

Land For Sale

ACREAGE:

171.02 Acres, m/l

LOCATION:

Jackson County, IA

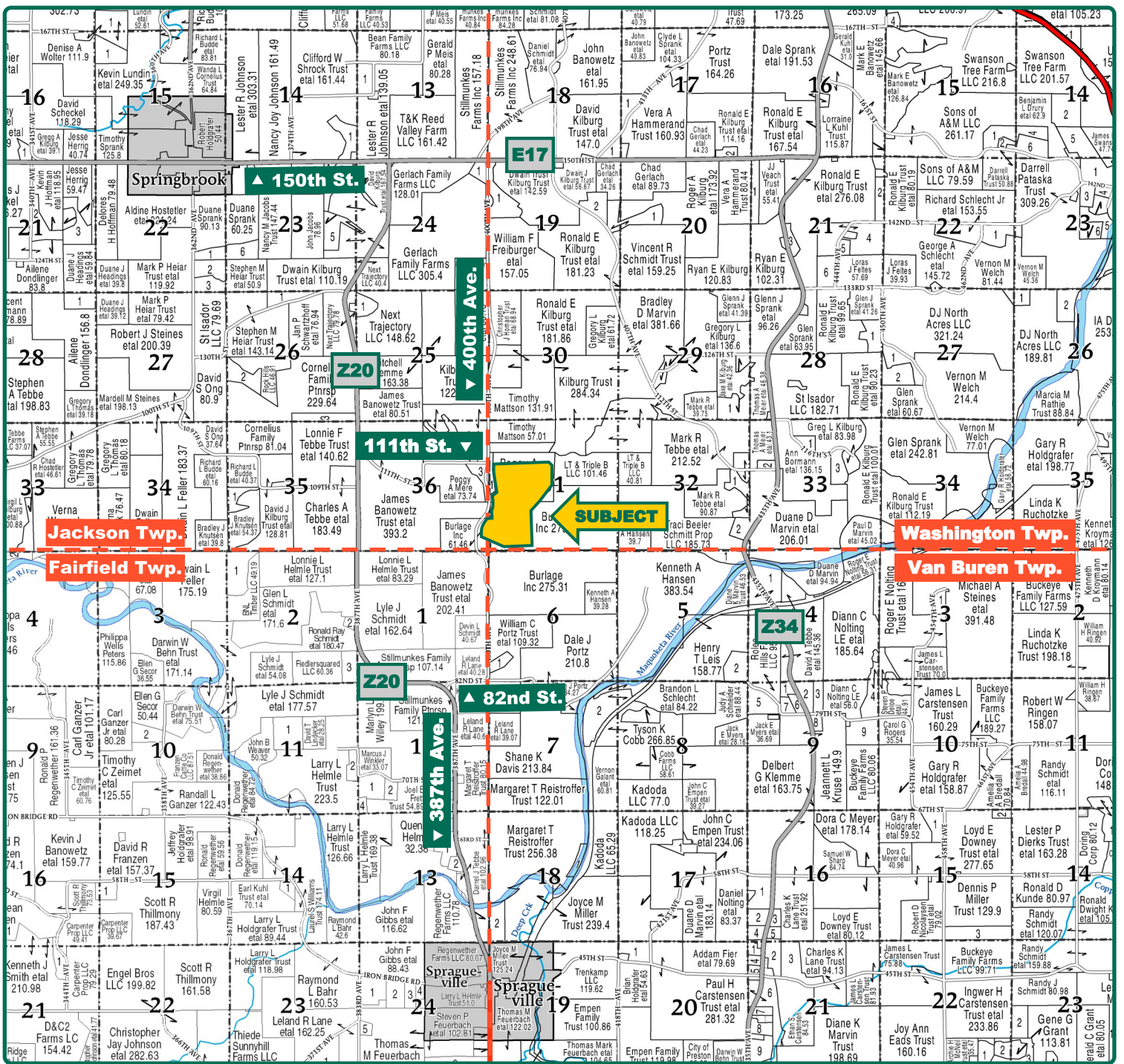


Property Key Features

- Located 3 Miles North of Spragueville, Iowa
- 163.84 Est. FSA/Eff. Crop Acres with a 47.10 CSR2
- Highly Productive Jackson County Farm

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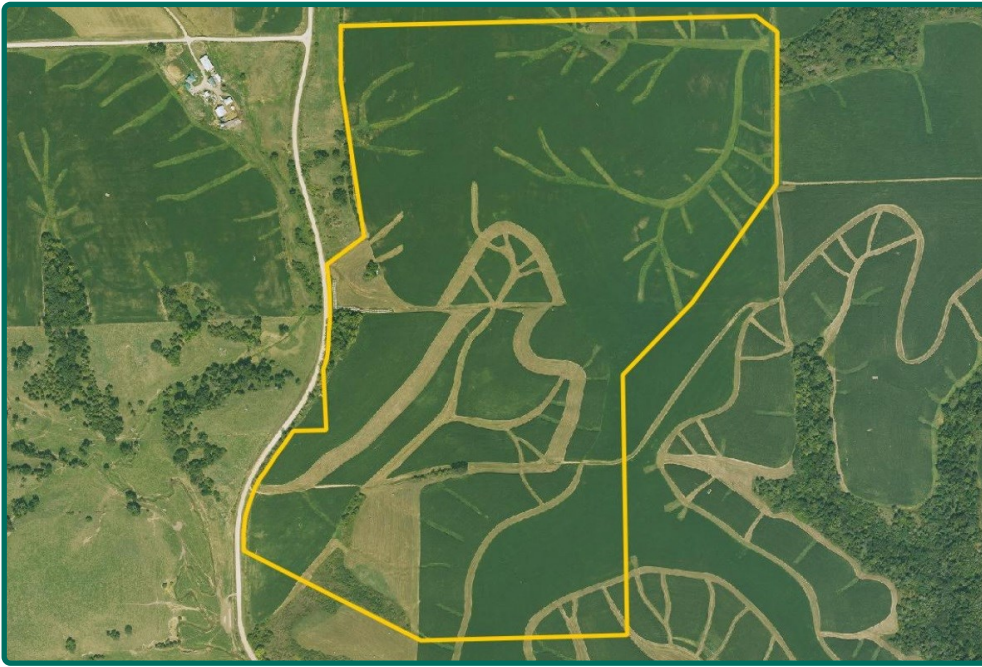
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FSA/Eff. Crop Acres:	163.84*
Cert. Mixed Forage Acres:	28.95
Oats Base Acres:	11.52*
Corn Base Acres:	131.09*
Bean Base Acres:	33.61*
Soil Productivity:	47.10 CSR2

**Acres are estimated.*

Property Information

171.02 Acres, m/l

Location

From Spragueville: 2 miles north on 387th Ave., ½ mile east on 82nd St. and 1 mile north on 400th Ave. The property is on the east side of the road.

Legal Description

The SE¼ SE¼ lying E of the road in Section 36, Township 85 North, Range 4 East of the 5th P.M., Jackson County, Iowa. The S½ W½ of Section 31, Township 85 North, Range 5 East of the 5th P.M., Jackson County, Iowa. Excepting the following parcels: A, No. 43-2024, No. 44-2024, and No. 45-2024. Updated abstract to govern.

Price & Terms

- \$1,701,649.00
 - \$9,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,943.00*
Net Taxable Acres: 171.02
Tax per Net Taxable Acre: \$28.90*
Tax Parcel ID #: 521331100015000, 521331100017000, 521331300015000, 521331300013000, 201236400012000, 521331300009000 & 521331300011000
**Taxes estimated due to recent survey of property and tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm 644, Tract 2244
FSA/Eff. Crop Acres: 87.63
Certified Mixed Forage Acres: 11.38
Corn Base Acres: 50.51*
Corn PLC Yield: 150 Bu.
Bean Base Acres: 32.25*
Bean PLC Yield: 48 Bu.

Part of Farm 6693, Tract 7520

FSA/Eff. Crop Acres: 76.21*
Certified Mixed Forage Acres: 17.57
Oats Base Acres: 11.52*
Oats PLC Yield: 52 Bu.
Corn Base Acres: 80.58*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 1.36*
Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 47.10. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

The drainage is natural.

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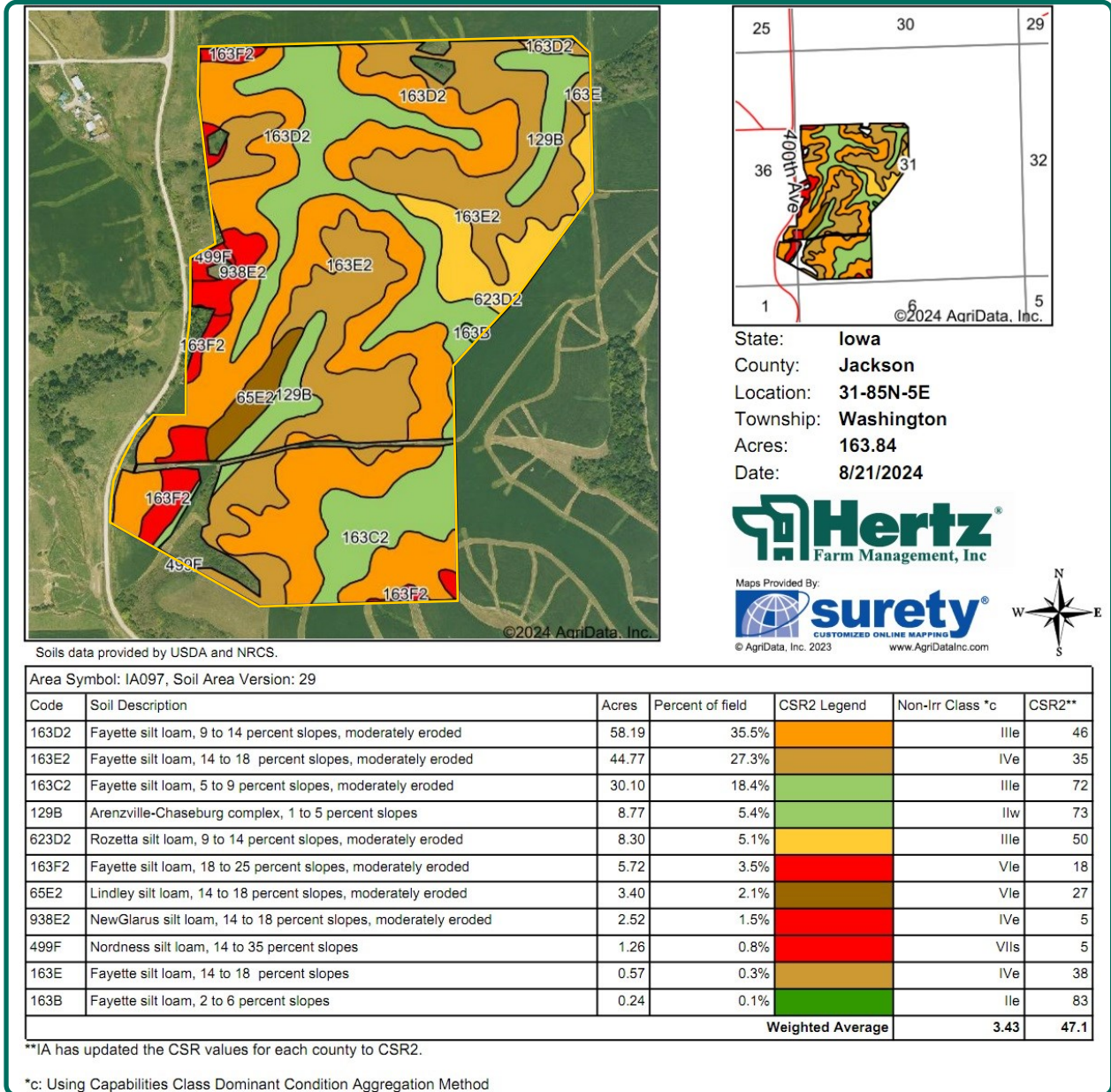
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Buildings/Improvements

None.

Water & Well Information

None.

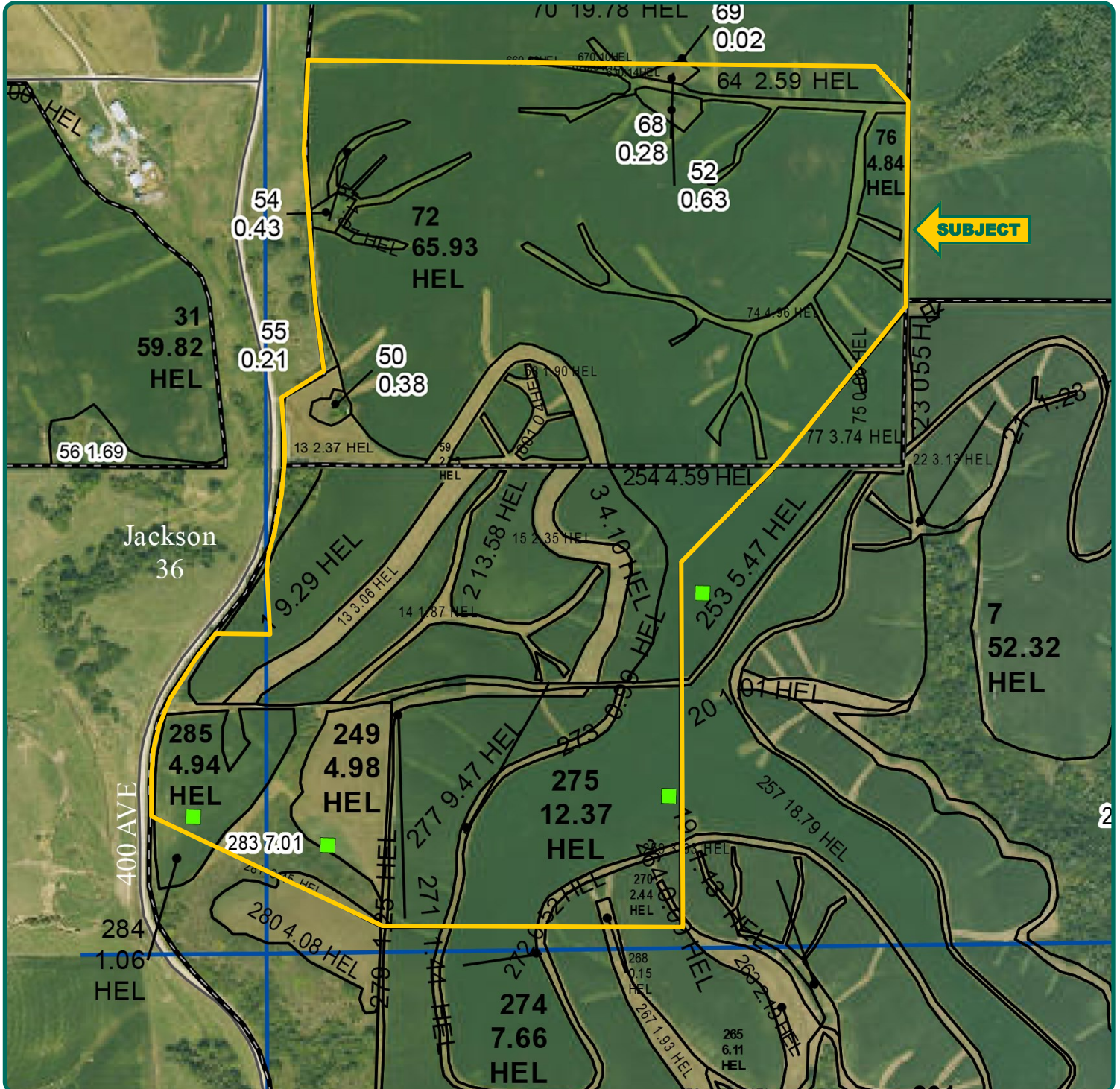
Comments

This Jackson County farm offers gently rolling terrain with good soils.

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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