

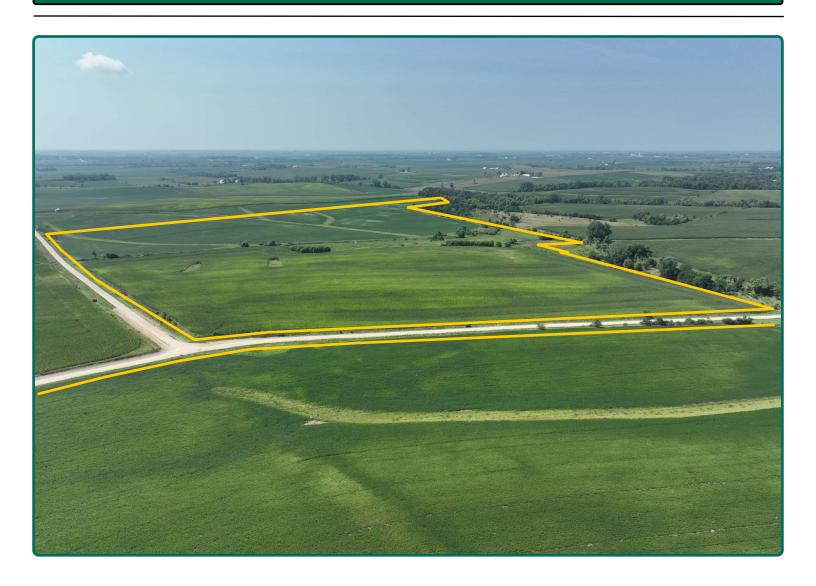
## **Land For Sale**

**ACREAGE:** 

**LOCATION:** 

152.00 Acres, m/l

**Jones County, IA** 



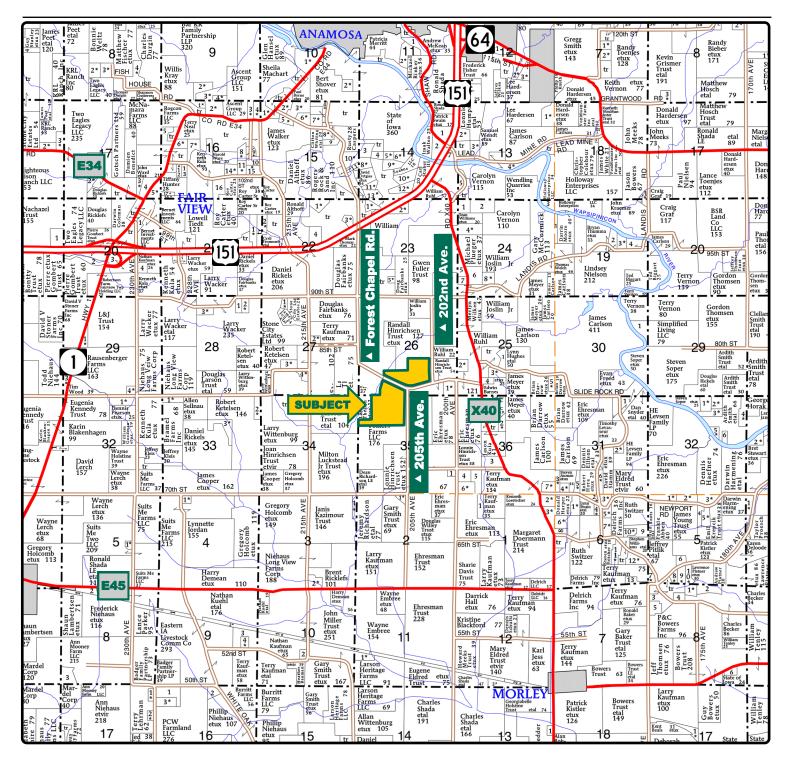
#### **Property** Key Features

- Located 4 Miles South of Anamosa, Iowa
- 137.74 Est. FSA/Eff. Crop Acres with a 55.00 CSR2
- A Strong Area Close to Grain Processors



## **Plat Map**

Fairview Township, Jones County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.



### **Aerial Photo**

152.00 Acres, m/l



FSA/Eff. Crop Acres: 137.74\*

CRP Acres: 1.74\*

Corn Base Acres: 69.59\*

Bean Base Acres: 66.07\*

Soil Productivity: 55.00 CSR2

\*Acres are estimated.

## **Property Information** 152.00 Acres, m/l

#### Location

From Anamosa - Intersection of Hwy 151 and Hwy 64: 2½ miles south on Hwy 151 and 2 miles south on Forest Chapel Rd. The property is on the north and south sides of the road.

#### **Legal Description**

The South 18 acres of the NW¼ SE¼; and part of the SW¼ SE¼ lying North of the road; the SE¼ of the SW¼ and part of the SW¼ SW¼ of Section 26. The N⅓ S½ NW½; and the NE⅓ NW¼; and E½ NW¼ NW¼ except 2 acres in Section 35. All in Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

#### **Price & Terms**

- \$1,501,000.00
- \$9,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### **Possession**

Negotiable. Subject to 2023 lease.

#### **Real Estate Tax**

Taxes Payable 2023 - 2024: \$4,263.00 Net Taxable Acres: 152.00\* Tax per Net Taxable Acre: \$28.04\* Tax Parcel ID #s: 0926400003, 0926300008, 0926400004, 0926300007, 0935100002 & 0935100003, part of 0935100004 & 0935100005

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

#### **FSA Data**

Part of Farm 376, Tract 1015 FSA/Eff. Crop Acres: 137.74\*

CRP Acres: 1.74\*

Corn Base Acres: 69.59\* Corn PLC Yield: 162 Bu. Bean Base Acres: 66.07\* Bean PLC Yield: 51 Bu.

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

#### **CRP Contracts**

There are 1.74 acres\* enrolled in a CP-8A contract that pays \$321.39/acre - or \$559 annually\* - and expires September 30, 2026.

\*Acres and payments estimated pending reconstitution of CRP contract.

#### Soil Types/Productivity

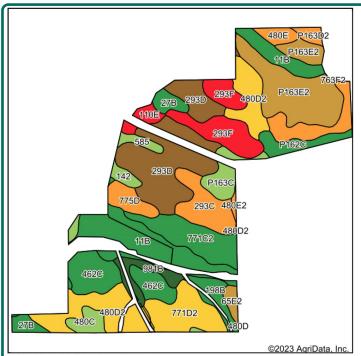
Primary soils are Chelsea-Fayette-Lamont, Fayette and Colo-Ely. CSR2 on the Est. FSA/Eff. crop acres is 55.00. See soil map for detail.

Ryan Kay, ALC, AFM Licensed Salesperson in IA 319-382-3350 RyanK@Hertz.ag 319-895-8858 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag



## Soil Map

137.74 Est. FSA/Eff. Crop Acres





State: lowa
County: Jones
Location: 26-84N-4W
Township: Fairview
Acres: 137.74
Date: 8/24/2023







Soils data provided by	USDA and NRCS.
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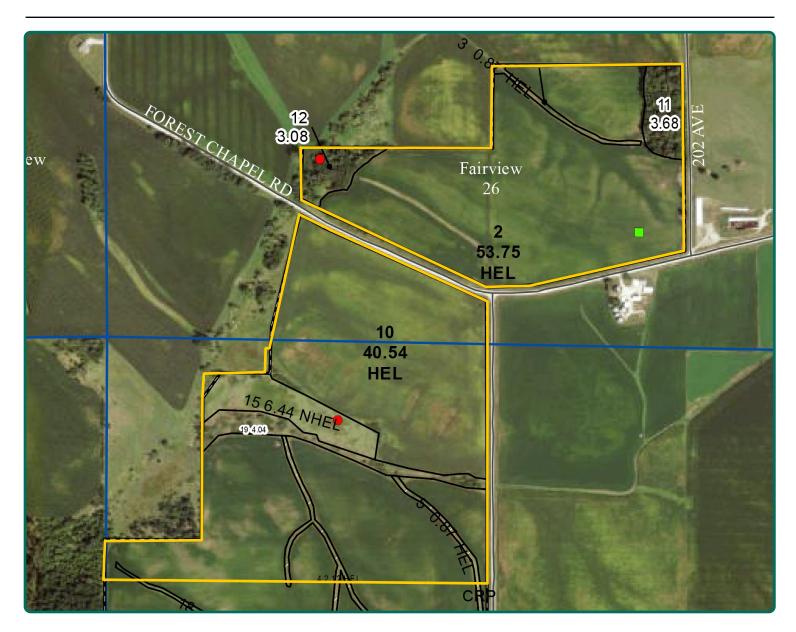
Area Symbol: IA105, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	19.23	14.0%		Vle	25	
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	15.70	11.4%		IVe	35	
11B	Colo-Ely complex, 0 to 5 percent slopes	15.53	11.3%		llw	86	
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	13.61	9.9%		Ille	52	
293F	Chelsea-Fayette-Lamont complex, 14 to 25 percent slopes	8.71	6.3%		VIIe	13	
462C	Downs silt loam, terrace, 5 to 9 percent slopes	8.47	6.1%		Ille	85	
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	8.03	5.8%		Ille	82	
771D2	Waubeek silt loam, 9 to 14 percent slopes, eroded	7.66	5.6%		Ille	56	
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	6.48	4.7%		Ille	44	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	6.07	4.4%		Ille	47	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	3.46	2.5%		Ille	78	
P162C	Downs silt loam, paha, 5 to 9 percent slopes	3.12	2.3%		Ille	85	
27B	Terril loam, 2 to 5 percent slopes	3.07	2.2%		lle	89	
775D	Billett sandy loam, 5 to 14 percent slopes	3.05	2.2%		IIIs	45	
981B	Worthen silt loam, 2 to 5 percent slopes	2.80	2.0%		lle	94	
198B	Floyd loam, 1 to 4 percent slopes	2.68	1.9%		llw	89	
480C	Orwood silt loam, 5 to 9 percent slopes	2.31	1.7%		Ille	79	
142	Chaseburg silt loam, 0 to 2 percent slopes	1.74	1.3%		llw	79	
480E	Orwood silt loam, 14 to 18 percent slopes	1.69	1.2%		IVe	43	
110E	Lamont fine sandy loam, 9 to 18 percent slopes	1.61	1.2%		Vle	16	
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.26	0.9%		llw	70	
65E2	Lindley loam, 9 to 18 percent slopes, moderately eroded	1.13	0.8%		Vle	35	
480E2	Orwood silt loam, 14 to 18 perccent slopes, moderately eroded	0.33	0.2%		IVe	40	
Weighted Average						55	

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.
\*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.



## **FSA Map**

137.74 Est. FSA/Eff. Crop Acres



#### **Land Description**

Topography is rolling.

#### **Drainage**

Drainage is natural.

#### **Buildings/Improvements**

None.

#### **Water & Well Information**

None.

#### Comments

This is a productive Jones County farm located in a strong area.

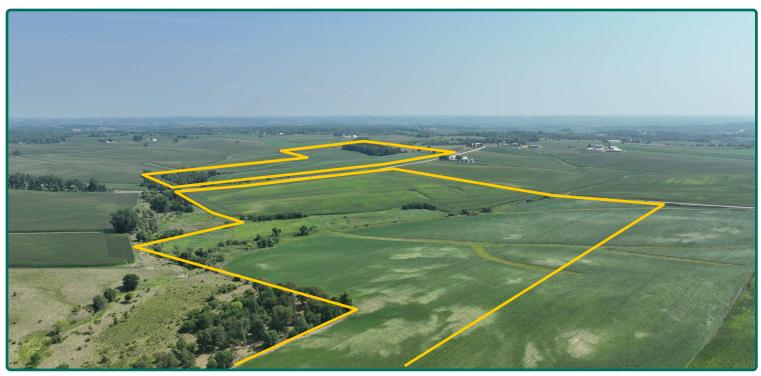
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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# **Property Photos**



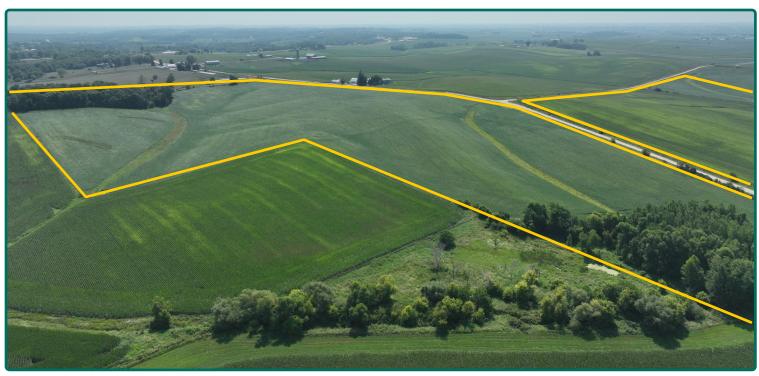


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