

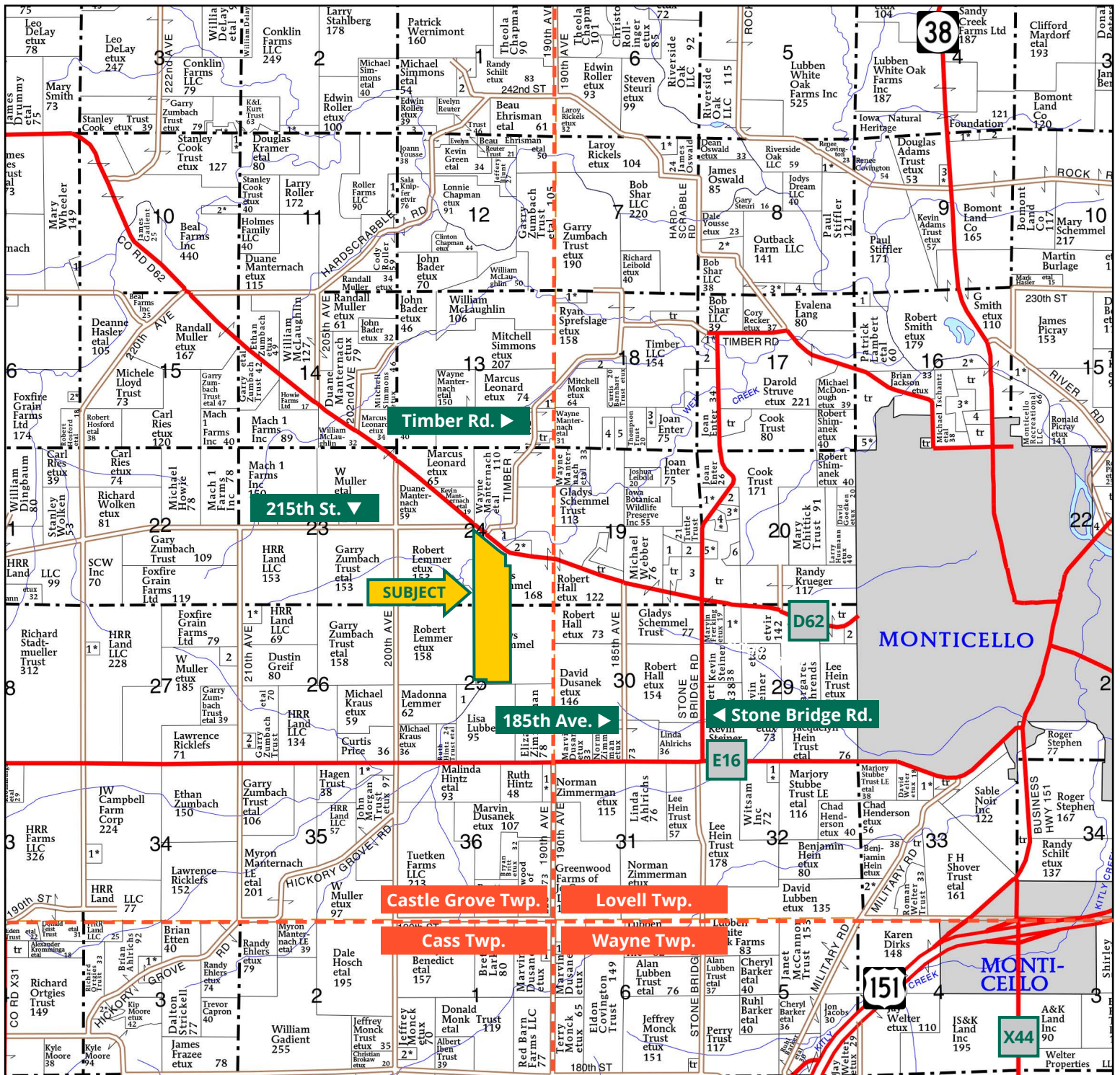
**Gladys M. Schemmel Trust**



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

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Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**141.56 Acres, m/l**  
**Jones County, IA**

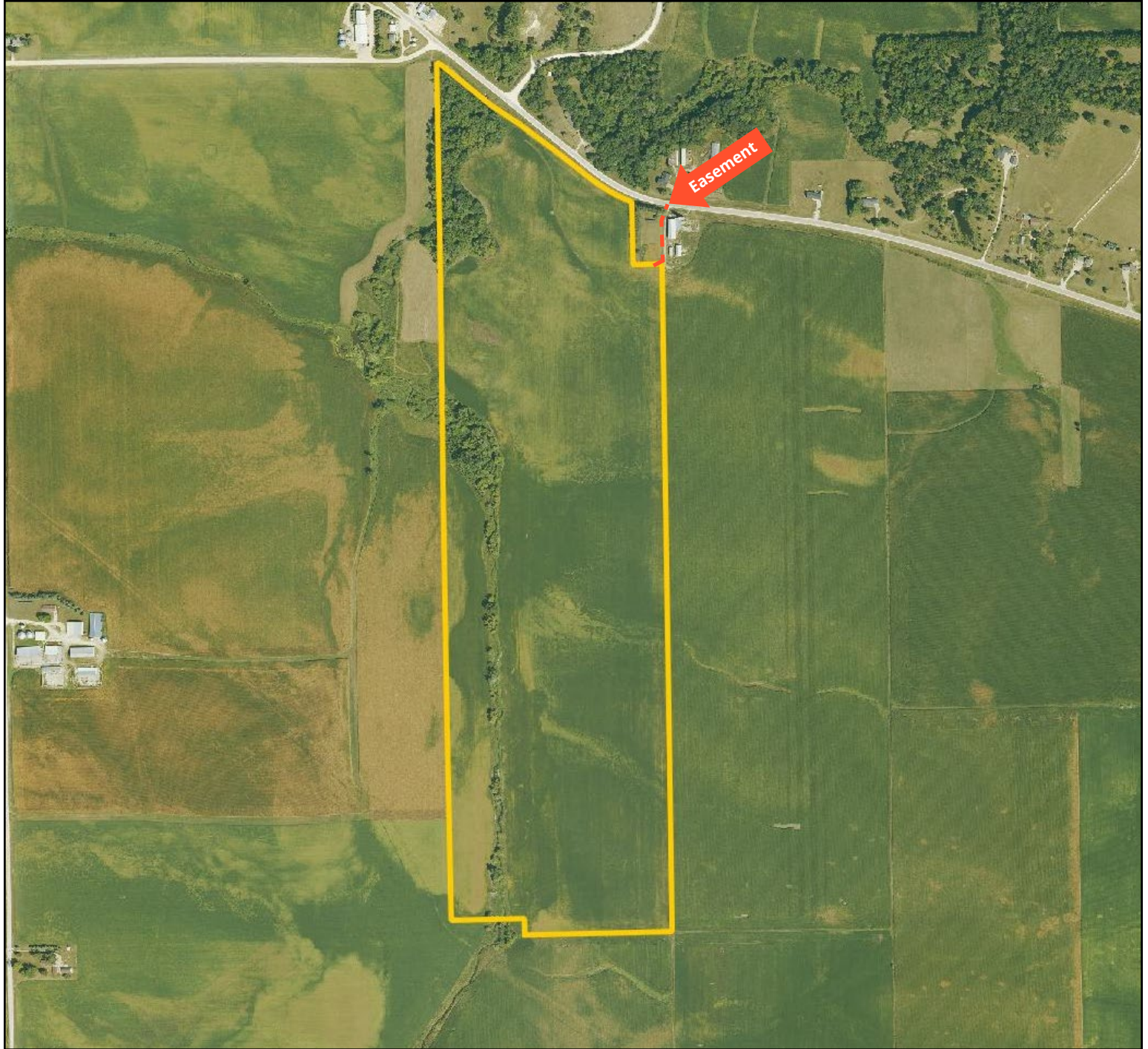


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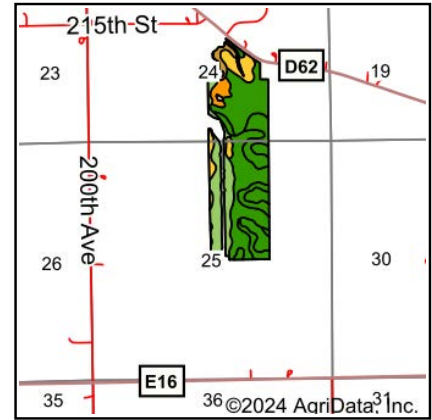
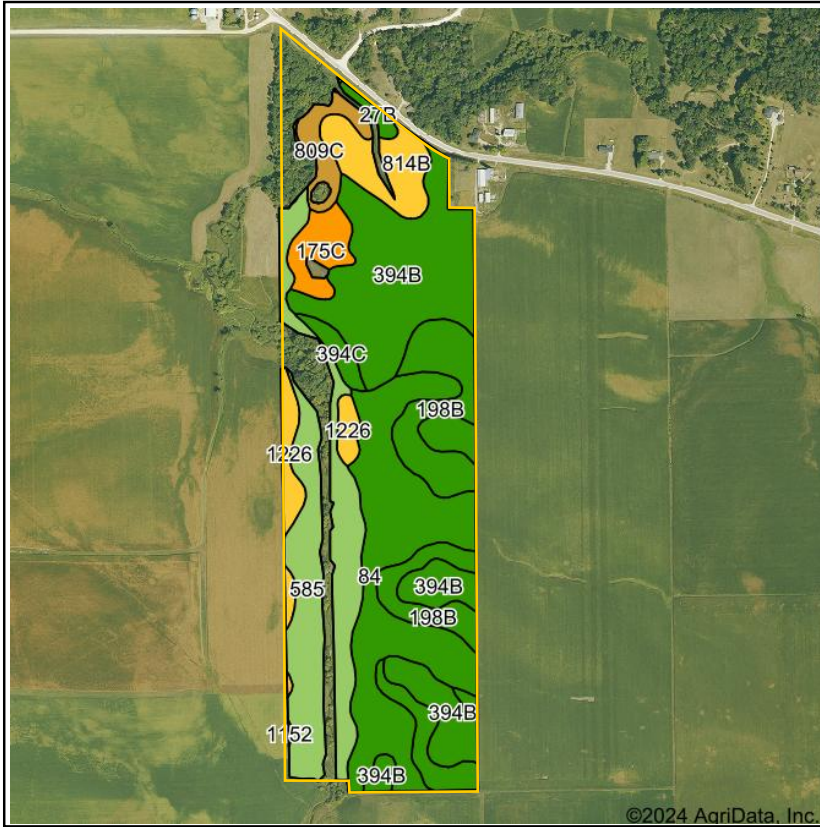
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Est. FSA/Eff. Crop Acres: 127.42 | Soil Productivity: 78.80 CSR2



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State: **Iowa**  
 County: **Jones**  
 Location: **25-86N-4W**  
 Township: **Castle Grove**  
 Acres: **127.42**  
 Date: **10/31/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
394B	Ostrander loam, 2 to 5 percent slopes	34.59	27.1%		Ile	88
84	Clyde silty clay loam, 0 to 3 percent slopes	28.53	22.4%		Ilw	88
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	24.29	19.1%		Ilw	70
198B	Floyd loam, 1 to 4 percent slopes	18.16	14.3%		Ilw	89
814B	Rockton loam, 2 to 5 percent slopes	6.82	5.4%		Ils	53
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.44	3.5%		Ils	59
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.26	3.3%		IIIe	45
809C	Bertram fine sandy loam, 5 to 9 percent slopes	3.37	2.6%		IVs	34
394C	Ostrander loam, 5 to 9 percent slopes	1.77	1.4%		IIIe	83
27B	Terril loam, 2 to 5 percent slopes	0.94	0.7%		Ile	89
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.25	0.2%		Ilw	54
<b>Weighted Average</b>					<b>2.10</b>	<b>78.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Monticello:** 2½ miles northwest on Co. Rd. D62. The property is located on the south side of the road.

### Simple Legal

That part of the W½ SE¼ of Section 24 and the W½ NE¼ of Section 25 in Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,911,060.00
- \$13,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$5,406.00  
Net Taxable Acres: 141.56  
Tax per Net Taxable Acre: \$38.19

### Lease Status

Open lease for 2025.

### FSA Data

Farm Number 4423, Part of Tract 139  
FSA/Eff. Crop Acres: 127.42\*  
Corn Base Acres: 116.09\*  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 11.33\*  
Bean PLC Yield: 60 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

### Soil Types/Productivity

Primary soils are Ostrander, Clyde and Coland-Spillville. CSR2 on the est. FSA/Eff. crop acres is 78.80. 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

The terrain is gently rolling.

### Drainage

Drainage is natural with some tile. Tile maps are not available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Access Easement

A 30'-wide easement through the building site provides access to this farm. Contact the listing agent for copies of the access easement agreement.

### Creek Crossing

There is a creek crossing on the south end of the property, allowing access to the land on the west side of the creek.

### Comments

This is a productive Jones County farm located on a hard-surface road.



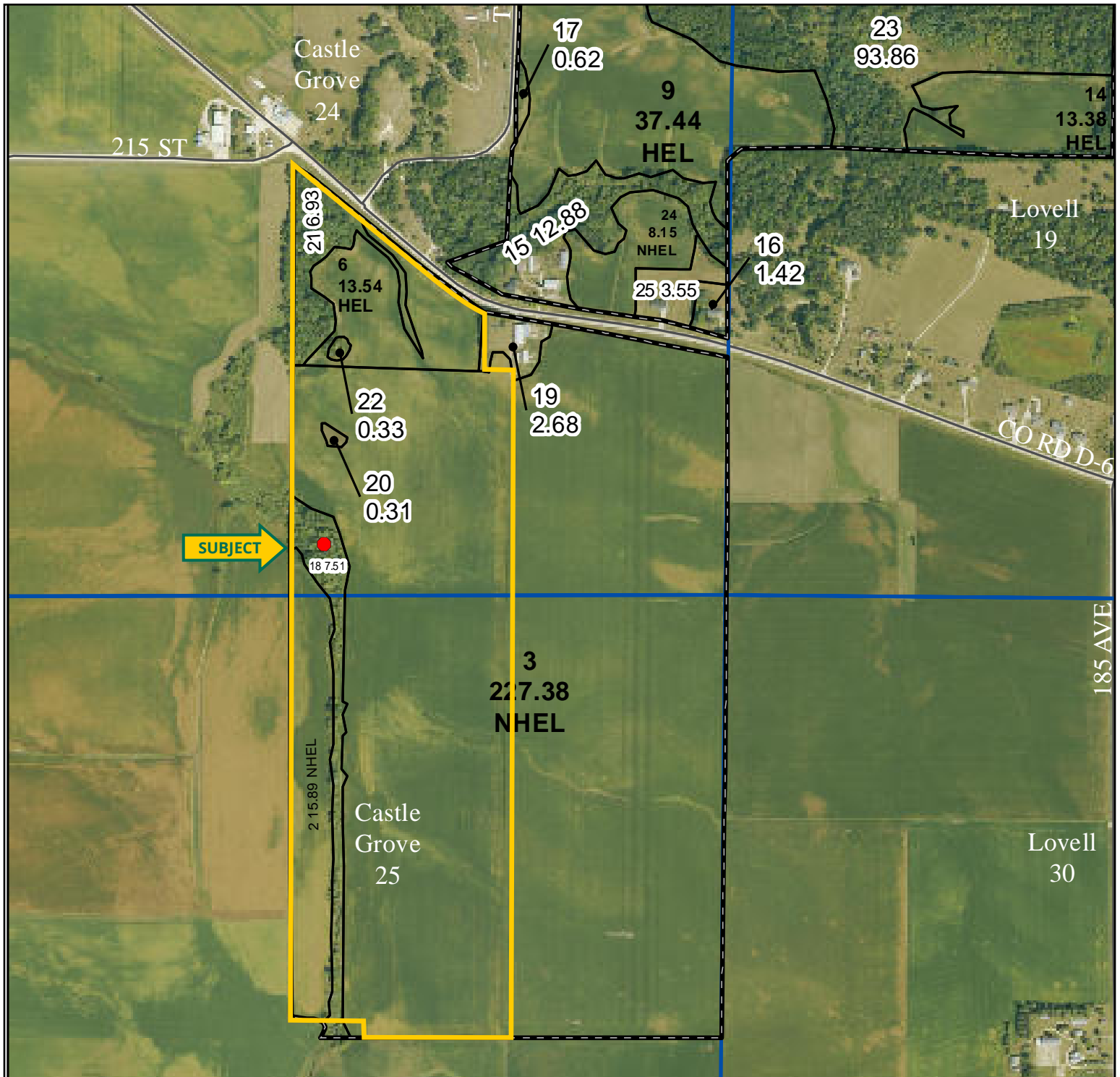
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

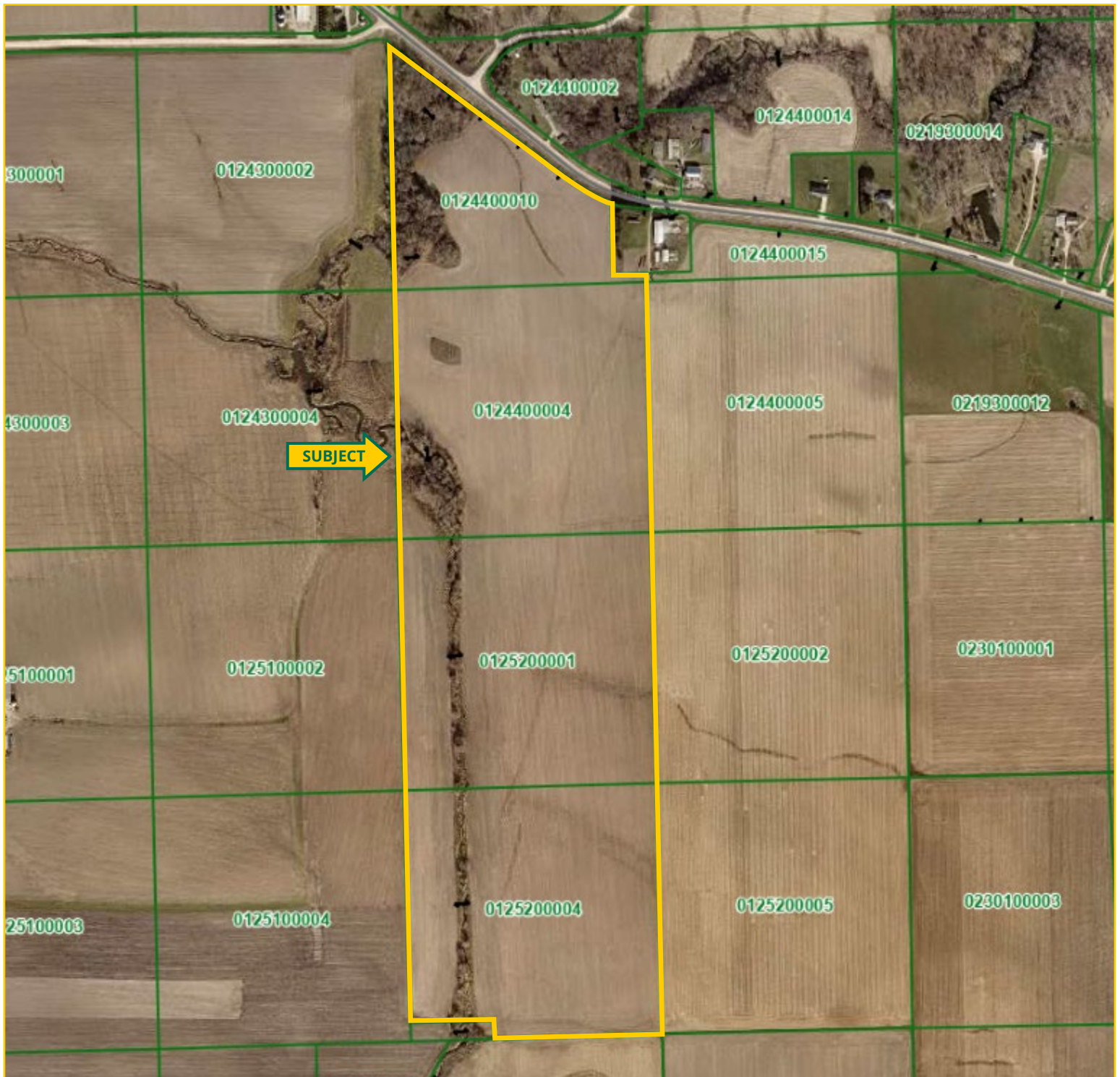
North Side Looking South



Southwest Corner Looking Northeast









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