

Land For Sale

ACREAGE:

38.38 Acres, m/l

LOCATION:

Jones County, IA

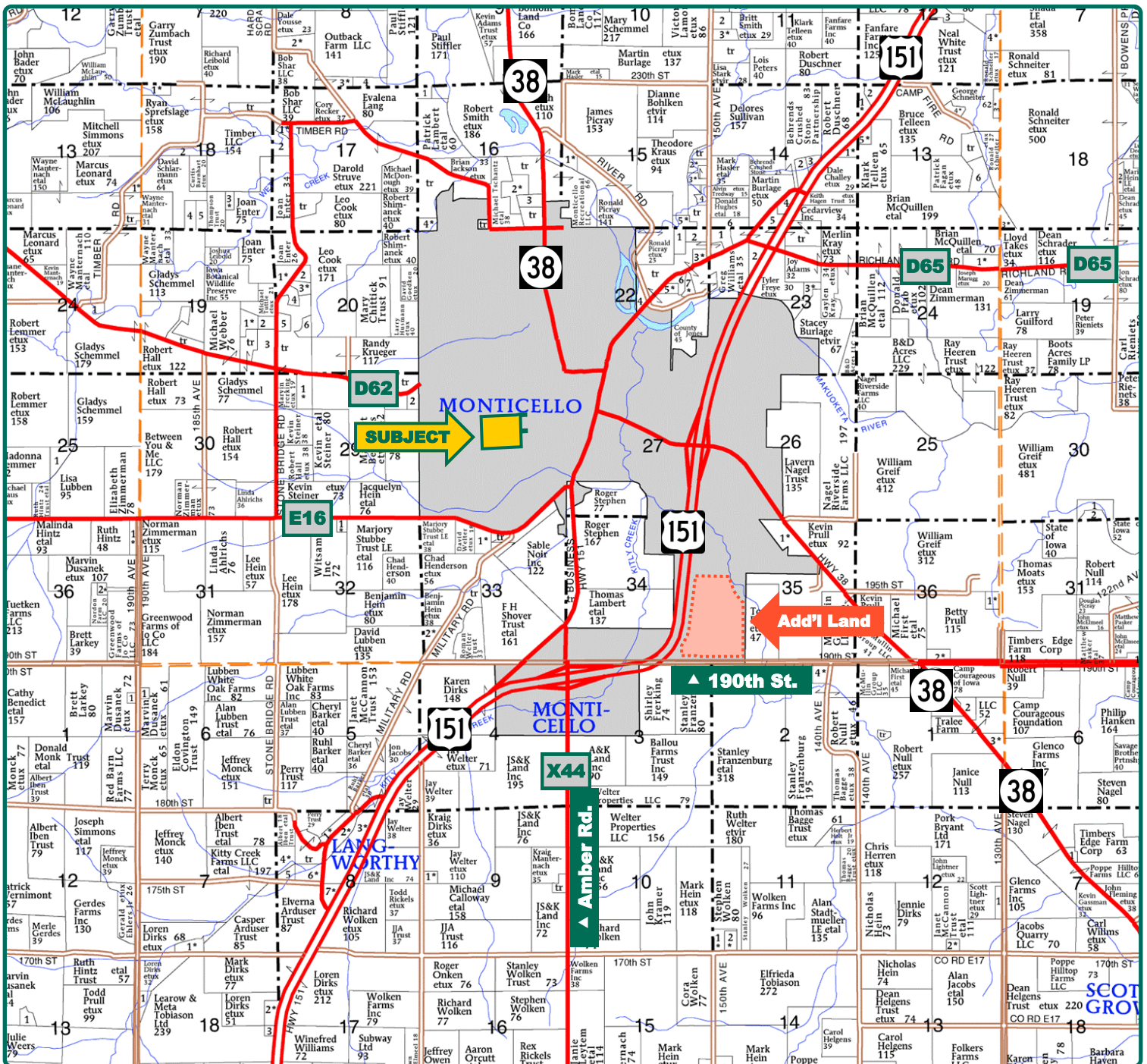


Property *Key Features*

- Located Within the City Limits of Monticello, Iowa
- 34.94 FSA/Eff. Crop Acres with an 83.00 CSR2
- Ideally Positioned by Monticello Schools and Residential Development

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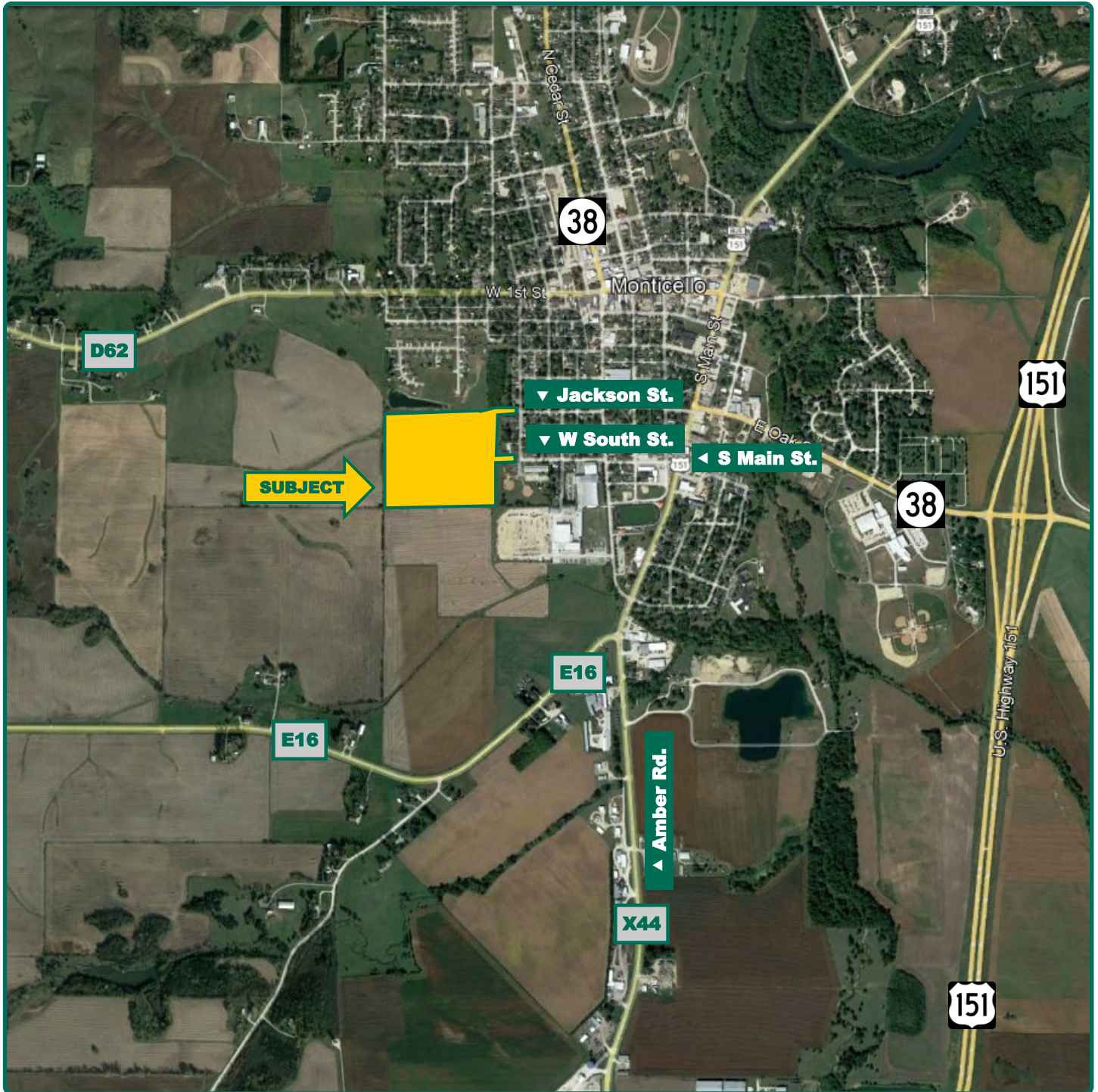
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FSA/Eff. Crop Acres: 34.94
Corn Base Acres: 34.94
Soil Productivity: 83.00 CSR2

Property Information

38.38 Acres, m/l

Location

From Monticello—Intersection of S. Main St. and W. South St.: ½ mile west on W. South St. The property is west of the road.

Legal Description

That part of the S½ of the NE¼ described as Lots 1, 2 and 3 of Suter's Third Subdivision in the City of Monticello, Iowa, Section 28, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

Price & Terms

- \$633,270.00
- \$16,500/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: \$1,578.00
Net Taxable Acres: 38.38
Tax per Net Taxable Acre: \$41.12
Tax Parcel ID #: 0228251001, 0228251002, 0228276001, 0228281001

FSA Data

Farm 6079, Tract 9196
FSA/Eff. Crop Acres: 34.94
Corn Base Acres: 34.94
Corn PLC Yield: 177 Bu.

Soil Types/Productivity

Primary soils are Downs, Worthen and Curran. CSR2 on the FSA/Eff. crop acres is 83.00. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

City water lines are located near this property.

City Sewer

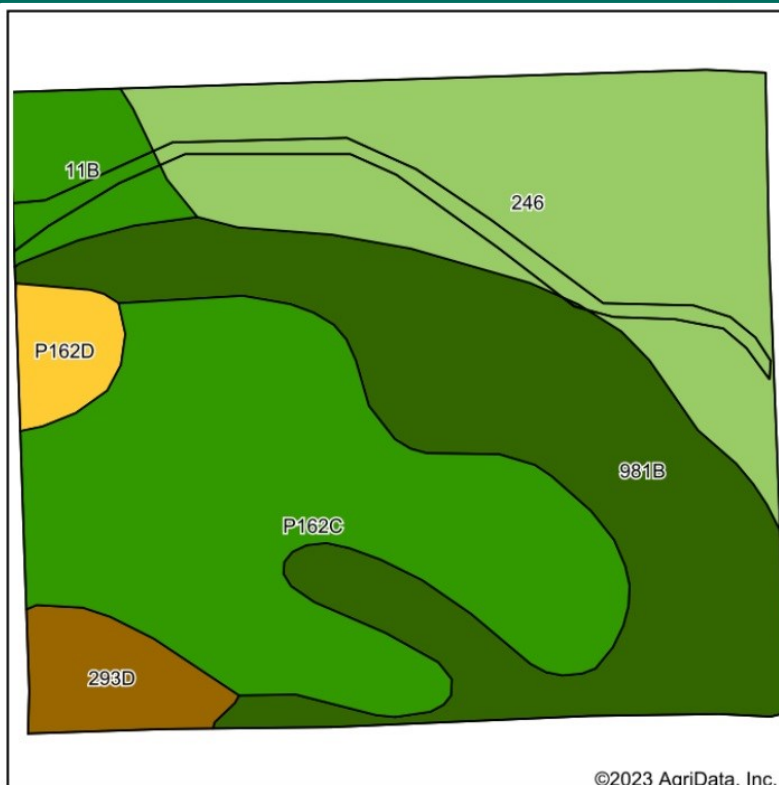
There is a sewer main running through this farm.

Comments

This high-quality farm sits on a prime location within the City of Monticello. Neighboring Monticello schools and residential development, with open-country views to the west and south, this site holds great potential for income and development.

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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**
P162C	Downs silt loam, paha, 5 to 9 percent slopes	10.89	31.2%		IIIe	85
981B	Worthen silt loam, 2 to 5 percent slopes	10.56	30.2%		Ile	94
246	Curran silt loam, 0 to 2 percent slopes	9.61	27.5%		IIlw	79
11B	Colo-Ely complex, 0 to 5 percent slopes	1.57	4.5%		IIlw	86
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	1.40	4.0%		VIe	25
P162D	Downs silt loam, paha, 9 to 14 percent slopes	0.91	2.6%		IIIe	57
Weighted Average					2.50	83

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Iowa
County: Jones
Location: 28-86N-3W
Township: Lovell
Acres: 34.94
Date: 8/4/2023



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Additional Land for Sale

Seller has an additional tract of land for sale located 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.

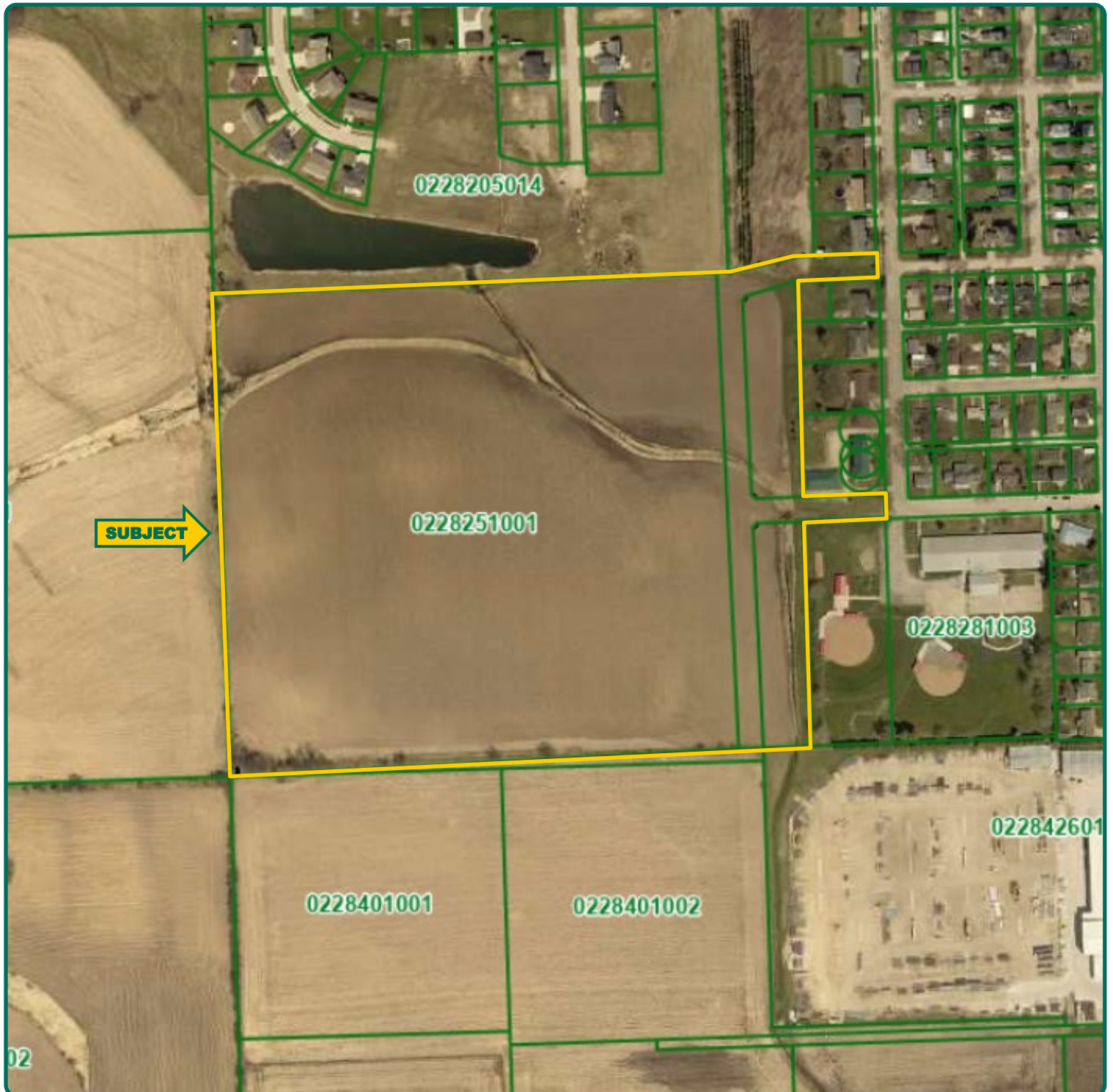
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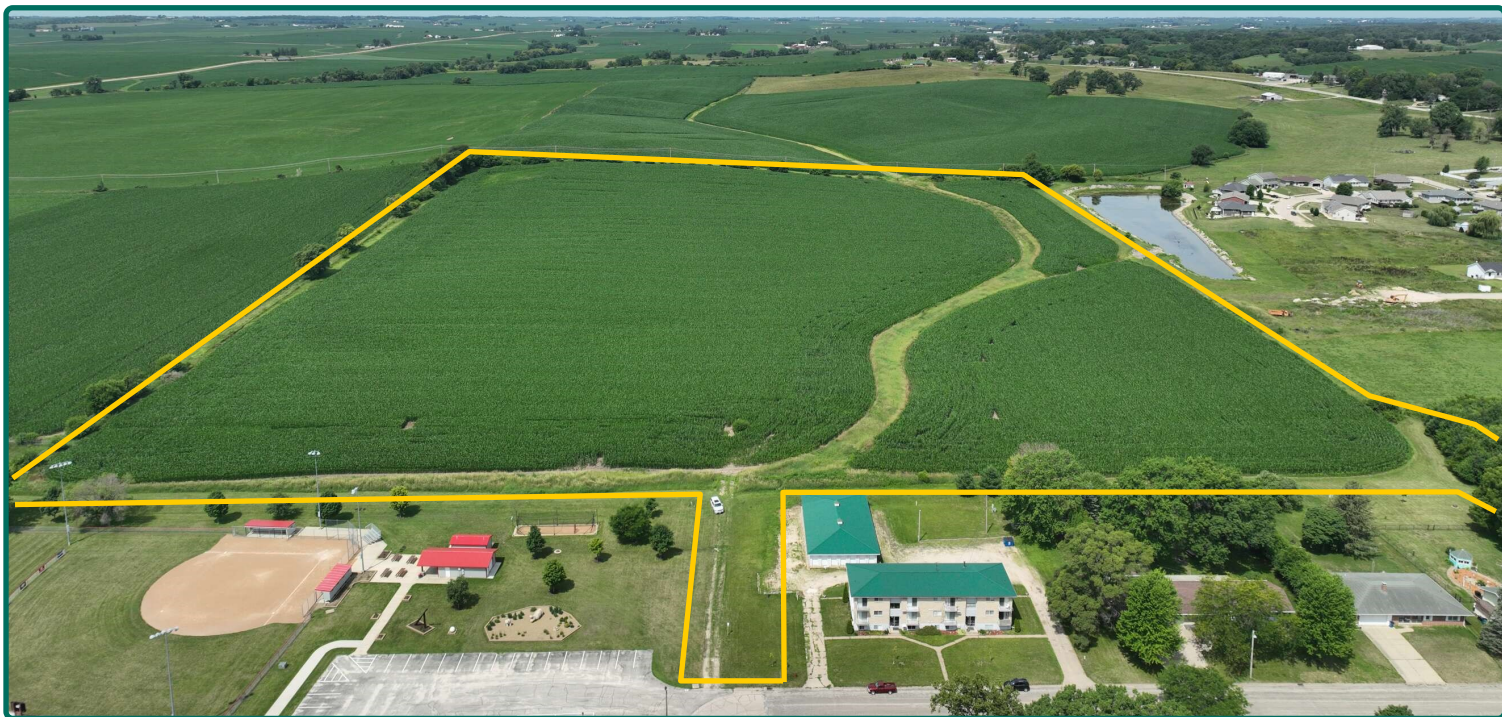
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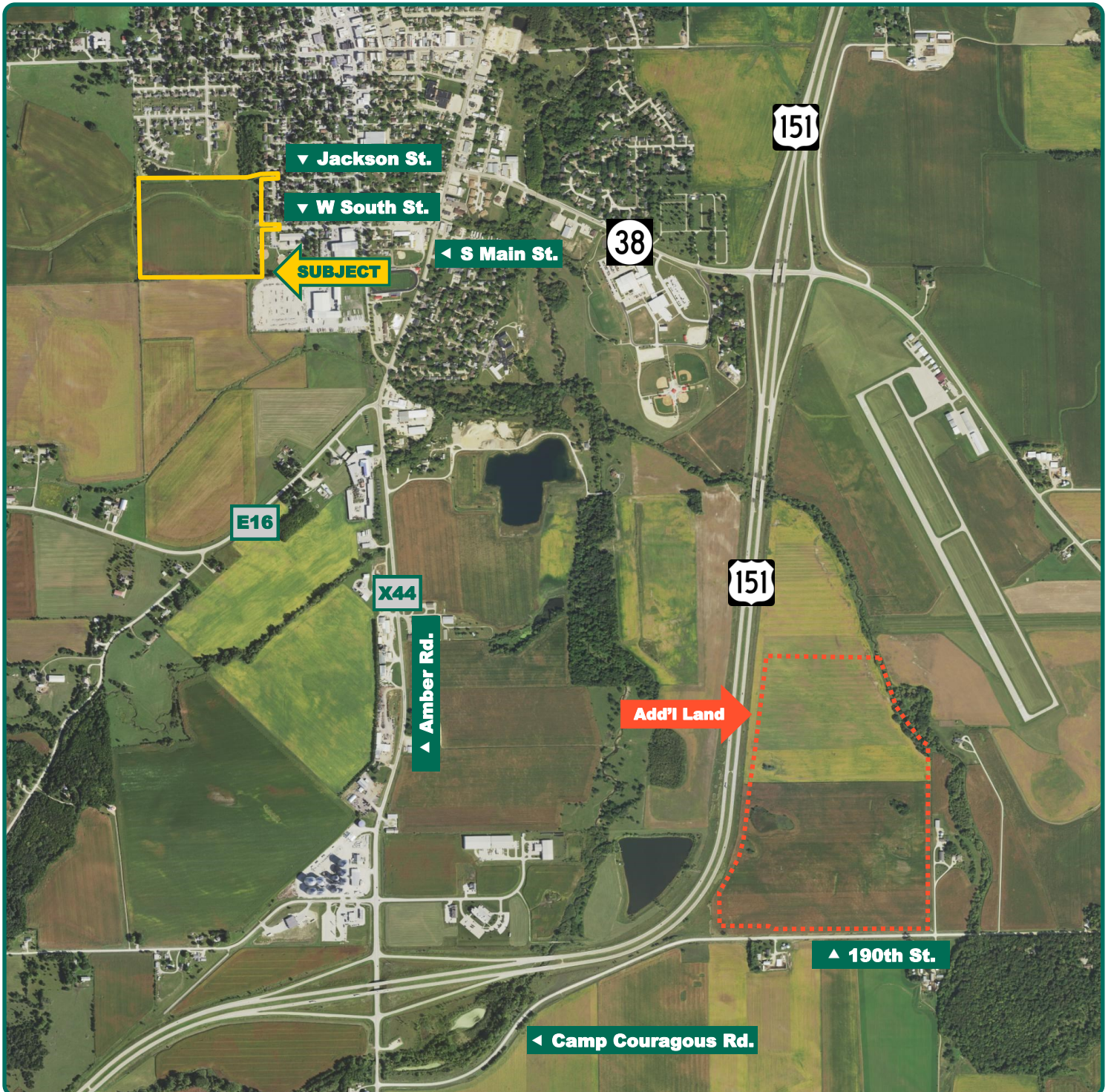
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