

Land For Sale

ACREAGE:

68.04 Acres, m/l

LOCATION:

Jackson County, IA

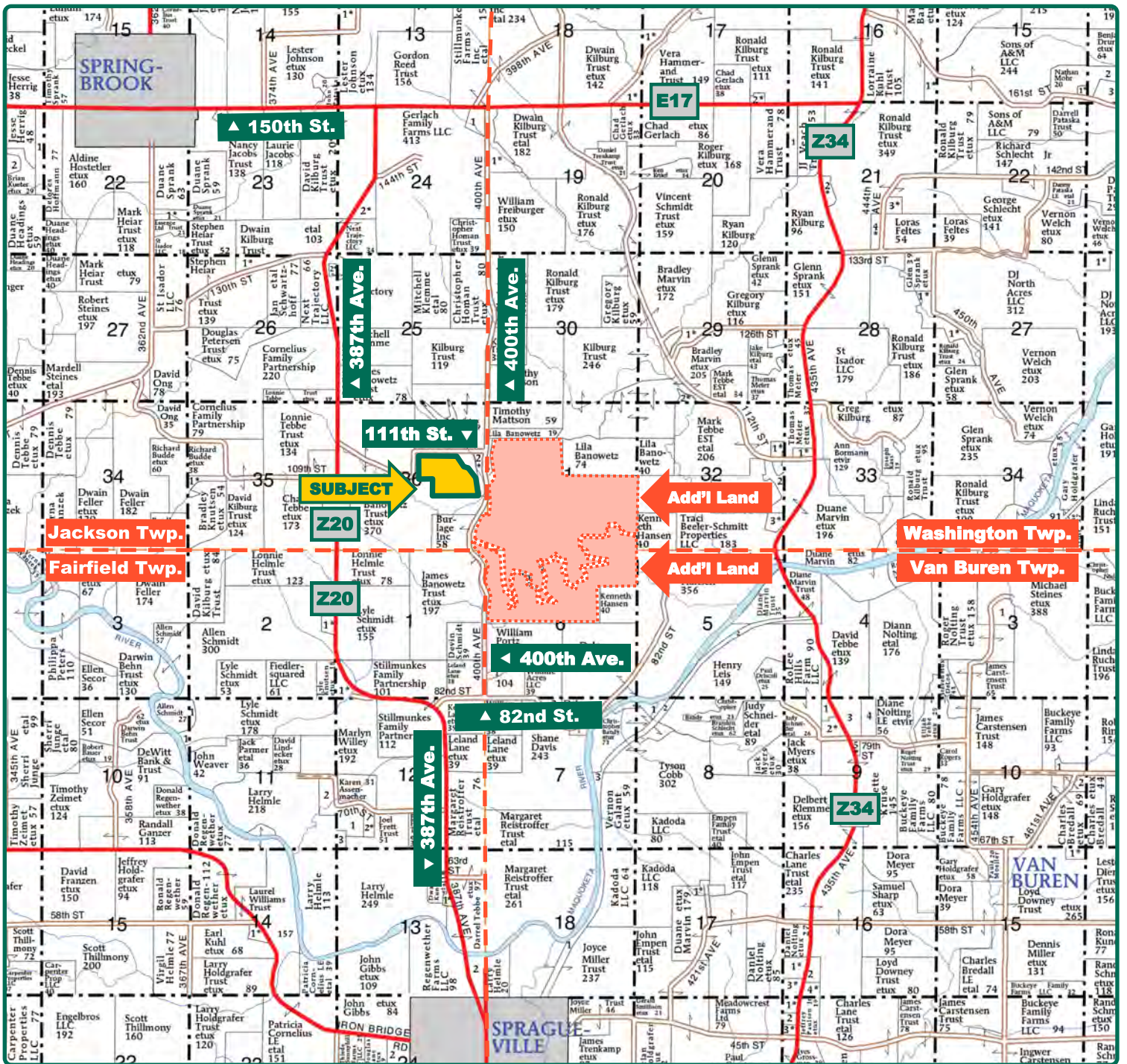


Property Key Features

- Located 3 Miles North of Spragueville, Iowa
- 63.35 FSA/Eff. Crop Acres with a 46.50 CSR2
- Productive Jackson County Farm

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FSA/Eff. Crop Acres: 63.35
Cert. Mixed Forage Acres: 2.53
Corn Base Acres: 36.52*
Bean Base Acres: 23.32*
Soil Productivity: 46.50 CSR2

**Acres are estimated.*

Property Information

68.04 Acres, m/l

Location

From Spragueville: 4¼ miles north on 387th Ave., ½ mile east on 111th St. The property is on the east side of the road.

Legal Description

The South 59 acres of the NE¼ and the N½ of the NE¼ of the SE¼ and the NE¼ of the NW¼ of the SE¼ of Section 36, Township 85 North, Range 4 East of the 5th Principal Meridian, Jackson County, Iowa. Excepting PARCEL A, all in Jackson County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$816,480.00~~ \$745,038.00
- ~~\$12,000/acre~~ \$10,950/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: \$2,006.00
 Net Taxable Acres: 68.04
 Tax per Net Taxable Acre: \$29.48
 Tax Parcel ID #s: 201236200004000, 201236200006000, 201236400002000 & 201236400008000

FSA Data

Part of Farm 644, Tract 2244
 FSA/Eff. Crop Acres: 63.35
 Cert. Mixed Forage Acres: 2.53
 Corn Base Acres: 36.52*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 23.32*
 Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres 46.50. See soil map for detail.

Land Description

The land topography is rolling.

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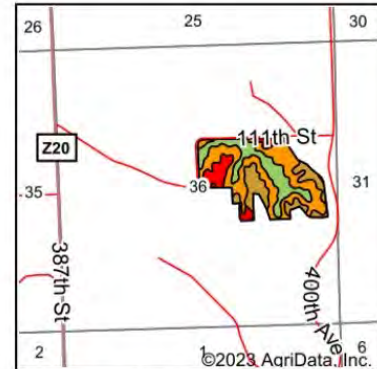
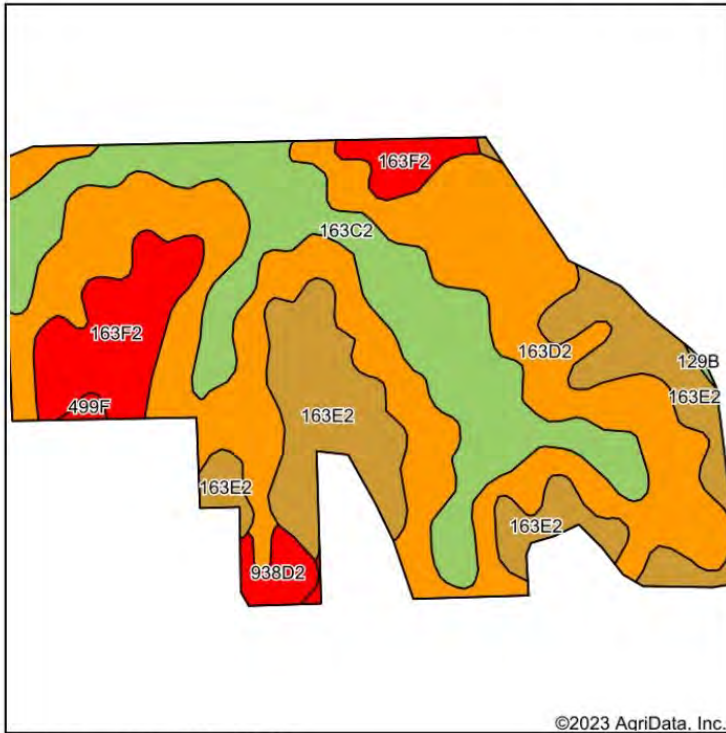
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State: **Iowa**
County: **Jackson**
Location: **36-85N-4E**
Township: **Jackson**
Acres: **63.35**
Date: **8/31/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IA097, Soil Area Version: 28

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	28.51	45.0%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	14.87	23.5%		IIIe	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.52	19.8%		IVe	35
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	5.97	9.4%		VIe	18
938D2	NewGlarus silt loam, 9 to 14 percent slopes, moderately eroded	1.13	1.8%		IIIe	8
499F	Nordness silt loam, 14 to 35 percent slopes	0.29	0.5%		VIIIs	5
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.06	0.1%		IIw	73
Weighted Average					3.50	46.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

The drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive, nice-laying Jackson County farm.

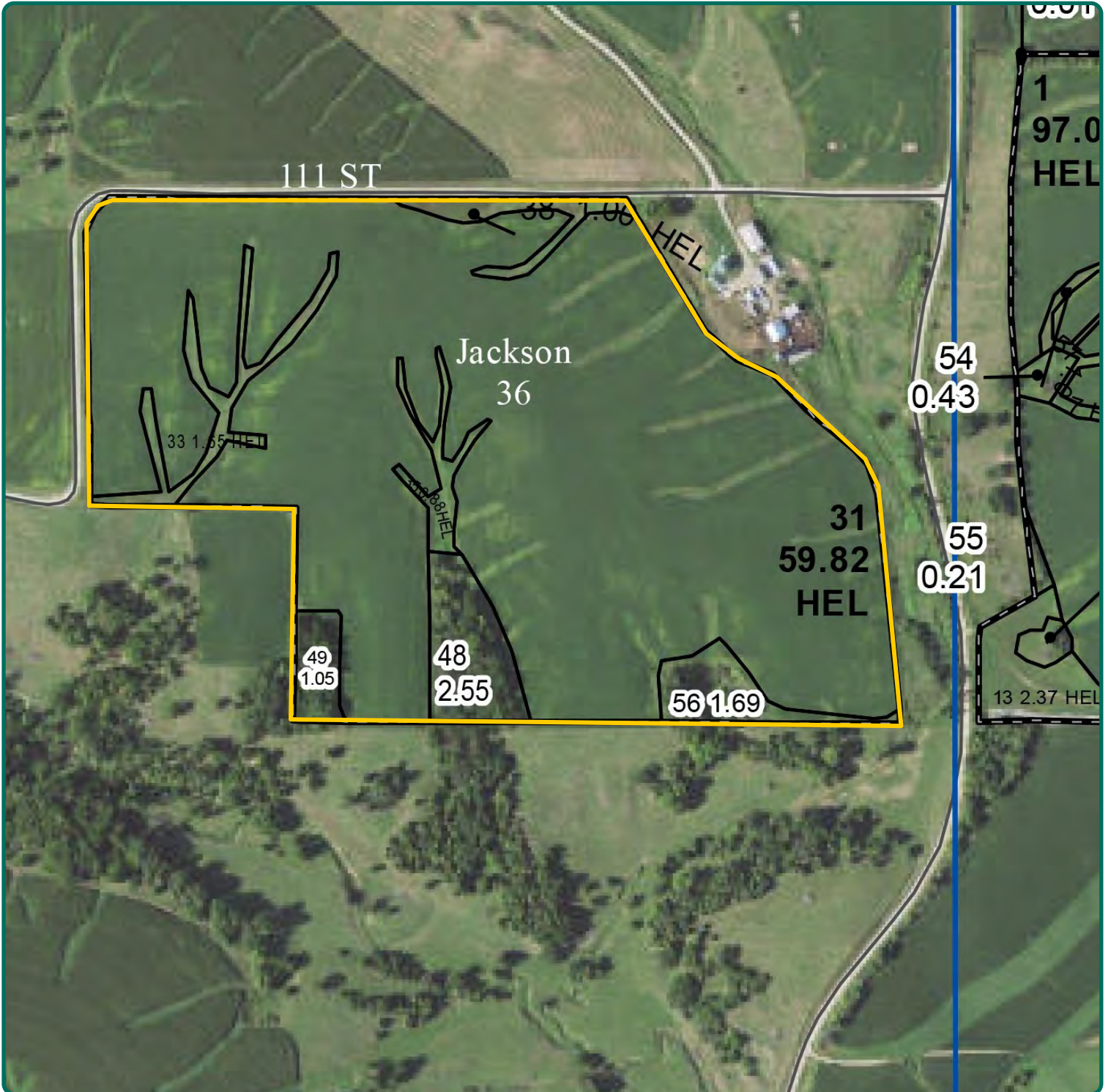
Additional Land for Sale

Seller has two additional tracts of land for sale located east and southeast 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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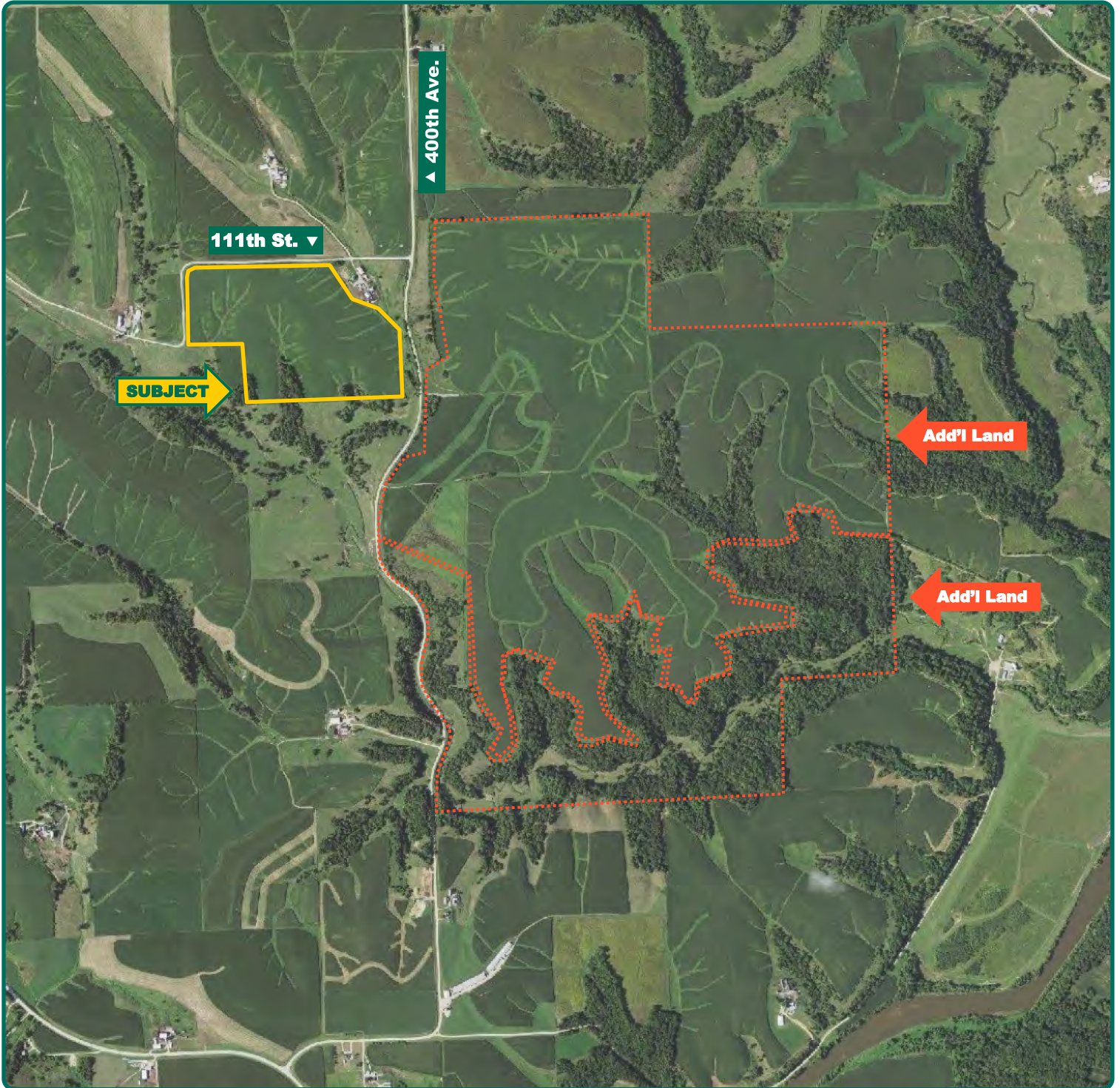
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