

## Gladys M. Schemmel Trust

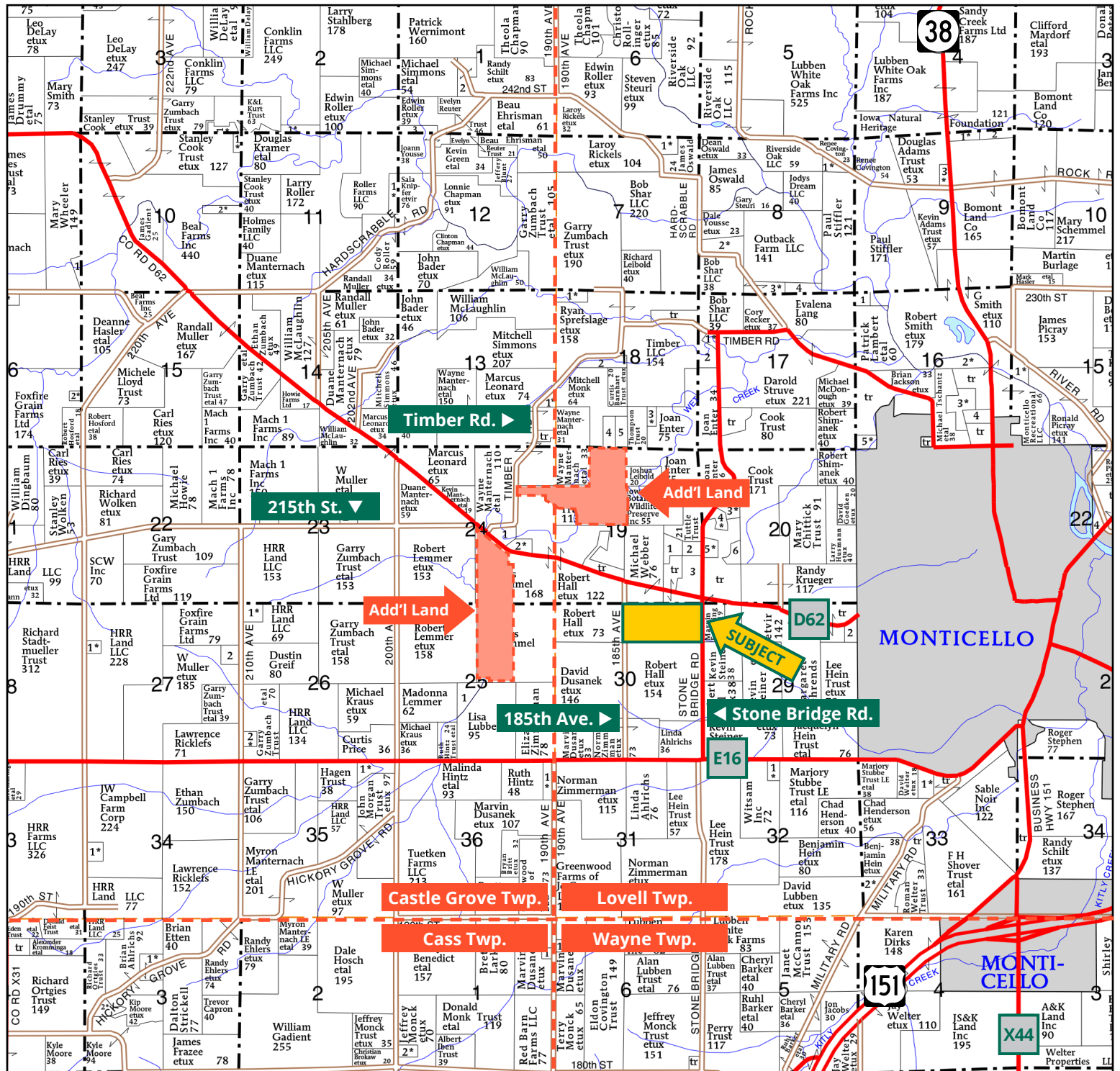


**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
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Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

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





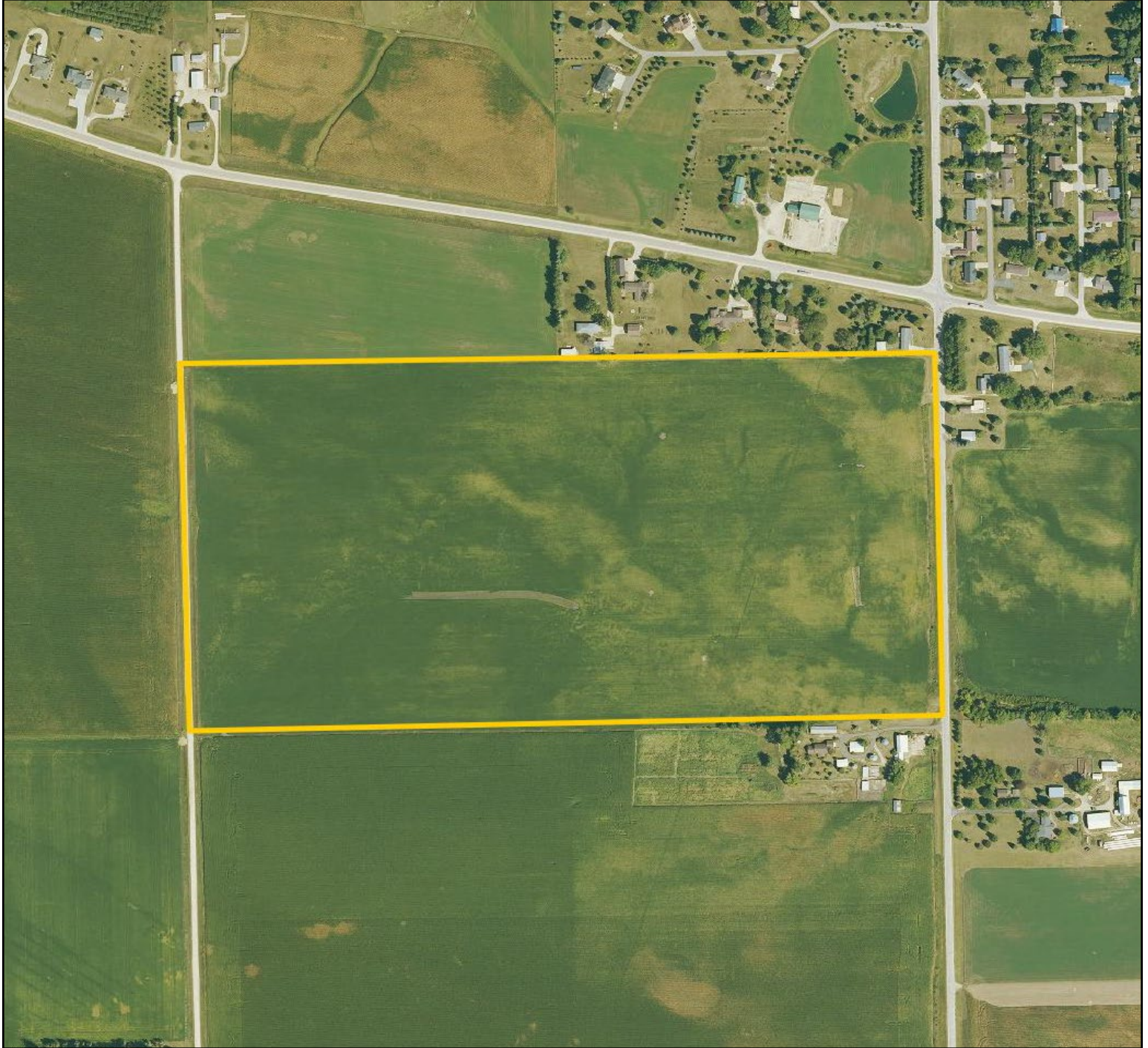
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FSA/Eff. Crop Acres: 78.90 | Soil Productivity: 84.90 CSR2



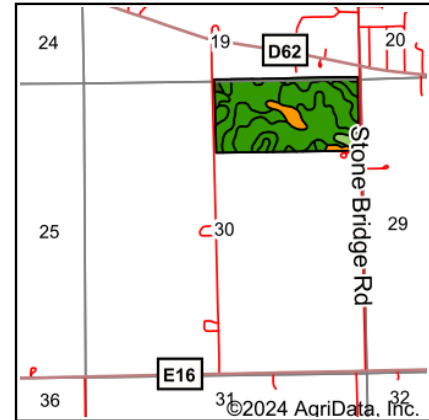
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Jones**  
 Location: **30-86N-3W**  
 Township: **Lovell**  
 Acres: **78.9**  
 Date: **11/1/2024**



Maps Provided By:



Area Symbol: IA105, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	22.83	28.9%		IIw		89
84	Clyde silty clay loam, 0 to 3 percent slopes	22.48	28.5%		IIw		88
394B	Ostrander loam, 2 to 5 percent slopes	19.50	24.7%		IIe		88
394C	Ostrander loam, 5 to 9 percent slopes	3.79	4.8%		IIIe		83
41B	Sparta loamy sand, 2 to 5 percent slopes	3.53	4.5%		IVs	IIe	42
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.06	3.9%		IIw		87
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.82	2.3%		IIw		70
814C	Rockton loam, 5 to 9 percent slopes	1.02	1.3%		IIIe		48
83B	Kenyon loam, 2 to 5 percent slopes	0.61	0.8%		IIe		90
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.26	0.3%		IIIe		50
Weighted Average					2.15	*-	84.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Location

**From Monticello:** 1 mile west on Co Rd. D62. The property is on the southwest side of the intersection with Stone Bridge Rd.

## Simple Legal

The N½ of the NE¼ of Section 30, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,320,000.00
- \$16,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$3,322.00  
Gross Acres: 80.00  
Net Taxable Acres: 77.05  
Tax per Net Taxable Acre: \$43.11

## Lease Status

Open lease for 2025.

## FSA Data

Farm Number 4423, Tract 140  
FSA/Eff. Crop Acres: 78.90  
Corn Base Acres: 70.90  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 8.00  
Bean PLC Yield: 60 Bu.

## Soil Types/Productivity

Primary soils are Floyd, Clyde and Ostrander. CSR2 on the FSA/Eff. crop acres is 84.90. 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.

## Comments

This is a highly productive Jones County farm located just west of Monticello on a hard-surfaced road.

## Additional Land for Sale

Seller has two additional tracts of land for sale located north and west 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.



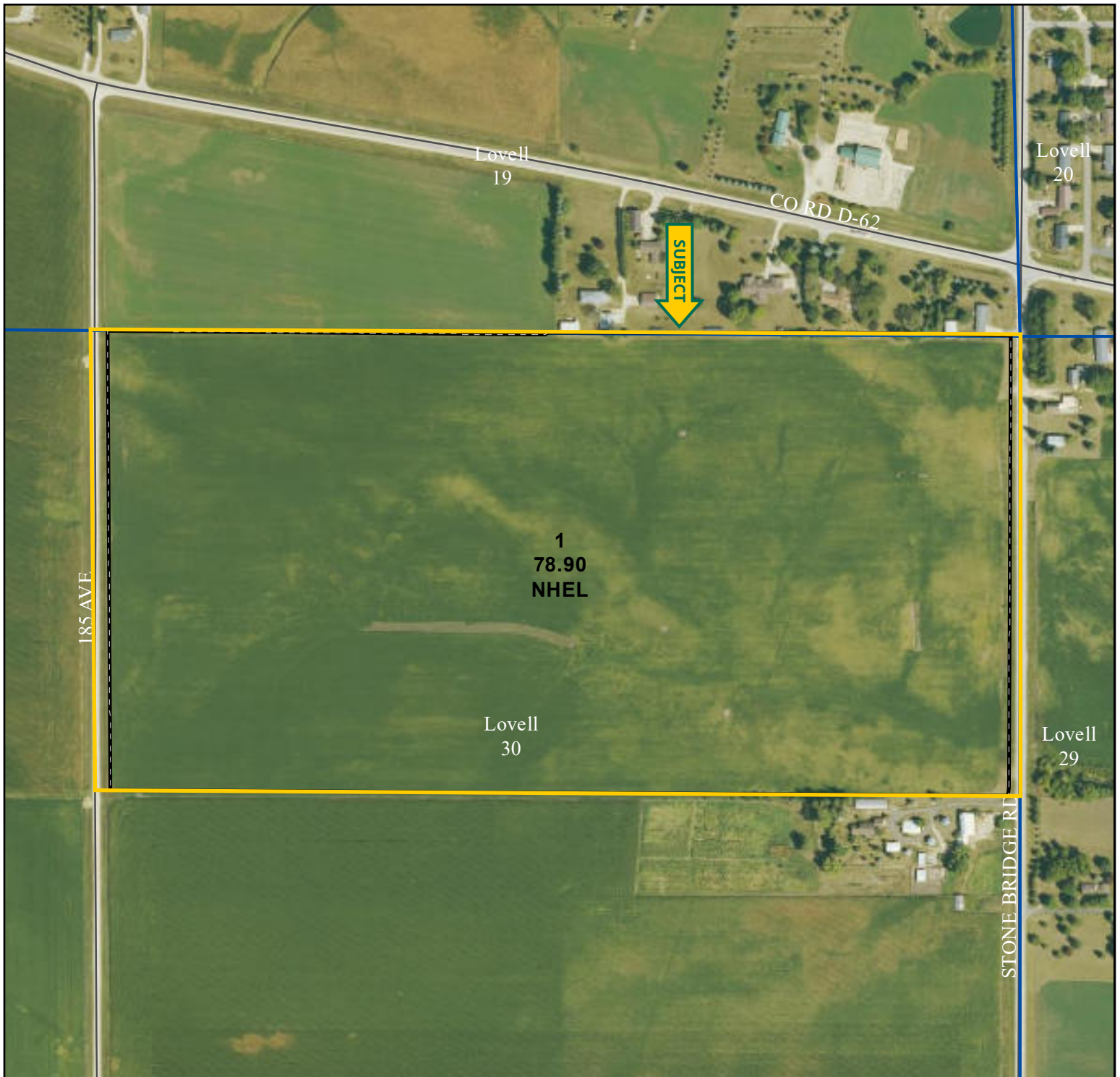
East Side Looking West



Northwest Corner Looking Southeast



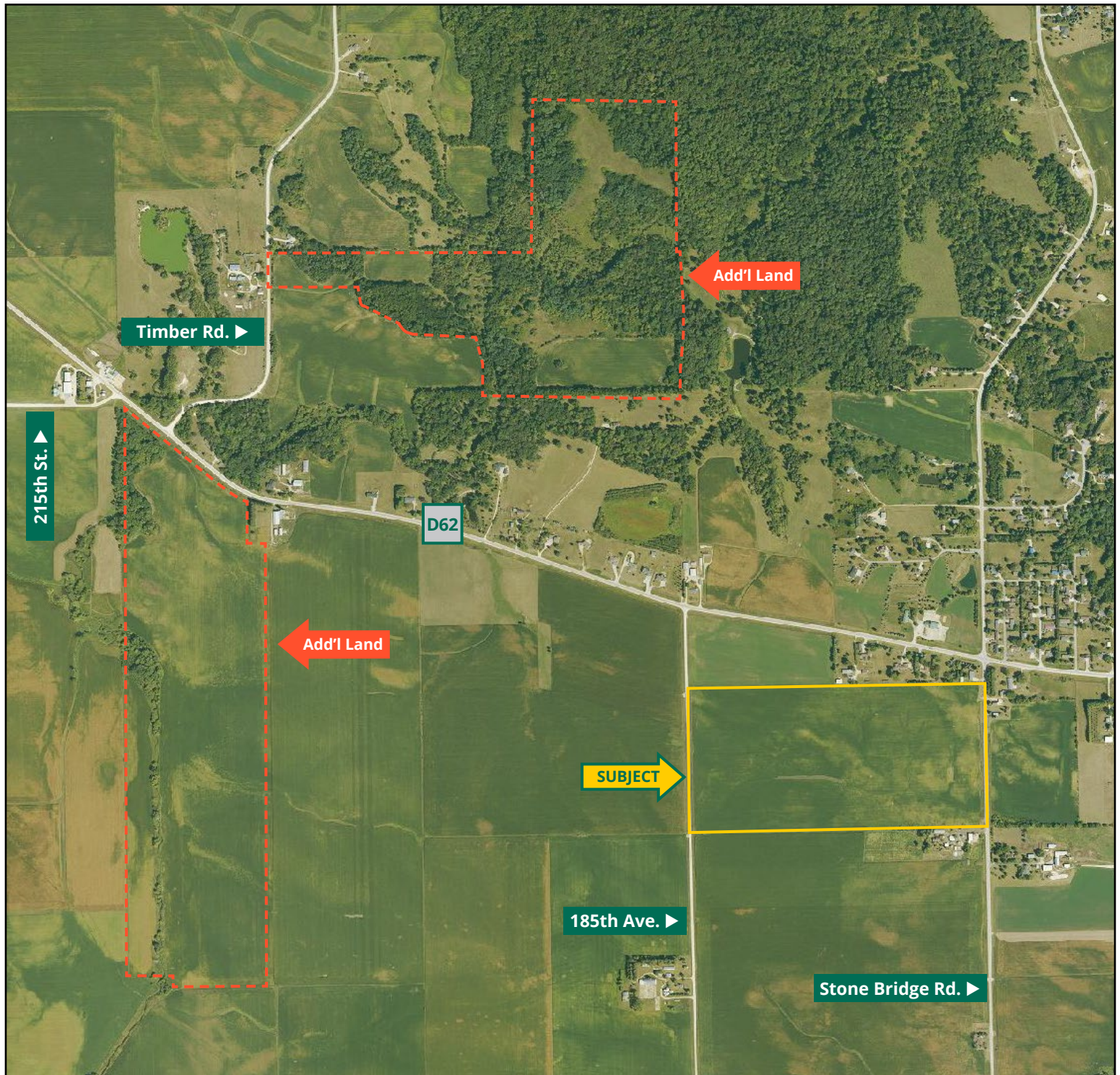














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