

Land For Sale

ACREAGE:

224.55 Acres, m/l

LOCATION:

Jasper County, IA



Property Key Features

- One-Half Mile West of Rock Creek Lake
- Northeast Jasper County Farm with Lots of Potential
- Contiguous, Mixed-Use Farm with Crop, Pasture and CRP Acres

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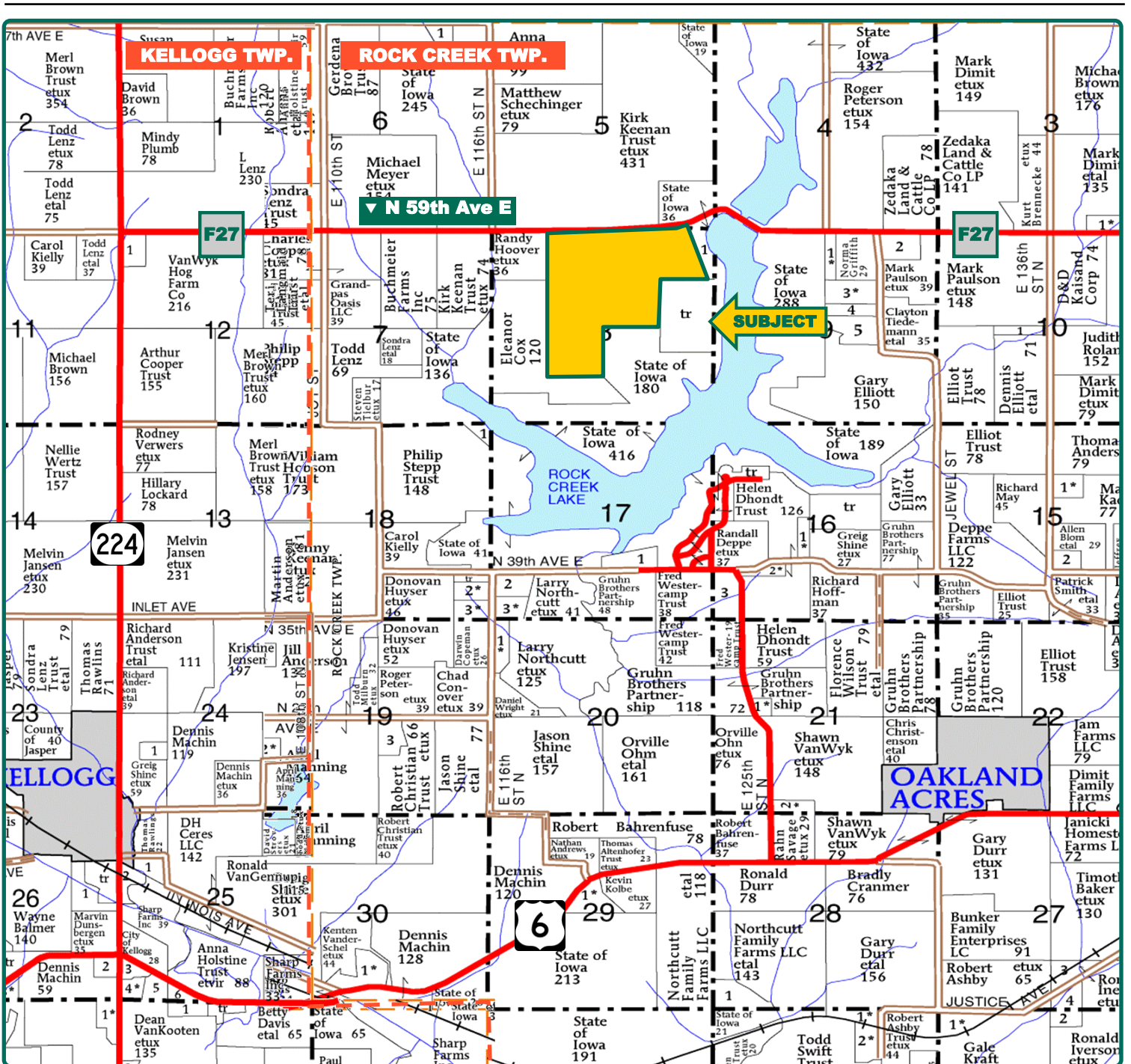
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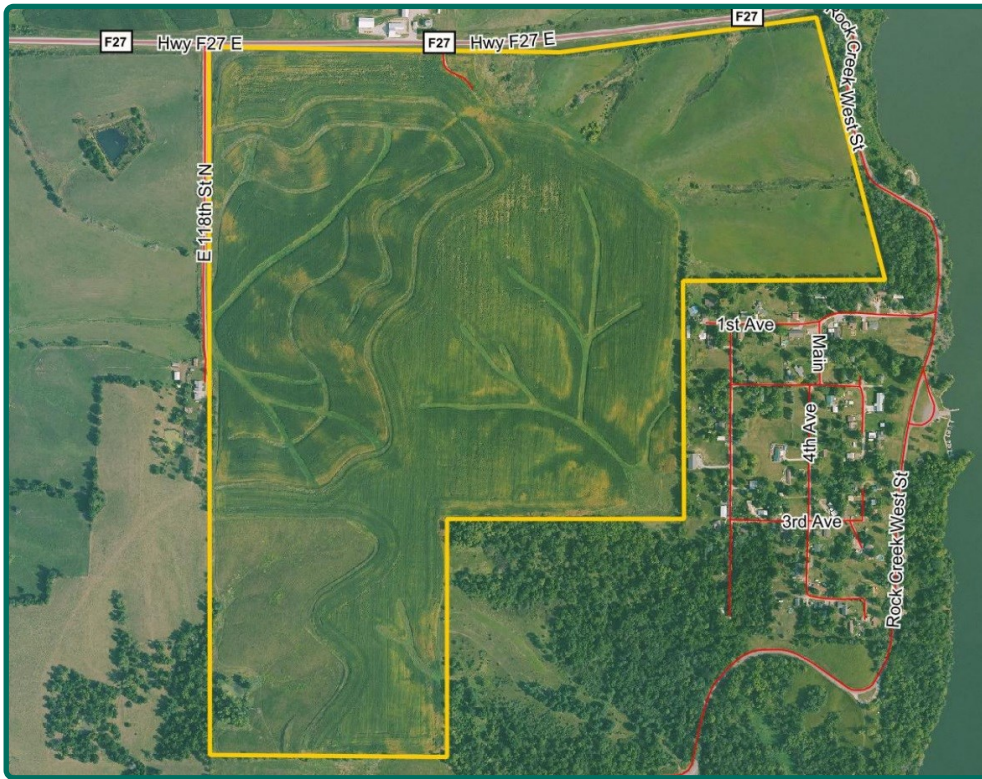


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FSA/Eff. Crop Acres:	162.94
CRP Acres:	17.00
Corn Base Acres:	73.00
Bean Base Acres:	59.70
Soil Productivity:	60.70 CSR2

Property Information

224.55 Acres, m/l

Location

From Kellogg: Go north 3 miles on Highway 224, then east on Highway F27 / N 59th Ave. E for 2 miles. Property is on the south side of the road.

Legal Description

Irregular tract in Sections 5 and 8, Township 80 North, Range 17 West of the 5th P.M. (Rock Creek Twp., Jasper Co., IA)

Price & Terms

- \$1,482,030.00
- \$6,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$6,412.00
 Net Taxable Acres: 224.55
 Tax per Net Taxable Acre: \$28.56
 Tax Parcel ID #: 1008100002, 1008201001, 1008226001, 1008100004, 1008251001, 1008300003

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7783, Tract 2866
 FSA/Eff. Crop Acres: 162.94
 CRP Acres: 17.00
 Corn Base Acres: 73.00
 Corn PLC Yield: 161 Bu.
 Bean Base Acres: 59.70
 Bean PLC Yield: 49 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 17.00 acres enrolled in a CP25 contract that pays \$4,035 annually and expires 9/30/34.

Soil Types/Productivity

Primary soils are Downs and Gara. CSR2 on the FSA/Eff. crop acres is 60.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling to severely sloping.

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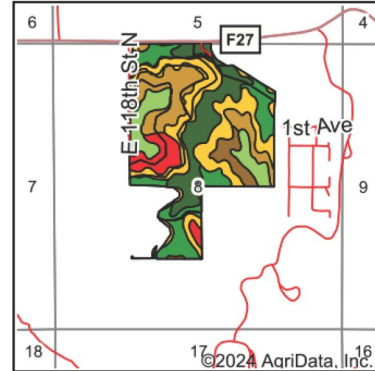
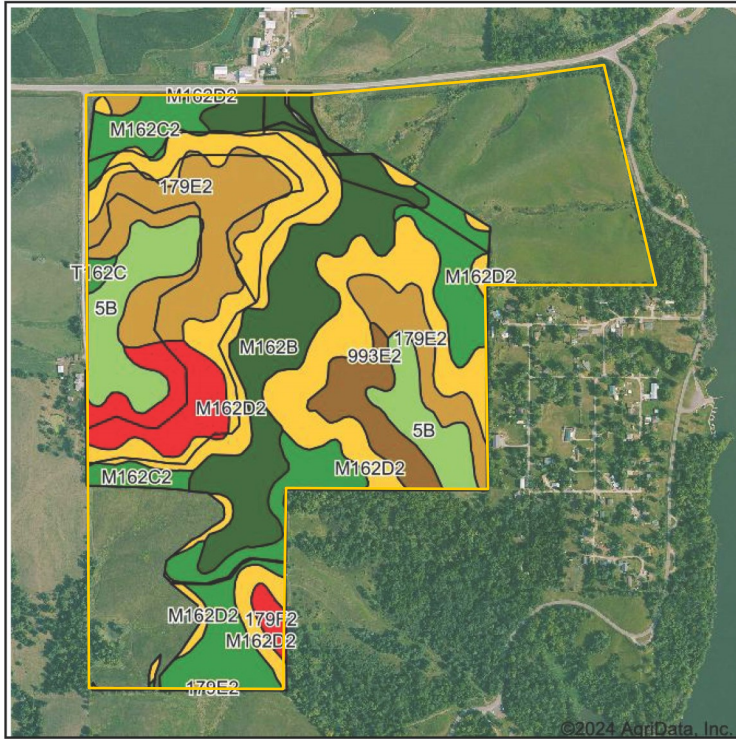
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State: **Iowa**
 County: **Jasper**
 Location: **8-80N-17W**
 Township: **Rock Creek**
 Acres: **162.94**
 Date: **8/26/2024**











Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	42.78	26.5%		IVe	57
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	28.44	17.6%		IIIe	82
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	28.01	17.3%		IIe	90
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	26.85	16.6%		VIe	32
5B	Ackmore-Colo complex, 2 to 5 percent slopes	16.58	10.3%		IIw	77
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	11.32	7.0%		VIIe	16
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	7.00	4.3%		VIe	22
T162C	Downs silt loam, benches, 5 to 9 percent slopes	0.69	0.4%		IIIe	85
Weighted Average					3.90	60.7

Drainage

Natural, plus tile. Maps available, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Great opportunity to own a large, contiguous parcel in northeast Jasper County.

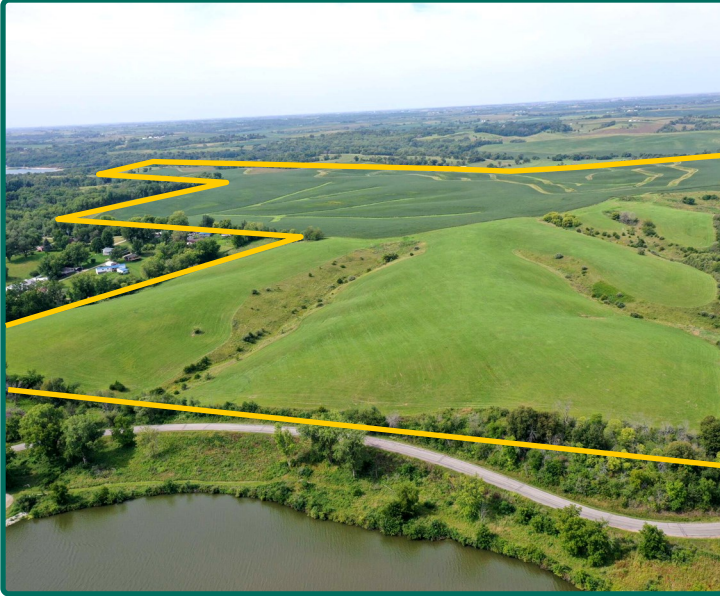
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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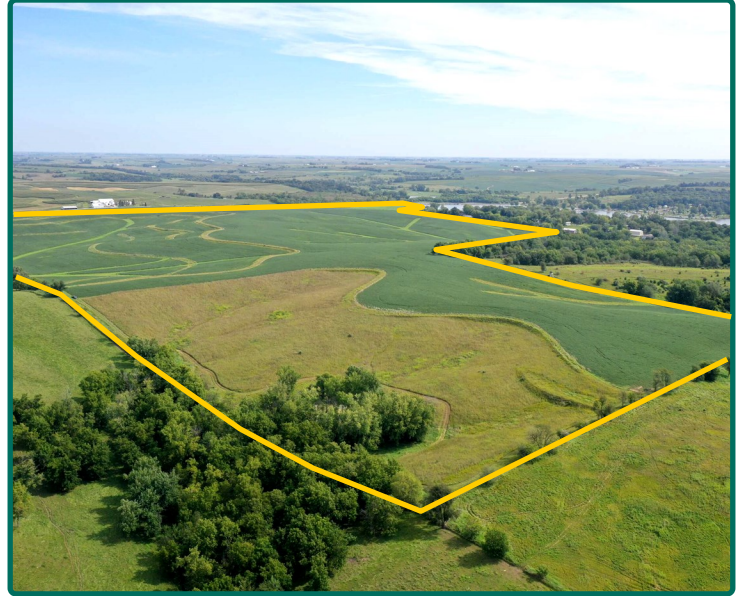
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Northeast Looking Southwest



Southwest Looking Northeast



South Looking North



East Looking Northwest



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