

Land For Sale

ACREAGE:

157.79 Acres, m/l

LOCATION:

Jones County, IA

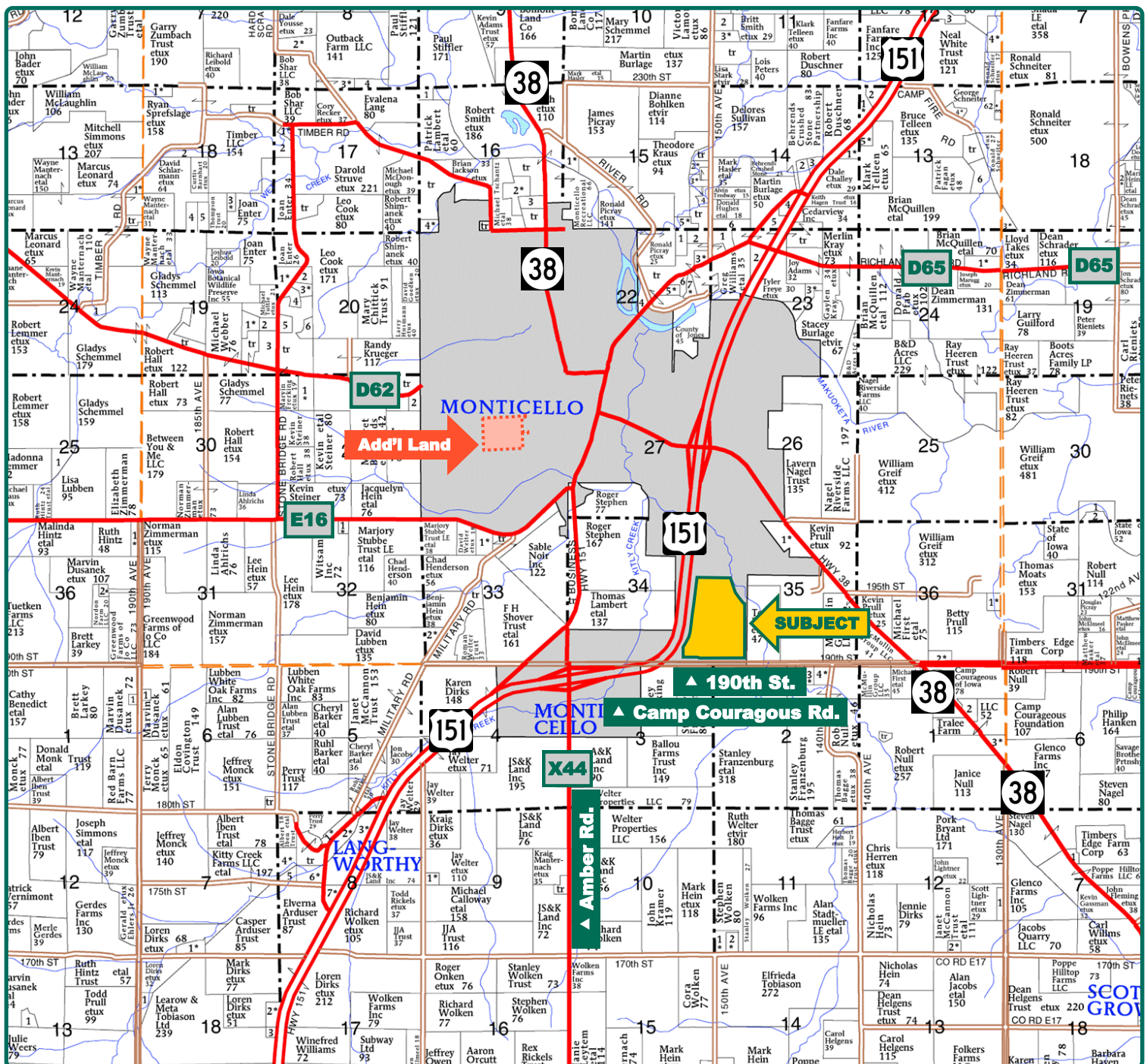


Property *Key Features*

- 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

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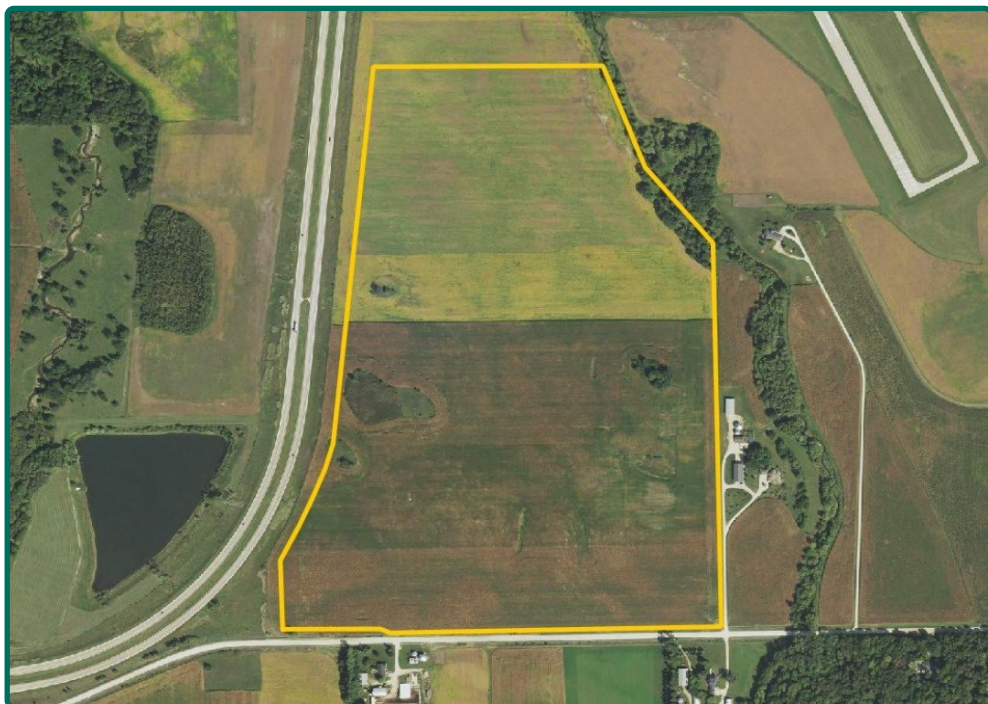
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FSA/Eff. Crop Acres: 152.52*

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 #: 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

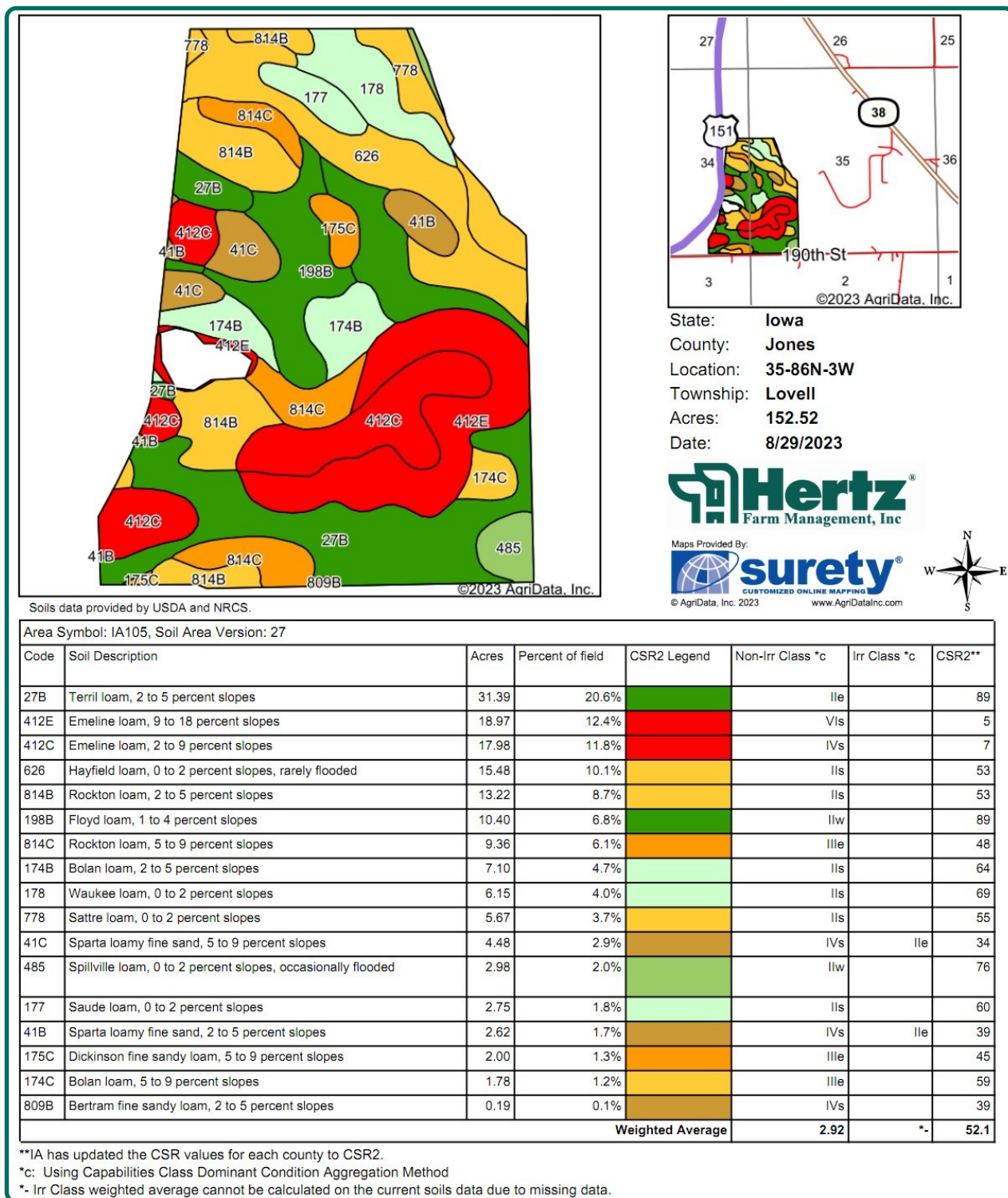
None.

Water & Well Information

None.

Comments

This is a productive Jones County farm located in a strong area.



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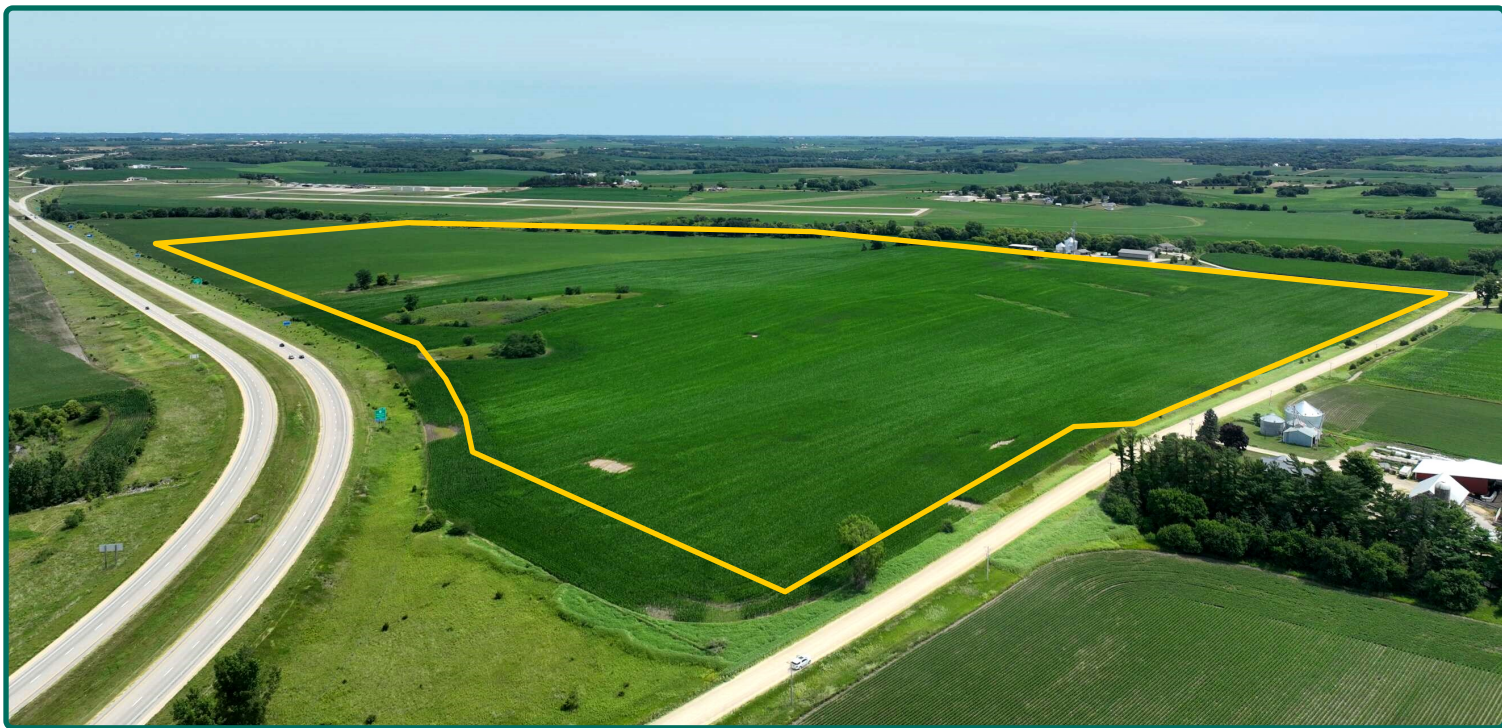
Additional Land for Sale

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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Additional Land Aerial Photo



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