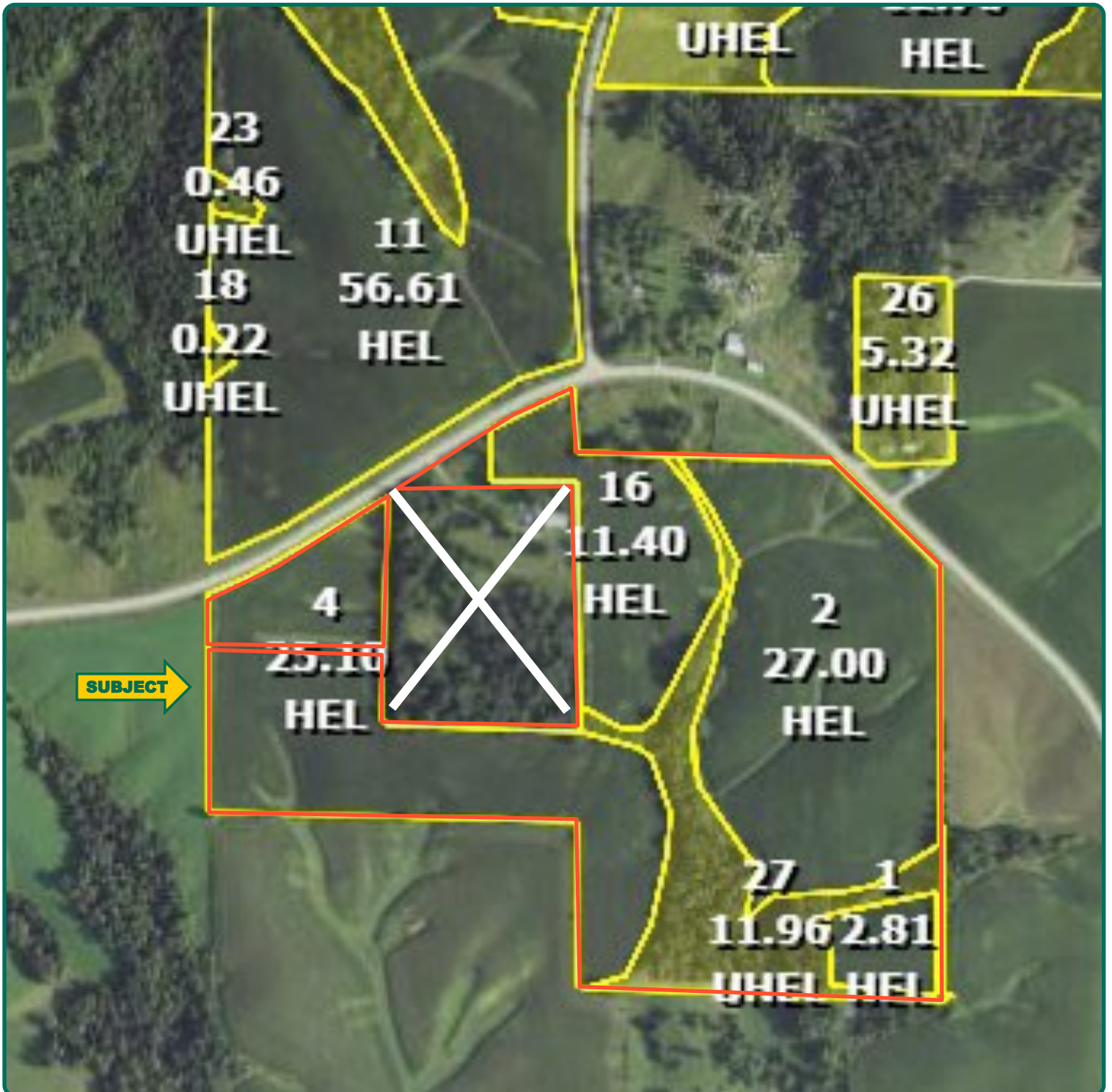
Seller has three additional tracts of land for sale located north of this property. See Additional Land Aerial Photo.

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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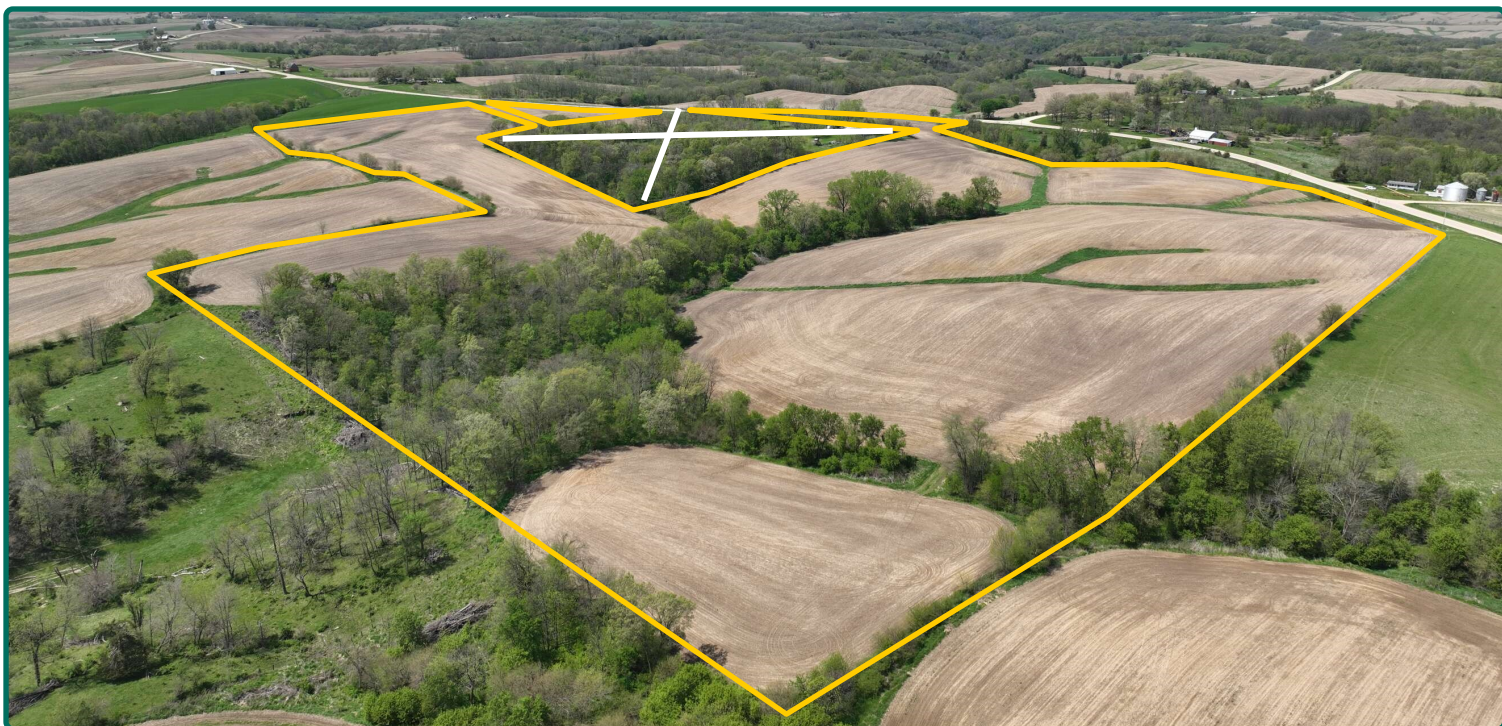
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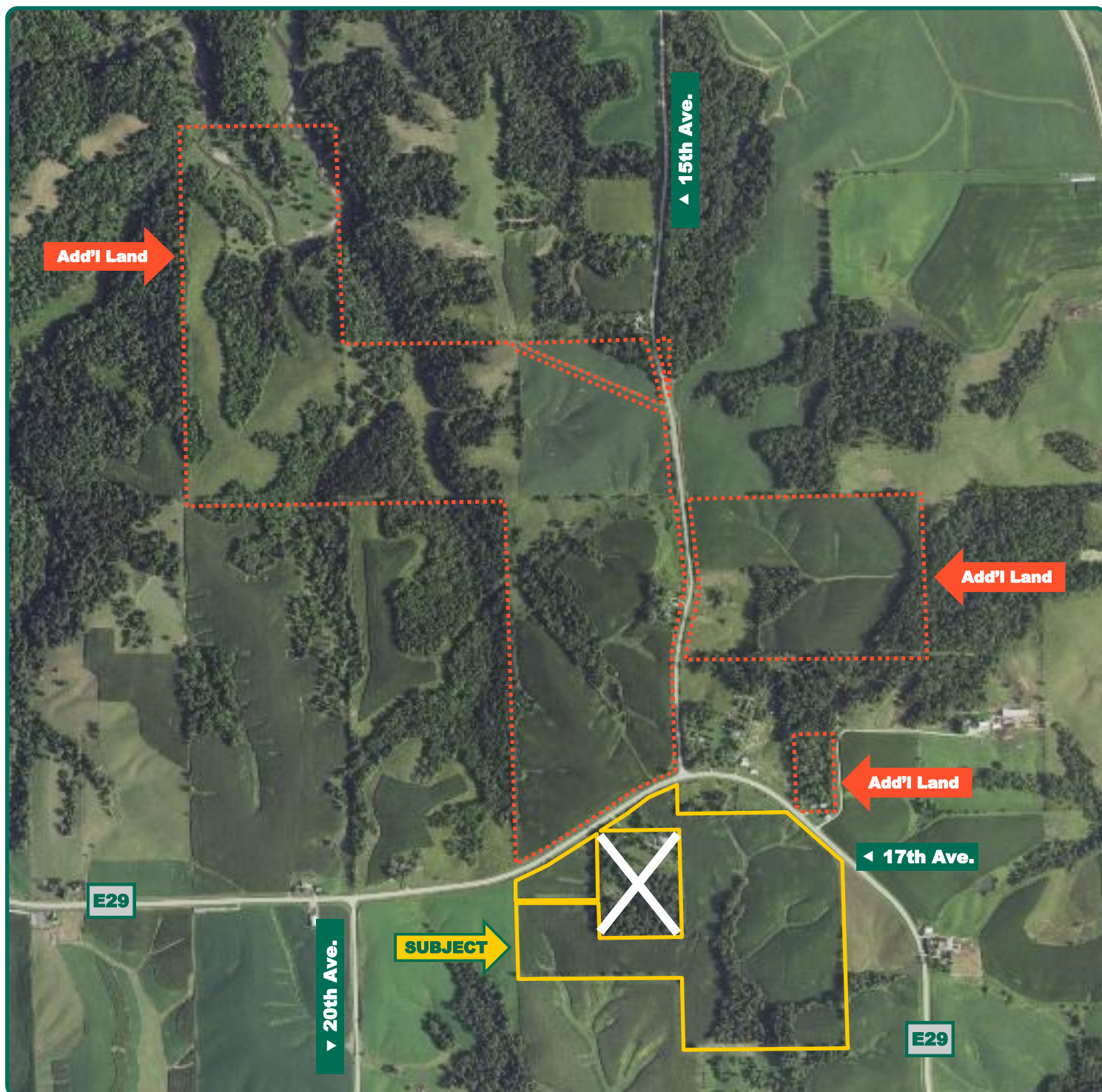


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Additional Land Aerial Photo



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