

## **Land For Sale**

ACREAGE:

**LOCATION:** 

157.79 Acres, m/l

**Jones County, IA** 



#### **Property** Key Features

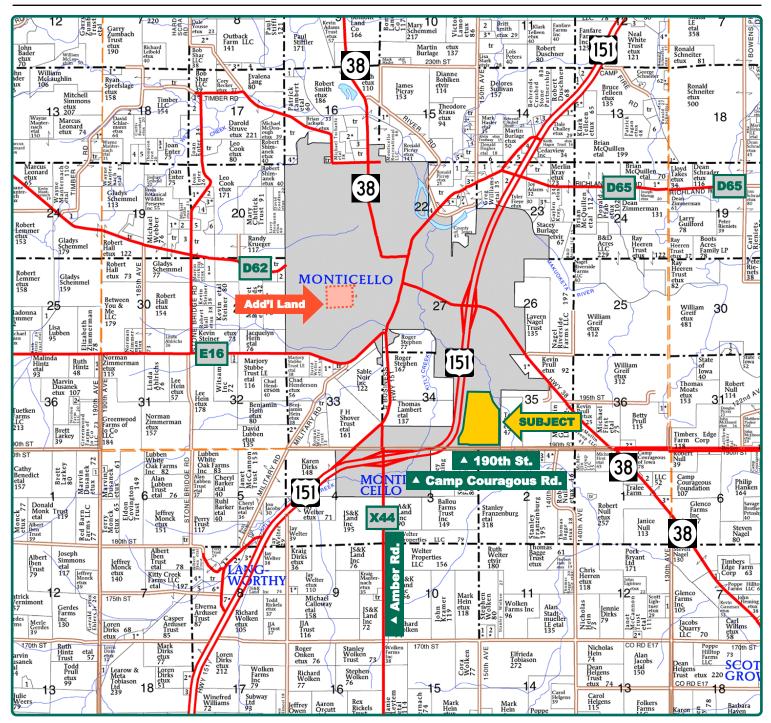
- Located on the Southeast Side of Monticello, Iowa
- 152.52 Est. FSA/Eff. Crop Acres with a 52.10 CSR2
- Productive Farm Located in a Developing Area

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



## **Plat Map**

Lovell Township, Jones County, IA



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## **Aerial Photo**

157.79 Acres, m/l



FSA/Eff. Crop Acres: 152.52\*
Corn Base Acres: 152.21\*
Soil Productivity: 52.10 CSR2

\*Acres are estimated.

## **Property Information** 157.79 Acres, m/l

#### Location

From Monticello—Hwy 151, Exit 63: ¼ mile south on Amber Rd., ¾ mile east on Camp Courageous Rd. and ¼ mile east on 190th St. The property is located on the north side of the road.

#### **Legal Description**

That part of the E½ of the E½ of Section 34 and that part of the W½ of the W½ of Section 35, all in Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

#### **Price & Terms**

- \$1,972,375.00
- \$12,500/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: \$4,103.00\* Net Taxable Acres: 157.79\* Tax per Net Taxable Acre: \$26.00\* Tax Parcel ID #s: 0235300001, 0235300004, part of 0234200007, 0235100012, 0234400002 & 0234400004 \*Taxes estimated pending survey of property. Jones County Treasurer/ Assessor will determine final tax figures.

#### **FSA Data**

Part of Farm 6079, Tract 11868 FSA/Eff. Crop Acres: 152.52\* Corn Base Acres: 152.21\* Corn PLC Yield: 177 Bu. \*Acres are estimated pending reconstitution of farm by the Jones County FSA office.

#### **Soil Types/Productivity**

Primary soils are Terril and Emeline. CSR2 on the Est. FSA/Eff. crop acres is 52.10. See soil map for detail.

#### **Land Description**

Topography is gently 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.

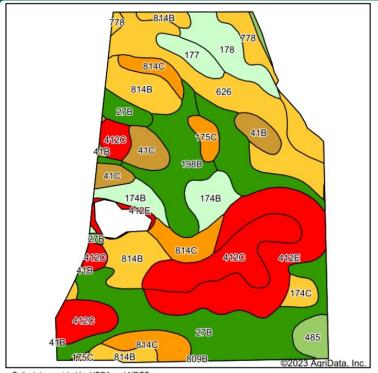
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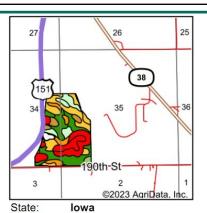
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## Soil Map

152.52 Est. FSA/Eff. Crop Acres





County: Jones
Location: 35-86N-3W
Township: Lovell
Acres: 152.52
Date: 8/29/2023







Soils data provided	by	USDA	and	NRCS.
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Area S	Symbol: IA105, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
27B	Terril loam, 2 to 5 percent slopes	31.39	20.6%		lle		89
412E	Emeline loam, 9 to 18 percent slopes	18.97	12.4%		VIs		5
412C	Emeline loam, 2 to 9 percent slopes	17.98	11.8%		IVs		7
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	15.48	10.1%		lls		53
814B	Rockton loam, 2 to 5 percent slopes	13.22	8.7%		lls		53
198B	Floyd loam, 1 to 4 percent slopes	10.40	6.8%		llw		89
814C	Rockton loam, 5 to 9 percent slopes	9.36	6.1%		Ille		48
174B	Bolan loam, 2 to 5 percent slopes	7.10	4.7%		lls		64
178	Waukee loam, 0 to 2 percent slopes	6.15	4.0%		lls		69
778	Sattre loam, 0 to 2 percent slopes	5.67	3.7%		lls		55
41C	Sparta loamy fine sand, 5 to 9 percent slopes	4.48	2.9%		IVs	lle	34
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.98	2.0%		llw		76
177	Saude loam, 0 to 2 percent slopes	2.75	1.8%		lls		60
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.62	1.7%		IVs	lle	39
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.00	1.3%		Ille		45
174C	Bolan loam, 5 to 9 percent slopes	1.78	1.2%		Ille		59
809B	Bertram fine sandy loam, 2 to 5 percent slopes	0.19	0.1%		IVs		39
			· v	leighted Average	2.92	*_	52.1

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

<sup>\*-</sup> Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## **FSA Map**

152.52 Est. FSA/Eff. Crop Acres



#### **Additional Land for Sale**

Seller has an additional tract of land for sale located northwest 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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# **Property Photos**





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## Additional Land Aerial Photo



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