

Land For Sale

ACREAGE:

111.08 Acres, m/l

LOCATION:

Jackson County, IA



Property *Key Features*

- Located 4 Miles South of Bellevue, Iowa
- 100.44 Est. FSA/Eff. Crop Acres with a 51.30 CSR2
- Productive Jackson County Farm

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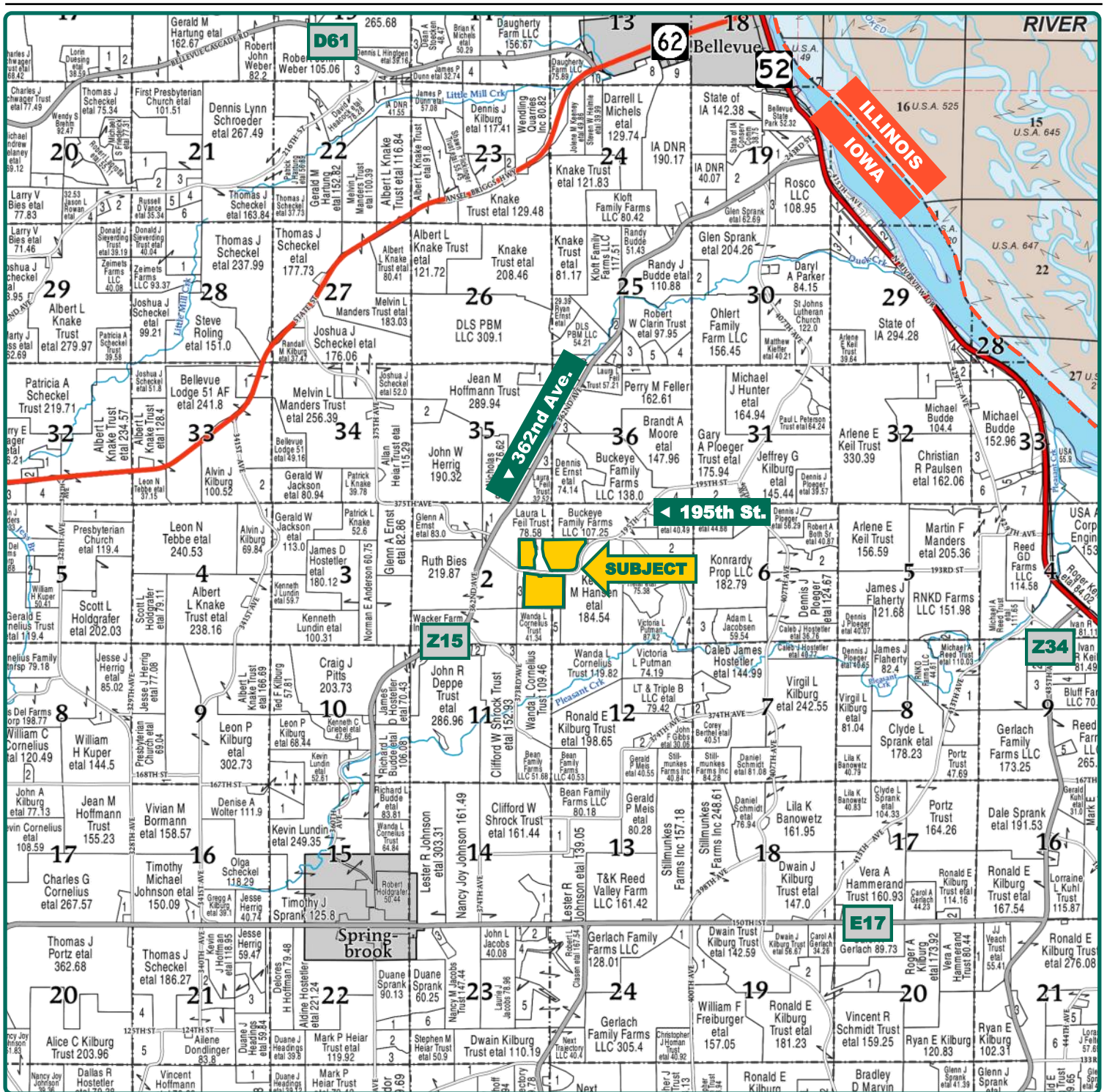
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REID: 010-2650-02



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FSA/Eff. Crop Acres: 100.44*

Corn Base Acres: 100.44*

Soil Productivity: 51.30 CSR2

**Acres are estimated.*

Property Information

111.08 Acres, m/l

Location

From Bellevue: ½ mile south on Hwy 52, 4 miles southwest on 362nd Ave. and ½ mile southeast on 195th St. The property is on the north and south sides of the road.

Legal Description

That part of the SE¼ of the NE¼ and the NE¼ of the SE¼ of Section 2 and the NW¼ of the SW¼ of Section 1, in Township 85 North, Range 4 East of the 5th PM, Jackson County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,099,692.00
- \$9,900/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: \$2,906.00
Net Taxable Acres: 111.08
Tax per Net Taxable Acre: \$26.16
Tax Parcel ID #: 181202200006000,
181201100003000, 181202400006000 &
181201300001000

FSA Data

Farm 6481, Tract 7333
FSA/Eff. Crop Acres: 100.44*
Corn Base Acres: 100.44*
Corn PLC Yield: 139 Bu.
**Acres are estimated pending
reconstitution of farm by the Jackson
County FSA office.*

Soil Types/Productivity

Primary soils are Fayette and Rozetta. CSR2 on the estimated FSA/Eff. crop acres is 51.30. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice-laying, productive Jackson County farm.

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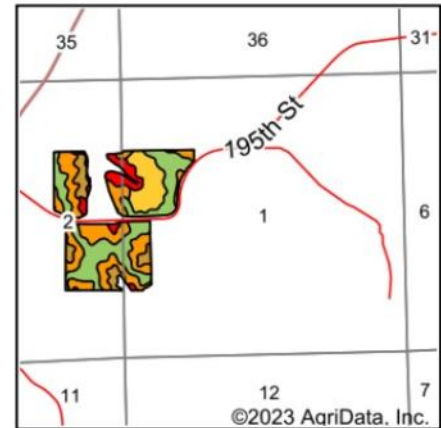
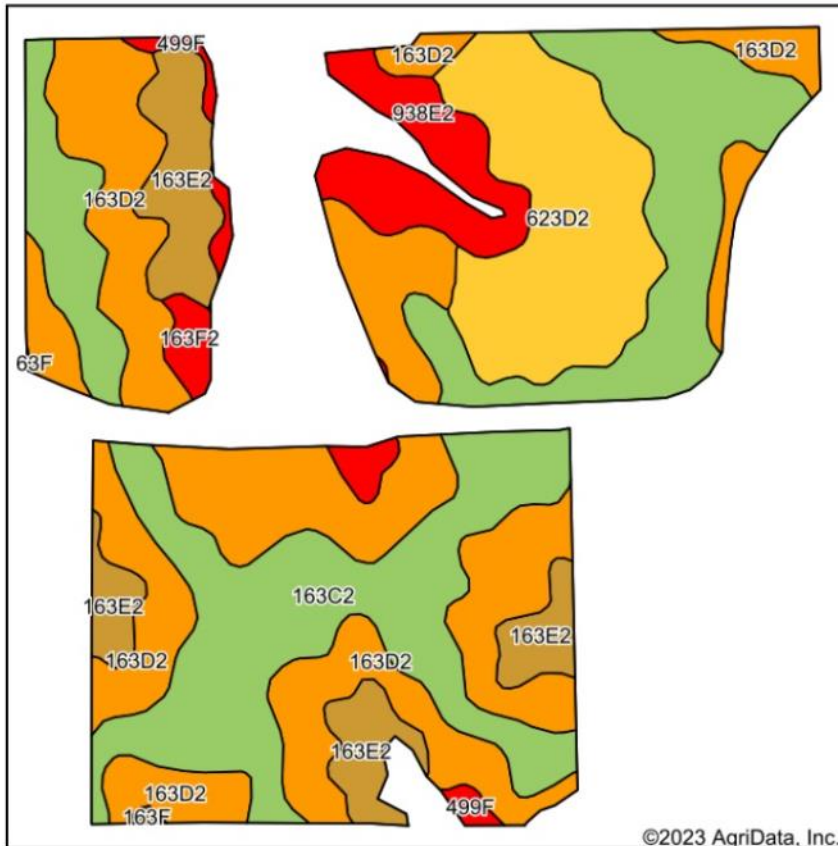
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State: **Iowa**
County: **Jackson**
Location: **2-85N-4E**
Township: **Jackson**
Acres: **100.44**
Date: **10/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	35.80	35.6%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	34.33	34.2%		IIIe	72
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	13.24	13.2%		IIIe	50
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.72	8.7%		IVe	35
938E2	NewGlarus silt loam, 14 to 18 percent slopes, moderately eroded	5.56	5.5%		IVe	5
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	1.61	1.6%		VIe	18
499F	Nordness silt loam, 14 to 35 percent slopes	1.06	1.1%		VIIIs	5
163F	Fayette silt loam, 18 to 25 percent slopes	0.12	0.1%		VIe	21
Weighted Average					3.24	51.3

**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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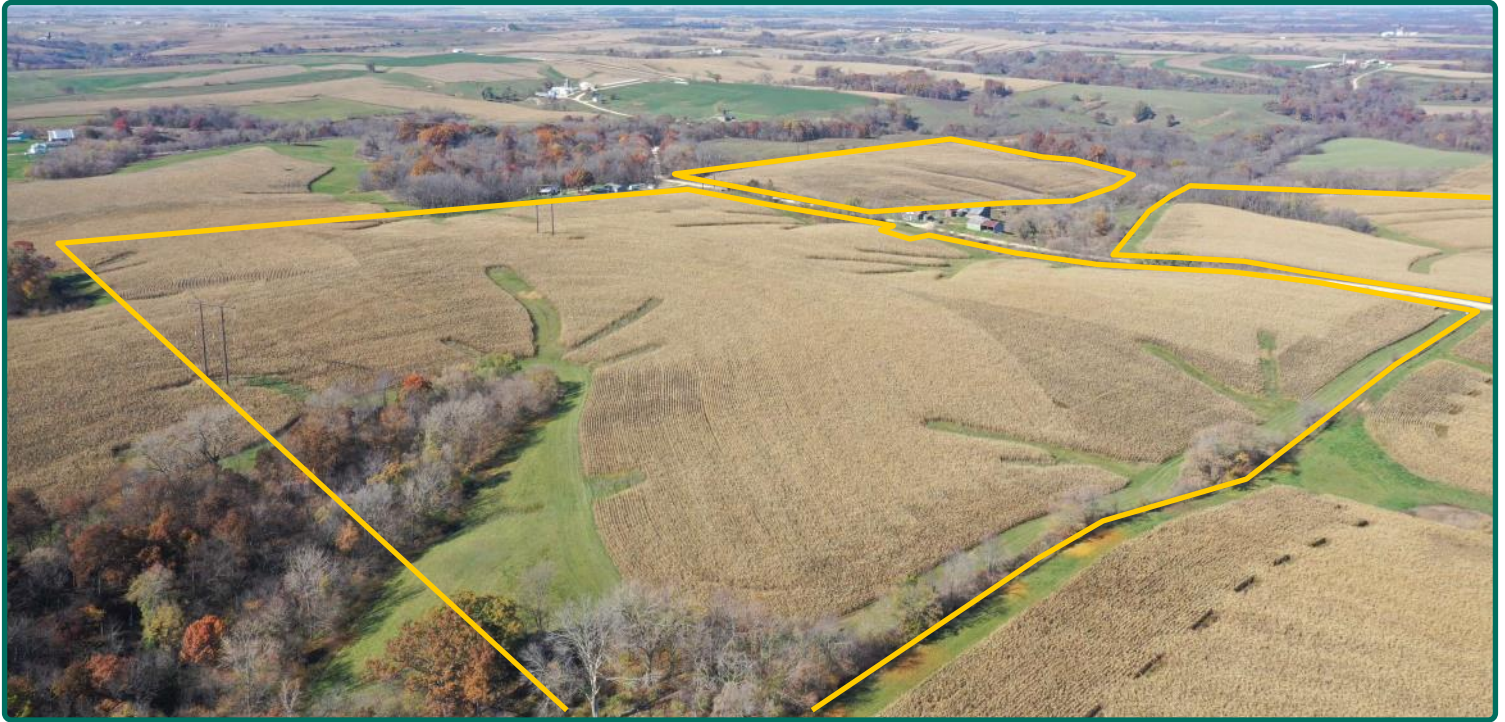
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