

Land For Sale

ACREAGE:

33.21 Acres, m/l

LOCATION:

Jones County, IA

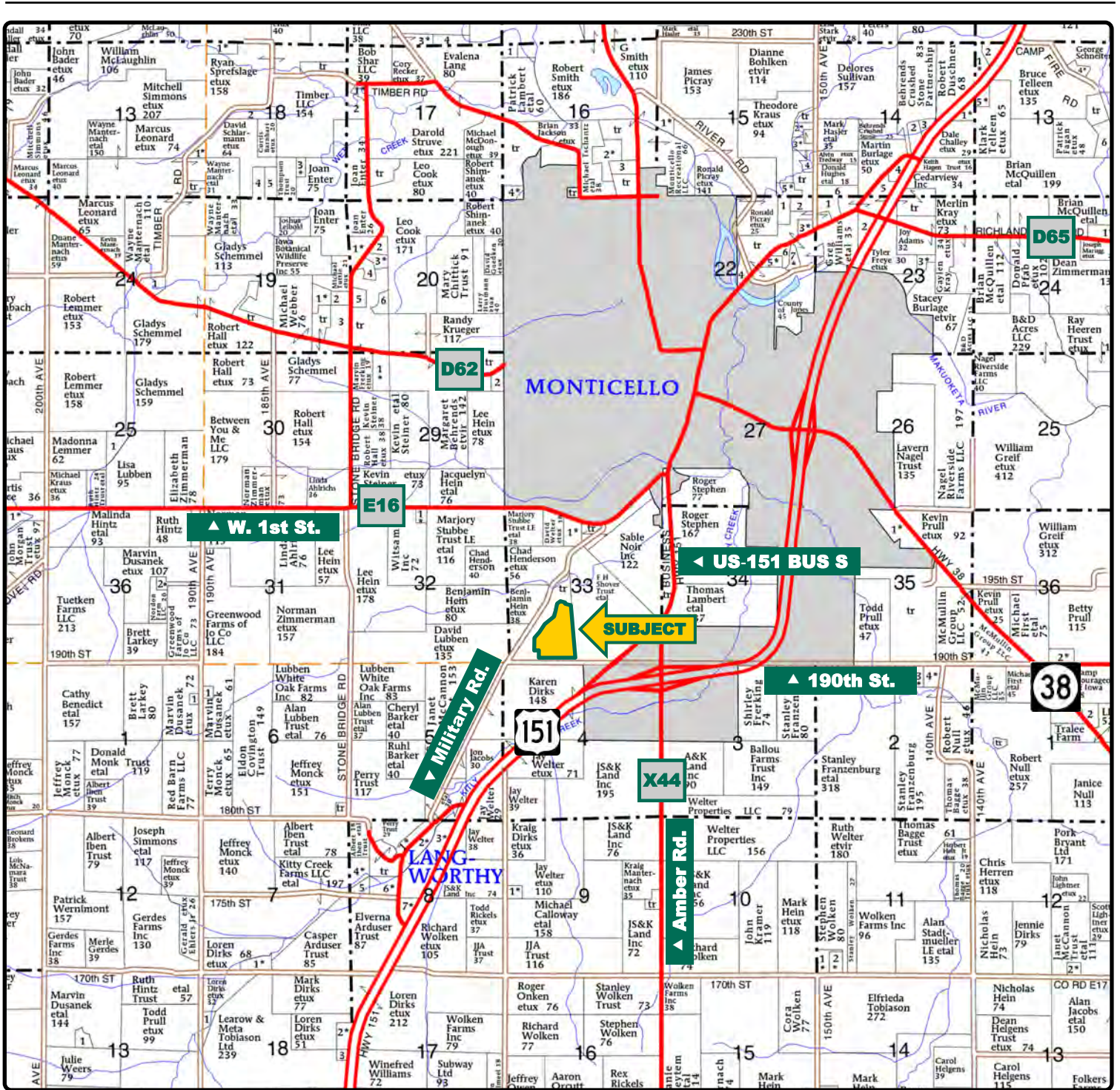


Property Key Features

- Located on the South Side of Monticello, Iowa, off Hwy 151
- 31.90 FSA/Eff. Crop Acres with an 85.30 CSR2
- High-Quality Land in a Prime Location

Troy Louwagie, ALC
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 31.90 |
| CRP Acres: | 1.00 |
| Corn Base Acres: | 31.90 |
| Soil Productivity: | 85.30 CSR2 |

Property Information

33.21 Acres, m/l

Location

From Monticello—Intersection of W 1st St. and US-151 BUS S/S Main St.: 1½ miles south on US-151 BUS S and ¼ mile west on 190th St. The property is on the north side of the road.

Legal Description

Parcel 2012-106 as shown in Plat of Survey recorded on July 30, 2012, in Plat Book U at Page 55 (and as Document 2012-2188), in Section 33, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$506,452.50
- \$15,250/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: \$1,484.00
Net Taxable Acres: 33.21
Tax per Net Taxable Acre: \$44.69
Tax Parcel ID #: 0233300026

FSA Data

Farm Number 5716, Tract 11472
FSA/Eff. Crop Acres: 31.90
CRP Acres: 1.00
Corn Base Acres: 31.90
Corn PLC Yield: 158 Bu.

CRP Contracts

There is 1.00 acre enrolled in a CP-8A contract that pays \$339.60/acre - or \$340 annually - and expires September 30, 2025.

Soil Types/Productivity

Primary soils are Kenyon, Clyde and Atterberry. CSR2 on the FSA/Eff. crop acres is 85.30. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Jones County farm located in a strong area.

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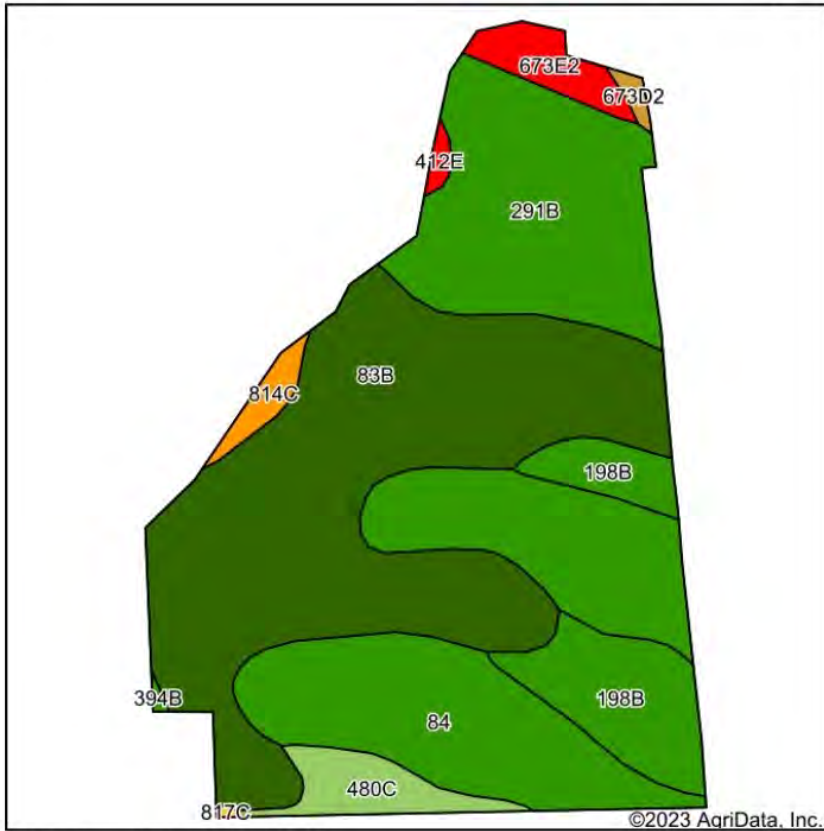
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State: **Iowa**
 County: **Jones**
 Location: **33-86N-3W**
 Township: **Lovell**
 Acres: **31.9**
 Date: **8/29/2023**









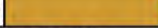
Maps Provided By:

 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** |
|-------------------------|--|-------|------------------|---|------------------|-------------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 12.83 | 40.2% |  | Ile | 90 |
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 8.24 | 25.8% |  | IIw | 88 |
| 291B | Atterberry silt loam, 2 to 5 percent slopes | 5.49 | 17.2% |  | Ile | 85 |
| 198B | Floyd loam, 1 to 4 percent slopes | 2.92 | 9.2% |  | IIw | 89 |
| 480C | Orwood silt loam, 5 to 9 percent slopes | 1.03 | 3.2% |  | IIIe | 79 |
| 673E2 | Timula silt loam, 14 to 20 percent slopes, moderately eroded | 0.77 | 2.4% |  | IVe | 12 |
| 814C | Rockton loam, 5 to 9 percent slopes | 0.38 | 1.2% |  | IIIe | 48 |
| 412E | Emeline loam, 9 to 18 percent slopes | 0.12 | 0.4% |  | VIe | 5 |
| 673D2 | Timula silt loam, 5 to 14 percent slopes, moderately eroded | 0.12 | 0.4% |  | IIIe | 33 |
| Weighted Average | | | | | 2.11 | 85.3 |

**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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