

Land For Sale

ACREAGE:

200.00 Acres, m/l

LOCATION:

Jackson County, IA

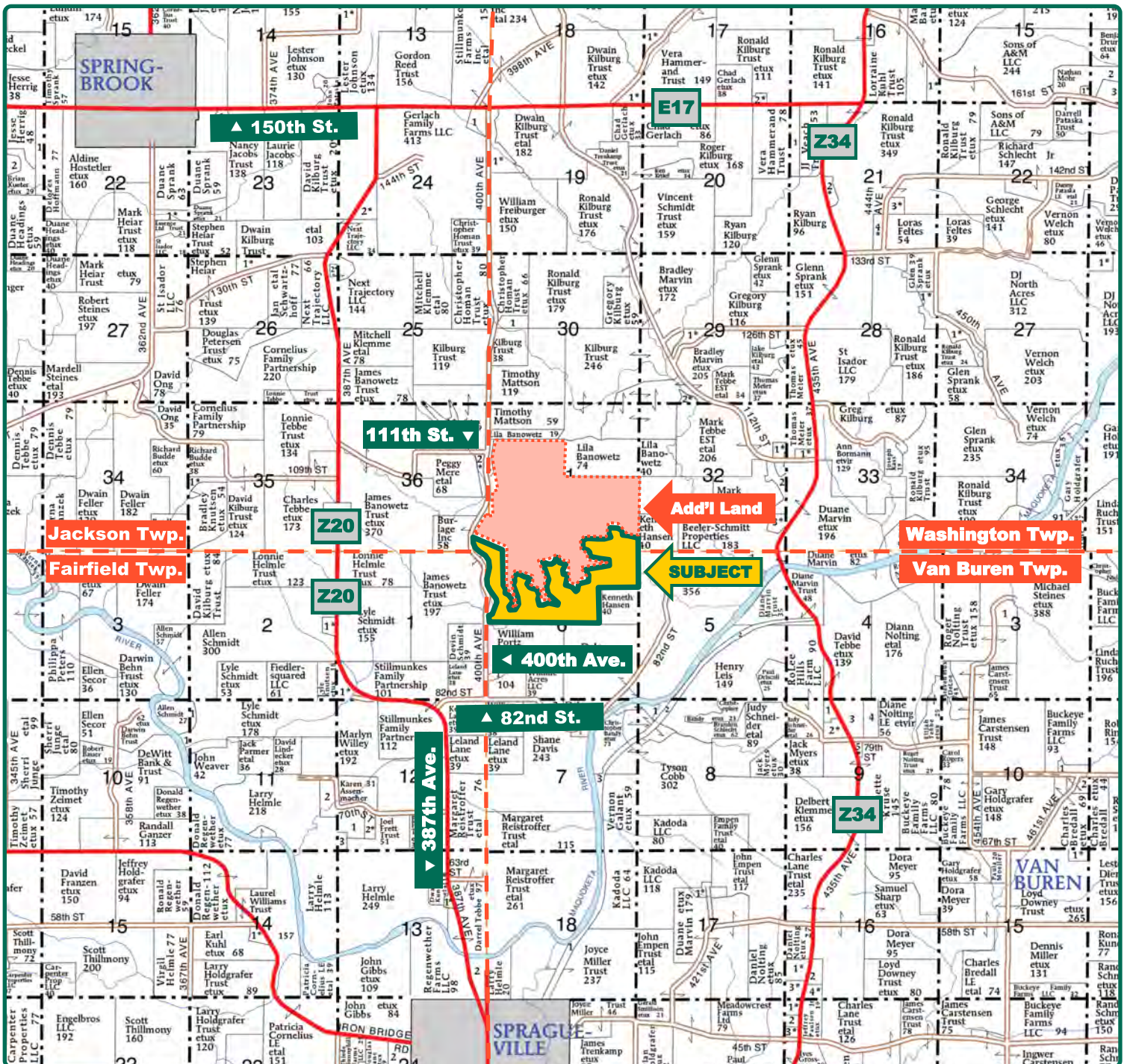


Property Key Features

- Located 2½ Miles North of Spragueville, Iowa
- Nice Pasture with Creek
- Attractive Recreational Farm with Mature Timber, Pasture, Creek and Bluffs

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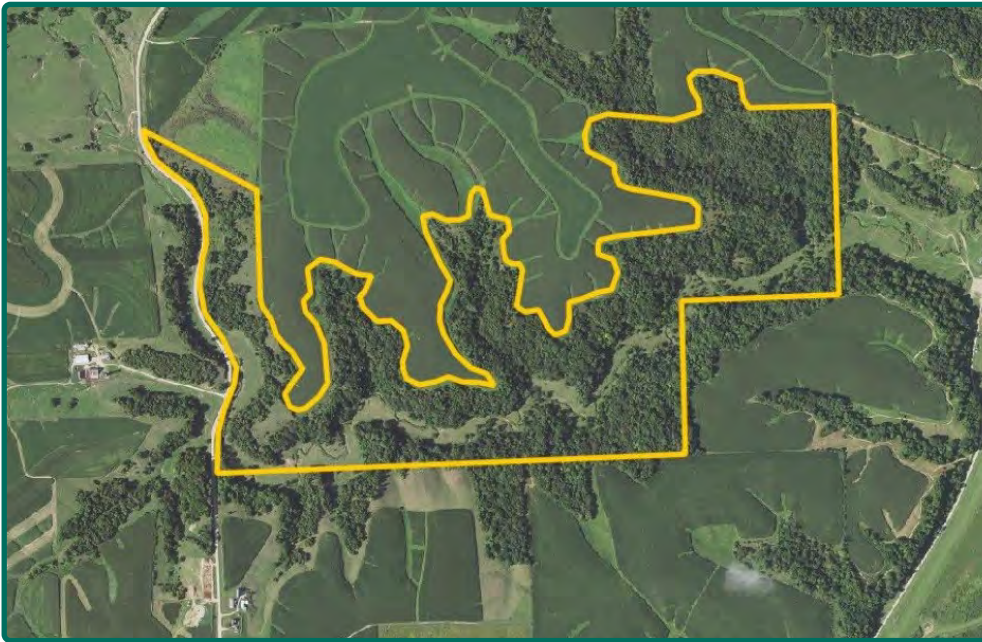
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FSA/Eff. Crop Acres:	7.79*
Cert. Mixed Forage Acres:	7.79*
Oats Base Acres:	0.85*
Corn Base Acres:	5.97*
Bean Base Acres:	0.10*
Soil Productivity:	18.10 CSR2

**Acres are estimated.*

Property Information

200.00 Acres, m/l

Location

From Spragueville: 2 miles north on 387th Ave., ½ mile east on 82nd St. and ½ mile north on 400th Ave. The property is on the east side of the road.

Legal Description

Approximately 200.00 acres of timber and pasture located in: That part of the S½ of the SE¼ of Section 31, Township 85 North, Range 5, East of the 5th P.M., Jackson County, Iowa. That part of the SE¼ of the SE¼ lying east of the road of Section 36, Township 85 North, Range 4, East of the 5th P.M., Jackson County, Iowa. Plat of Survey No. 49-2023 located in that part of the NE¼ of Section 1, Township 84 North, Range 4 East of the 5th P.M., Jackson County, Iowa. The NW¼, the NE¼ of the NE¼, and the W½ of the NE¼, all in Section 6, Township 84 North, Range 5, East of the 5th P.M.,

Jackson County, Iowa, except Plat of Survey No. 50-2023. Final acres and legal description to be determined by a survey. Updated abstract to govern.

Price & Terms

- \$1,050,000.00
- \$5,250/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: \$3,110.00*
 Net Taxable Acres: 200.00*
 Tax per Net Taxable Acre: \$15.55*
 Tax Parcel ID #: Part of:
 521331400006000, 521331400005000,
 472006100001000, 472006100002000,
 472006200001000, 472006200002000,
 472006100003000, 472006100004000 &
 472006200003000

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

FSA Data

Part of Farm 666, Tract 2245
 FSA/Eff. Crop Acres: 7.79*
 Cert. Mixed Forage Acres: 7.79*
 Oats Base Acres: 0.85*
 Oats PLC Yield: 52 Bu.
 Corn Base Acres: 5.97*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 0.10*
 Bean PLC Yield: 43 Bu.

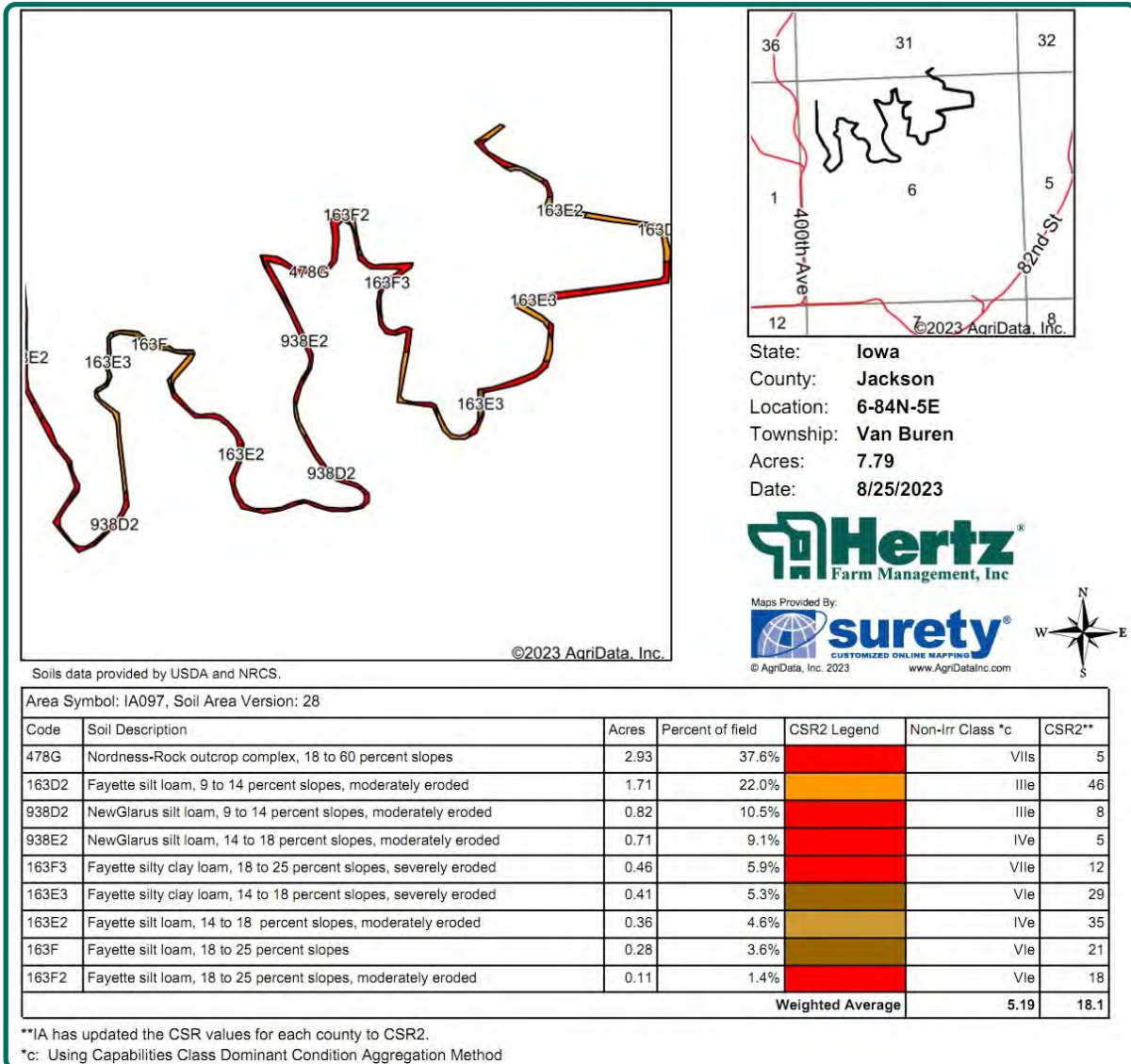
**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

Soil Types/Productivity

Primary soils are Nordess-Rock, Fayette and NewGlarus. CSR2 on the Est. FSA/ Eff. crop acres is 18.10. See soil map for detail.

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Land Description

Land topography is rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Timber Valuation

A timber valuation was completed in January of 2023. It was determined that the current value of the marketable timber on this farm is approximate \$100,000-\$110,000. Contact the listing agent for a copy of the valuation.

Comments

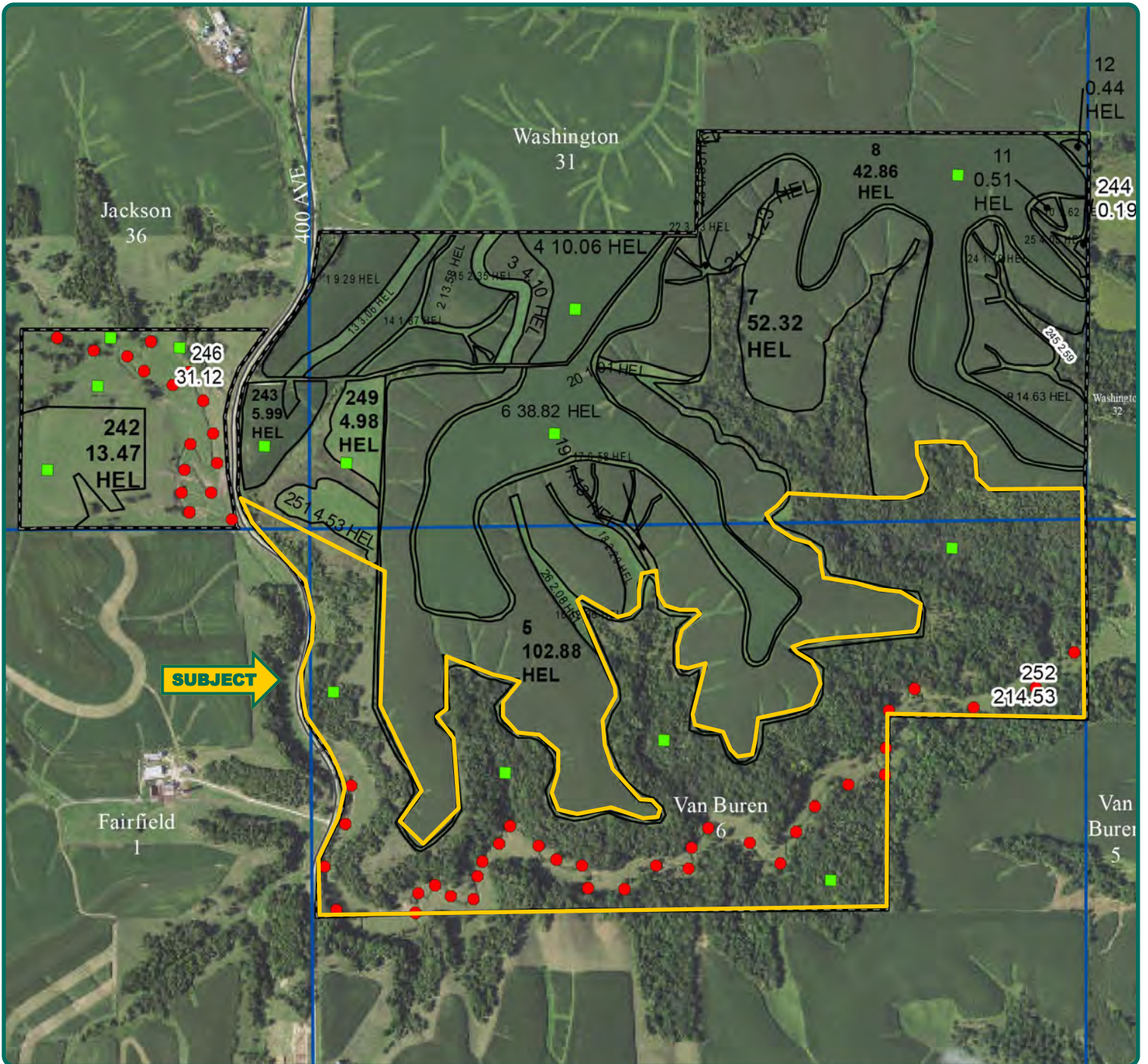
This is an attractive, recreational property with a mixture of mature timber, bluffs, pasture and creek. Abundant deer and turkey live on and around this property.

Additional Land for Sale

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

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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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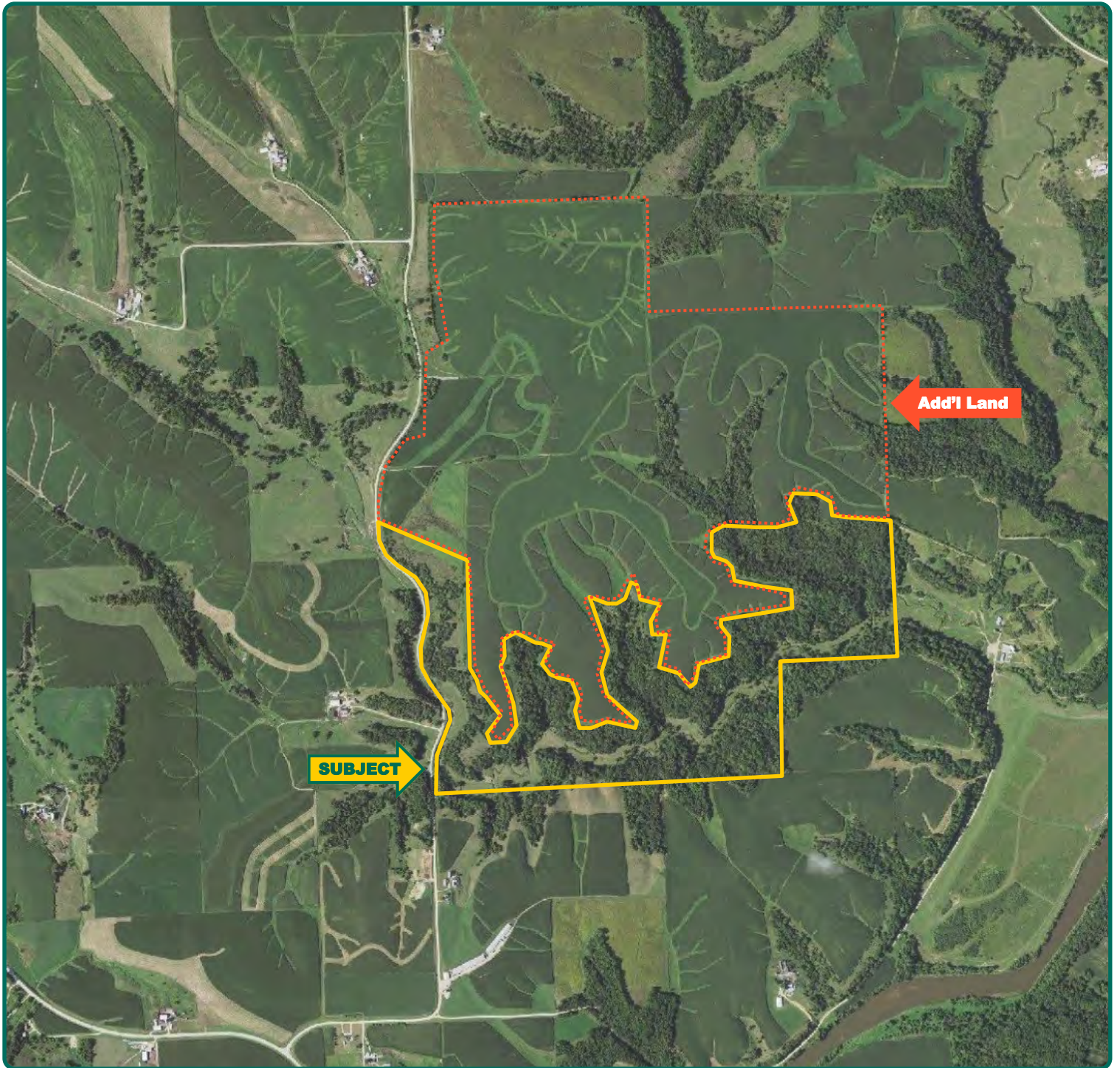
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Additional Land Aerial Photo



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