

Productive Jefferson County Farm with an Open Lease for 2025



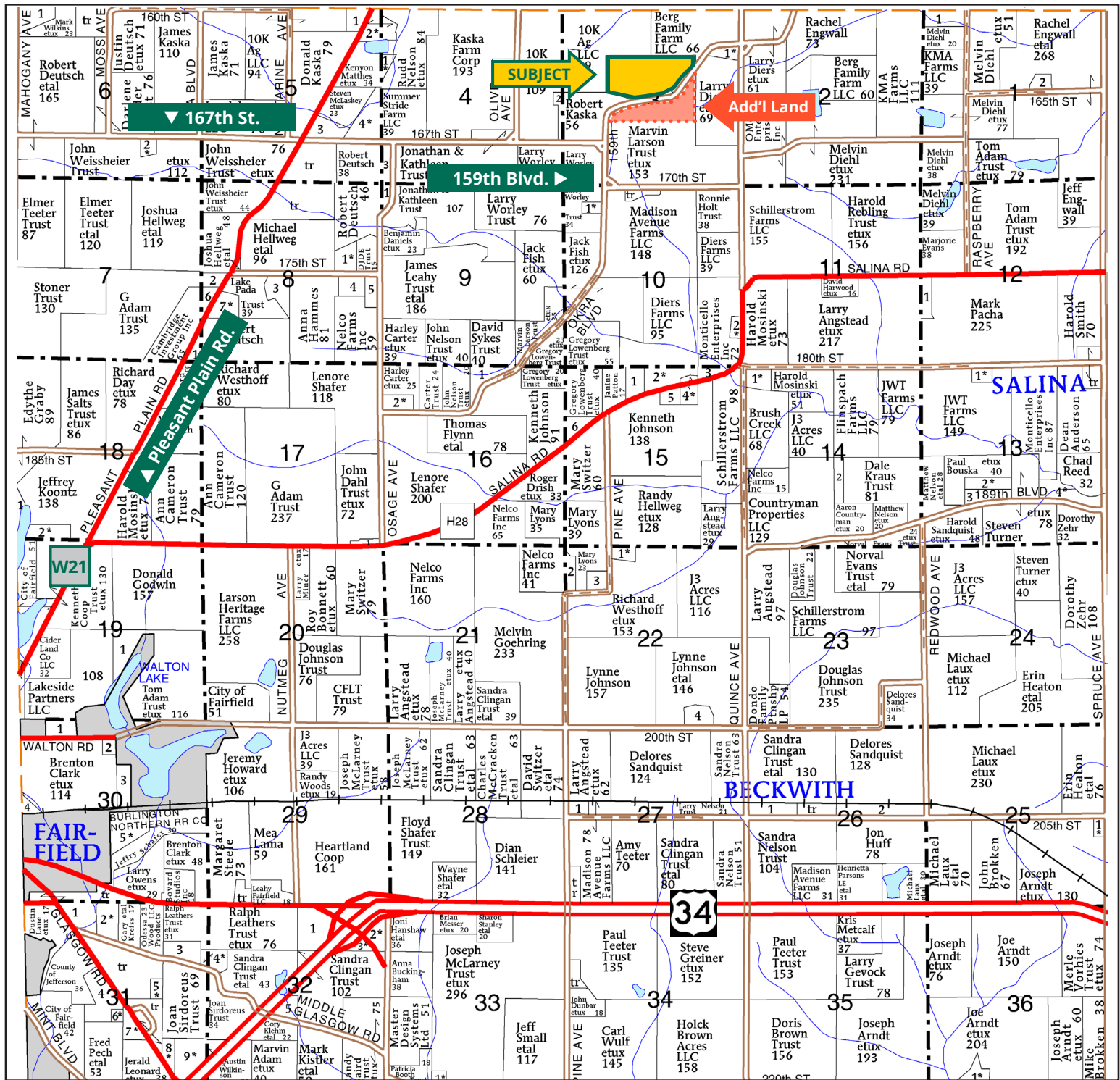
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72.50 Acres, m/l
Jefferson County, IA



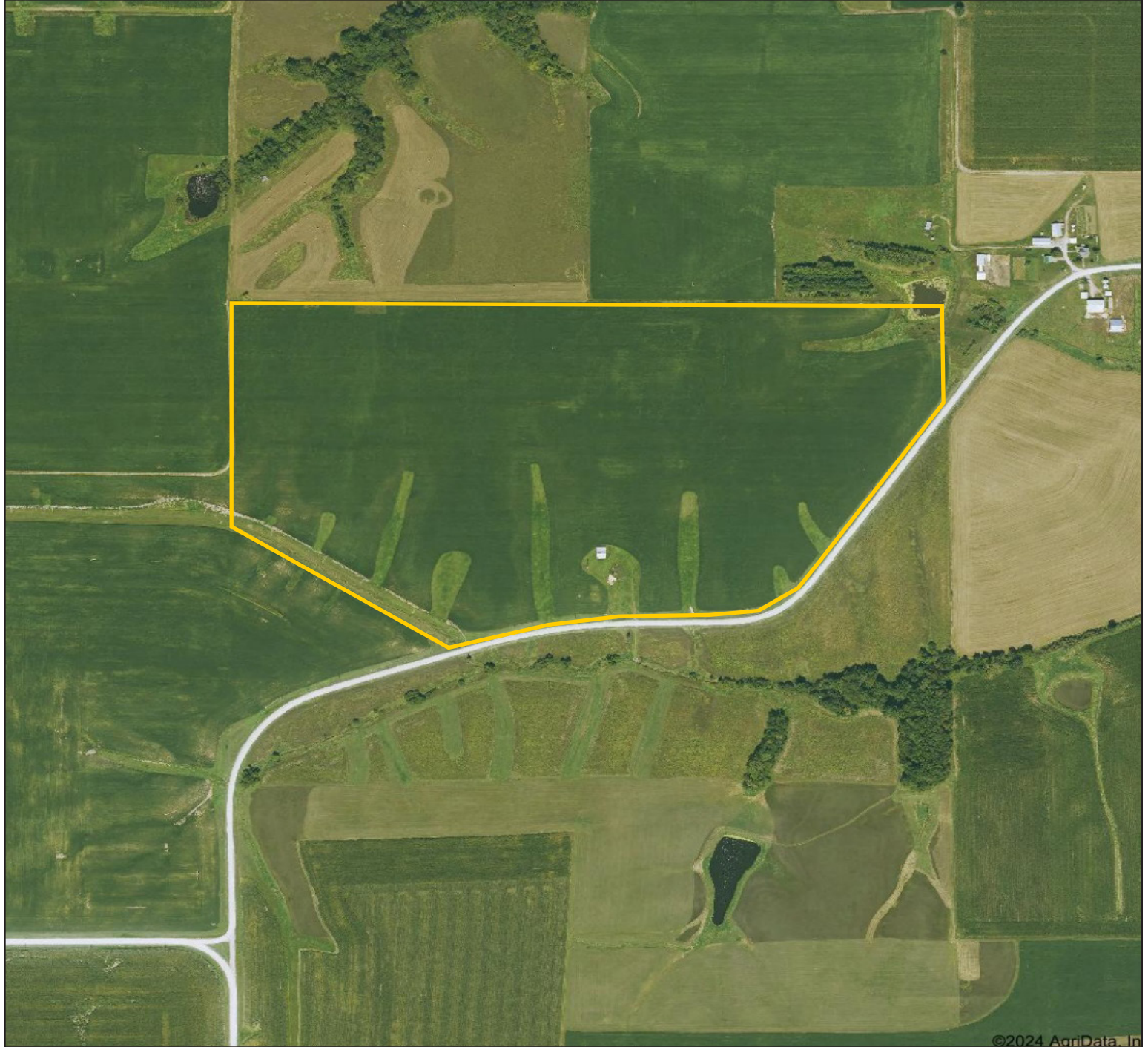
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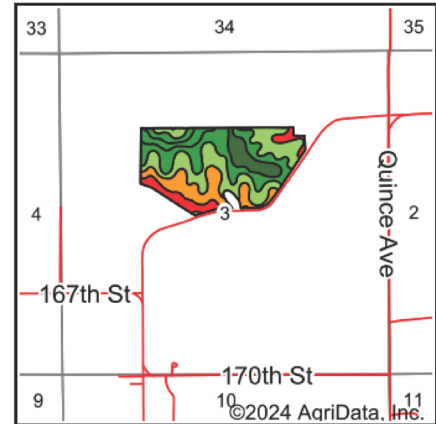
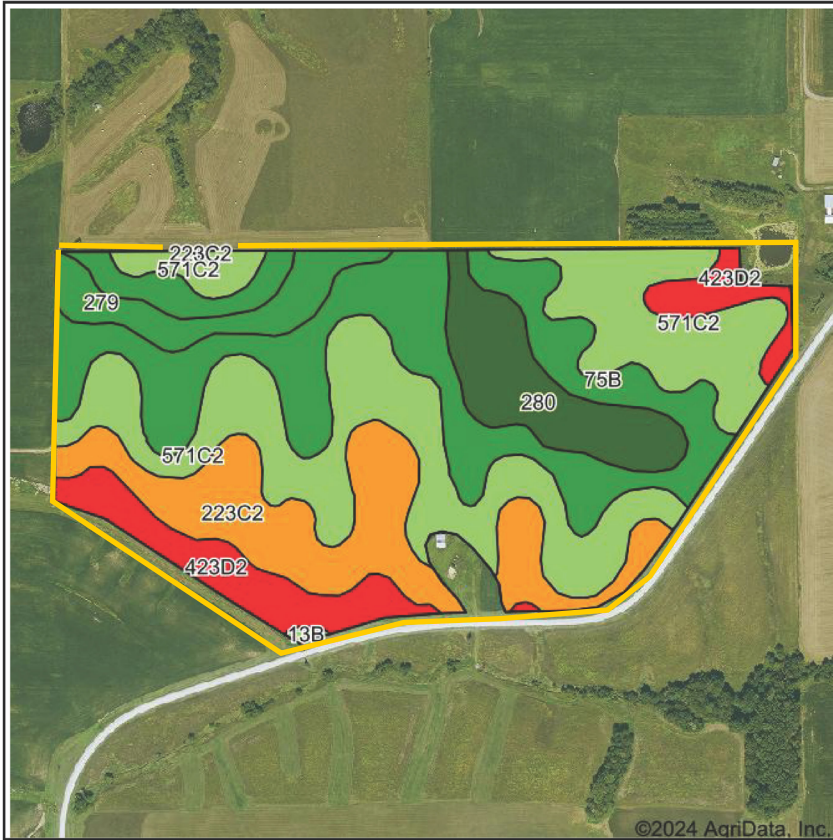
FSA/Eff. Crop Acres: 66.74 | Certified Grass Acres: 4.38 Est. | Soil Productivity: 66.70 CSR2



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State: **Iowa**
 County: **Jefferson**
 Location: **3-72N-9W**
 Township: **Buchanan**
 Acres: **66.74**
 Date: **10/29/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	22.07	33.1%		IIIe	74
75B	Givin silt loam, 2 to 5 percent slopes	17.96	27.0%		Ile	80
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.20	16.6%		IVw	45
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	6.17	9.3%		IVe	6
280	Mahaska silty clay loam, 0 to 2 percent slopes	5.80	8.7%		Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	3.40	5.1%		IIw	83
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.14	0.2%		IIw	71
Weighted Average					2.76	66.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Fairfield: 4½ miles north on Pleasant Plain Rd., then 1¾ miles east on 167th St., then ½ mile north and east on 159th Blvd. The property is on the north side of the road.

Simple Legal

Part of SE¼ NW¼, part of NE¼ SE¼, and part of SW¼ NE¼, Section 3, Township 72 North, Range 9 West of the 5th P.M., Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$746,750
- \$10,300/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 2024 - 2025: \$1,825.94*
Net Taxable Acres: 72.50*
Tax per Net Taxable Acre: \$25.79*
**Taxes are estimated due to tax parcel split. Jefferson County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6208, Part of Tract 5316
FSA/Eff. Crop Acres: 66.74
Cert. Grass Acres: 4.38*
Corn Base Acres: 41.94*
Corn PLC Yield: 148 Bu.
Bean Base Acres: 22.12*
Bean PLC Yield: 37 Bu.
Wheat Base Acres: 2.54*
Wheat PLC Yield: 37 Bu.
**Acres estimated pending reconstitution of farm by the Jefferson County FSA office.*

Soil Types/Productivity

Primary soils are Hedrick, Givin and Rinda. CSR2 on the FSA/Eff. crop acres is 66.70. 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

Nearly level to strongly sloping.

Drainage

Natural with some tile.

Buildings/Improvements

There is a 32' x 42' barn built in 1965 on this property.

Water & Well Information

There is one well located near the windmill. Age and status unknown.

Comments

Productive Jefferson County farm located 6½ miles northeast of Fairfield, IA.

Additional Land for Sale

Seller has an additional tract of land for sale located just south 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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Looking Northeast



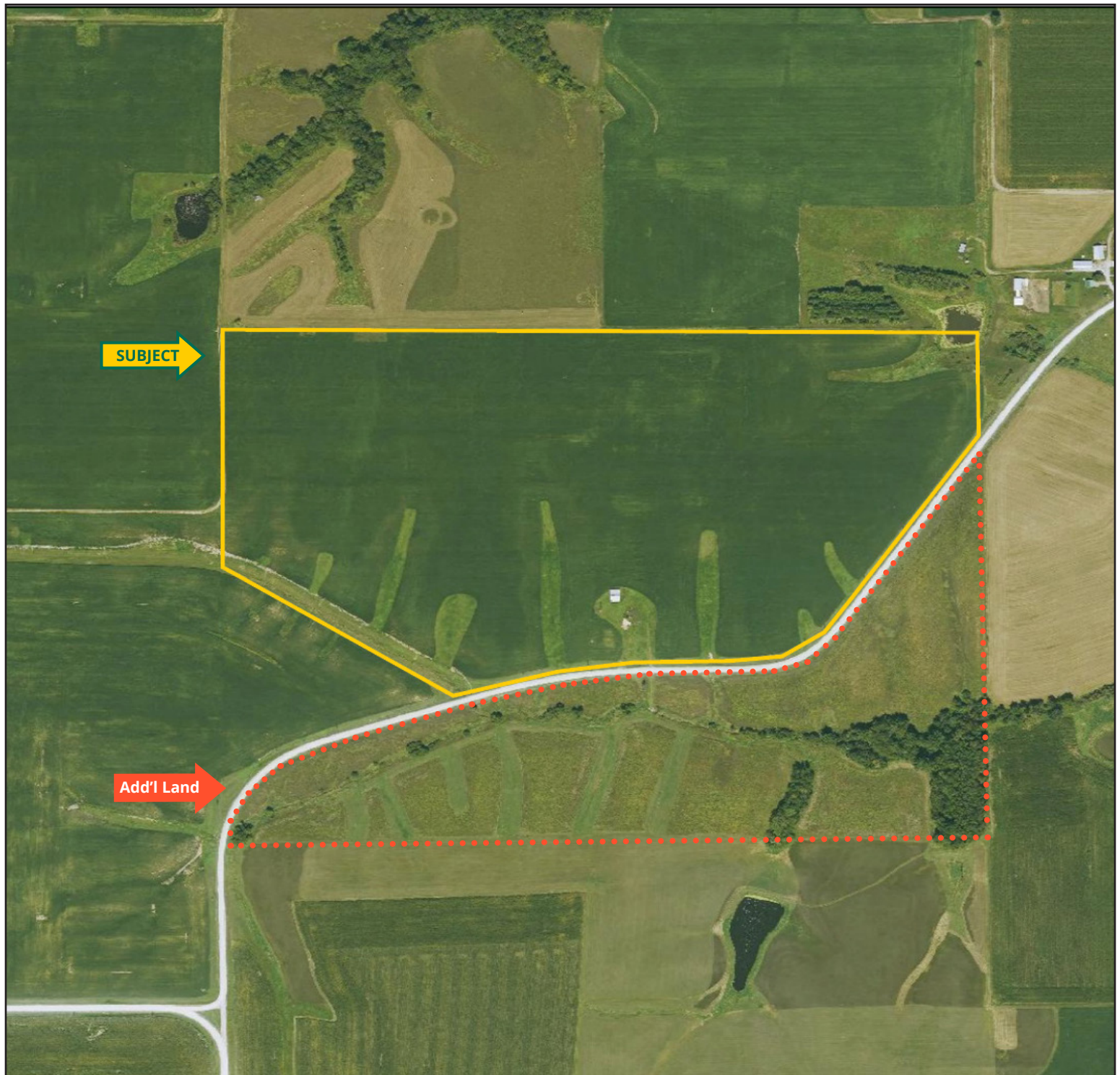
Looking Southwest



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