

Land For Sale

ACREAGE:

184.31 Acres, m/l

LOCATION:

Jefferson County, IA

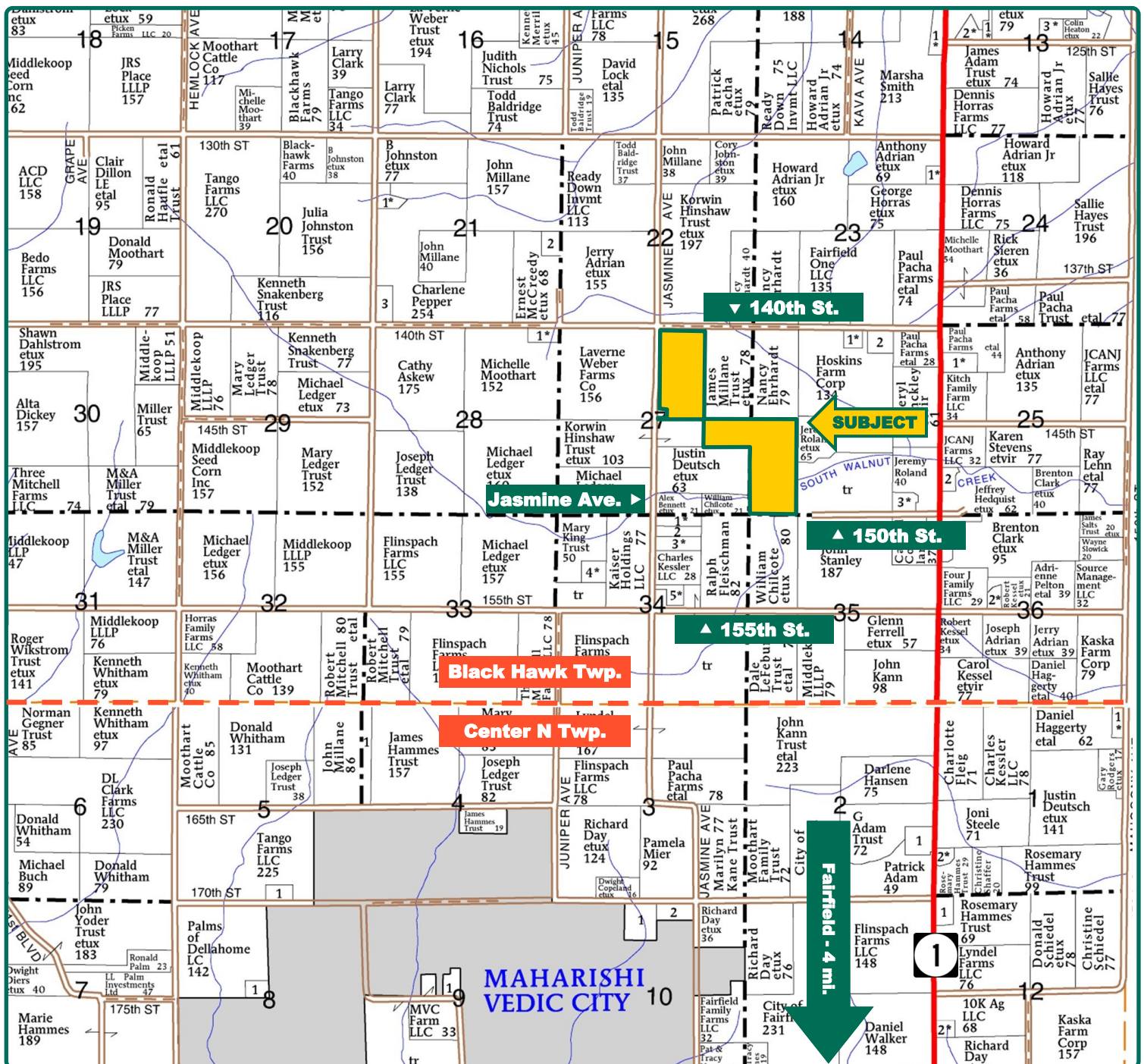


Property *Key Features*

- Located 7½ Miles North of Fairfield, Iowa
- 130.76 Est. FSA/Eff. Crop Acres with a CSR2 of 70.50
- Productive Jefferson County Farm with Recreational Opportunities

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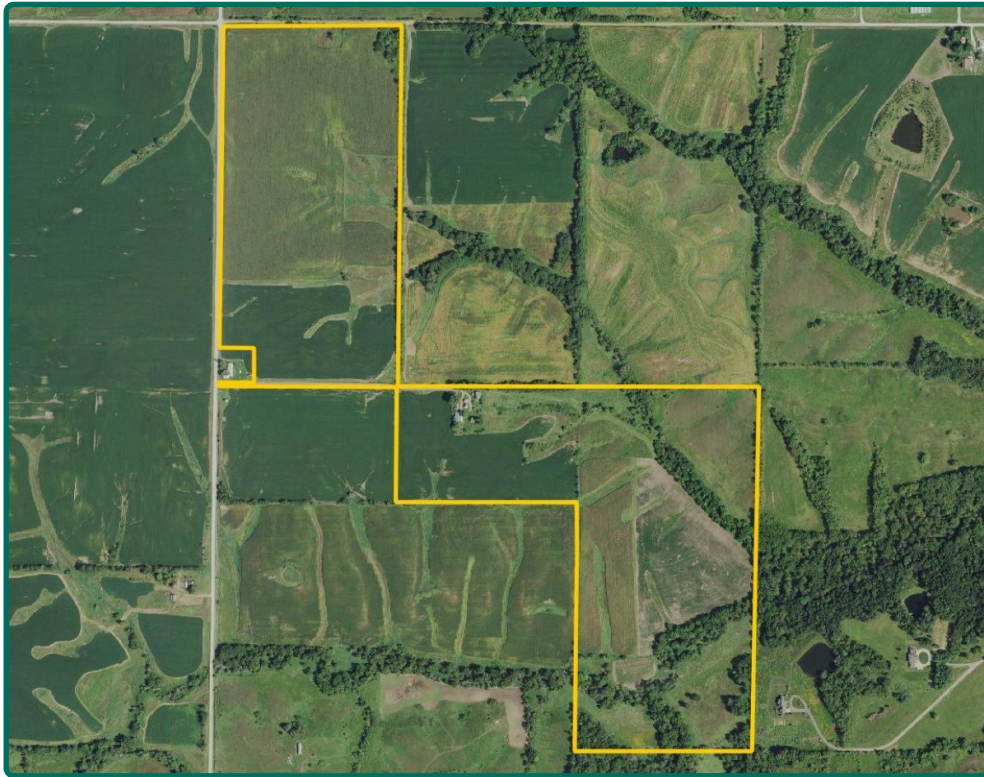
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FSA/Eff. Crop Acres: 130.76*
CRP Acres: 27.05
Corn Base Acres: 100.50*
Oat Base Acres: 3.00*
Soil Productivity: 70.50 CSR2

**Acres are estimated.*

Property Information

184.31 Acres, m/l

Location

From Fairfield: go north on Hwy 1 for 5 miles, then west 1½ miles on 155th St., then north on Jasmine Ave. for 1 mile. Property is located on the east side of the road.

Legal Description

W½ NE¼, except Parcel A, and the north 25 acres, m/l of the NE¼ SE¼ in Section 27; and W½ SW¼ of Section 26, all in Township 73 North, Range 10 West of the 5th P.M., Jefferson Co., IA. Updated abstract to govern.

Price & Terms

- \$1,595,000
- \$8,653.90/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,436.00
 Gross Acres: 184.31
 Net Taxable Acres: 181.98
 Tax per Net Taxable Acre: \$24.38
 Tax Parcel ID #s: 0226300003, 0227200007, 0226300001, 0227400004, 0227200002, & 0227200001

Lease Status

Leased through the 2024 crop year.

FSA Data

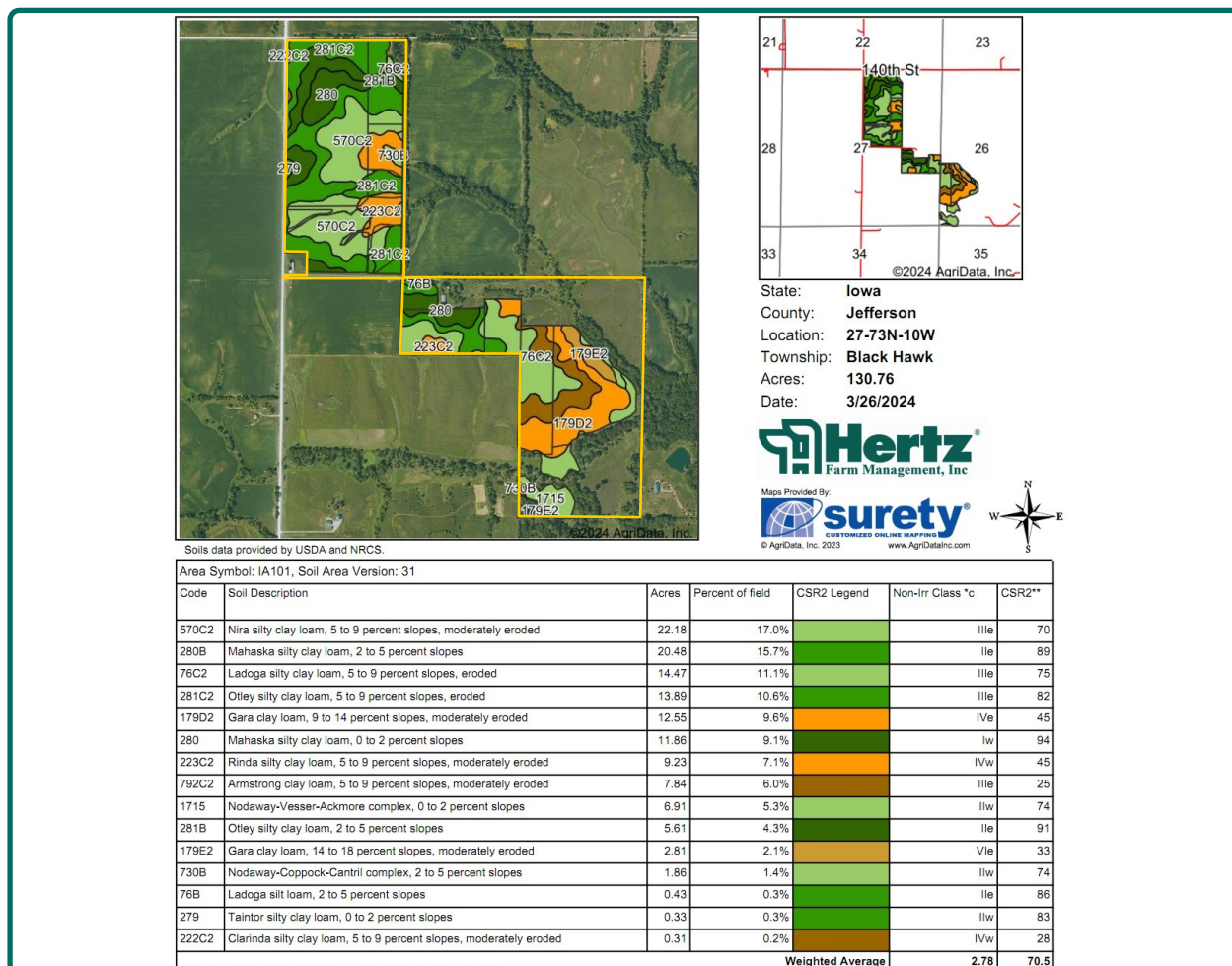
Farm Number 84, Tract 483
 FSA/Eff. Crop Acres: 130.76*
 CRP Acres: 27.05
 Corn Base Acres: 100.50*
 Corn PLC Yield: 130 Bu.
 Oat Base Acres: 3.00*
 Oat PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Jefferson County FSA office.*

CRP Contracts

There are 27.05 acres enrolled in a CP-4D contract that pays \$183.00/acre - or \$4,950.00 annually - and expires 9/30/2030.

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Soil Types/Productivity

Primary soils are Nira, Mahaska, Ladoga, and Otley. CSR2 on the estimated FSA/ Eff. crop acres is 70.50. See soil map for detail.

Land Description

Nearly level to steep.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

- 44' x 70' steel utility building (1981)
- 20' x 68' machine shed (1960)
- Three grain bins
- Two 12' x 12' corn cribs (1950)

The frame of an old farm house stands near the building site.

Water & Well Information

There are four wells located on the property. Age and status of the wells is unknown.

Equipment/Personal Property

There is equipment and personal property on the property. Contact agent for details.

Comments

Here's an opportunity to own a productive Jefferson County farm located minutes from Fairfield and just over an hour from Iowa City. This unique property has row crop, CRP, and recreational acres. The secluded building site boasts incredible views and has ample storage for equipment. The CRP acres and South Walnut Creek enhance the wildlife habitat for deer and turkey.

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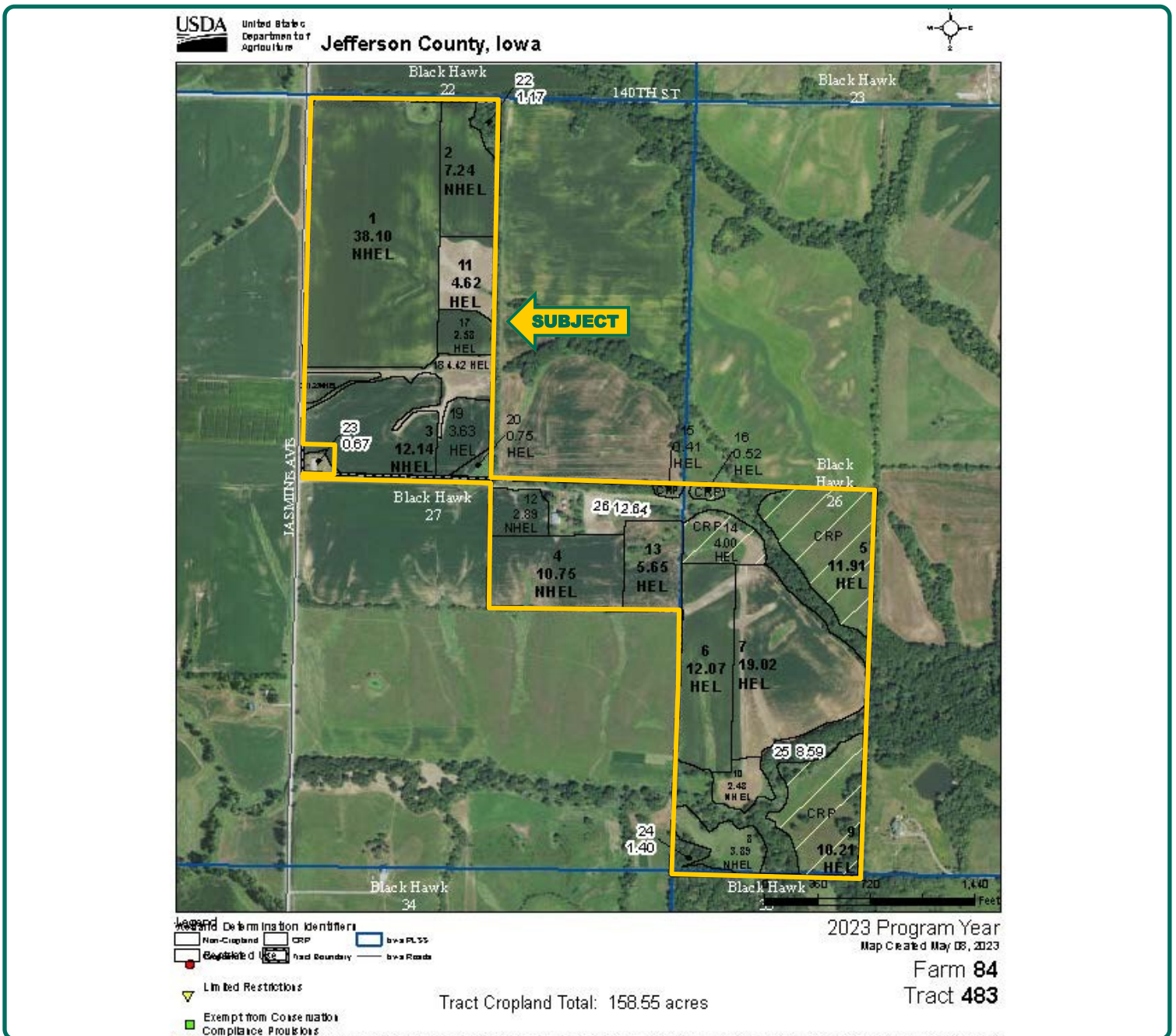
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Looking Northwest



Looking Northwest



Looking Northeast



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Building Site



Looking Southeast



Looking Southeast



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