

The Milton Obermann Estate



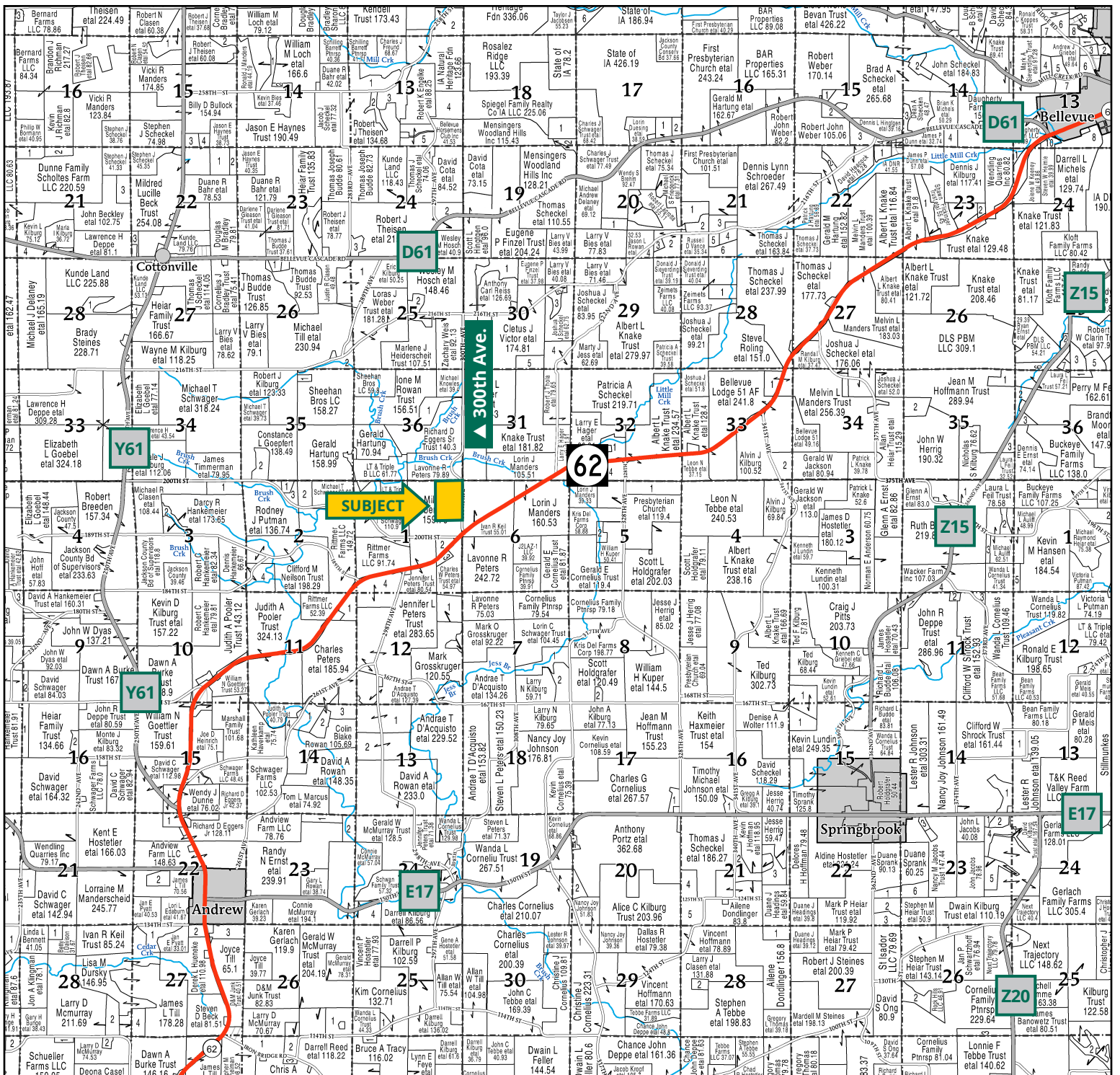
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60.24 Acres, m/l
Jackson County, IA



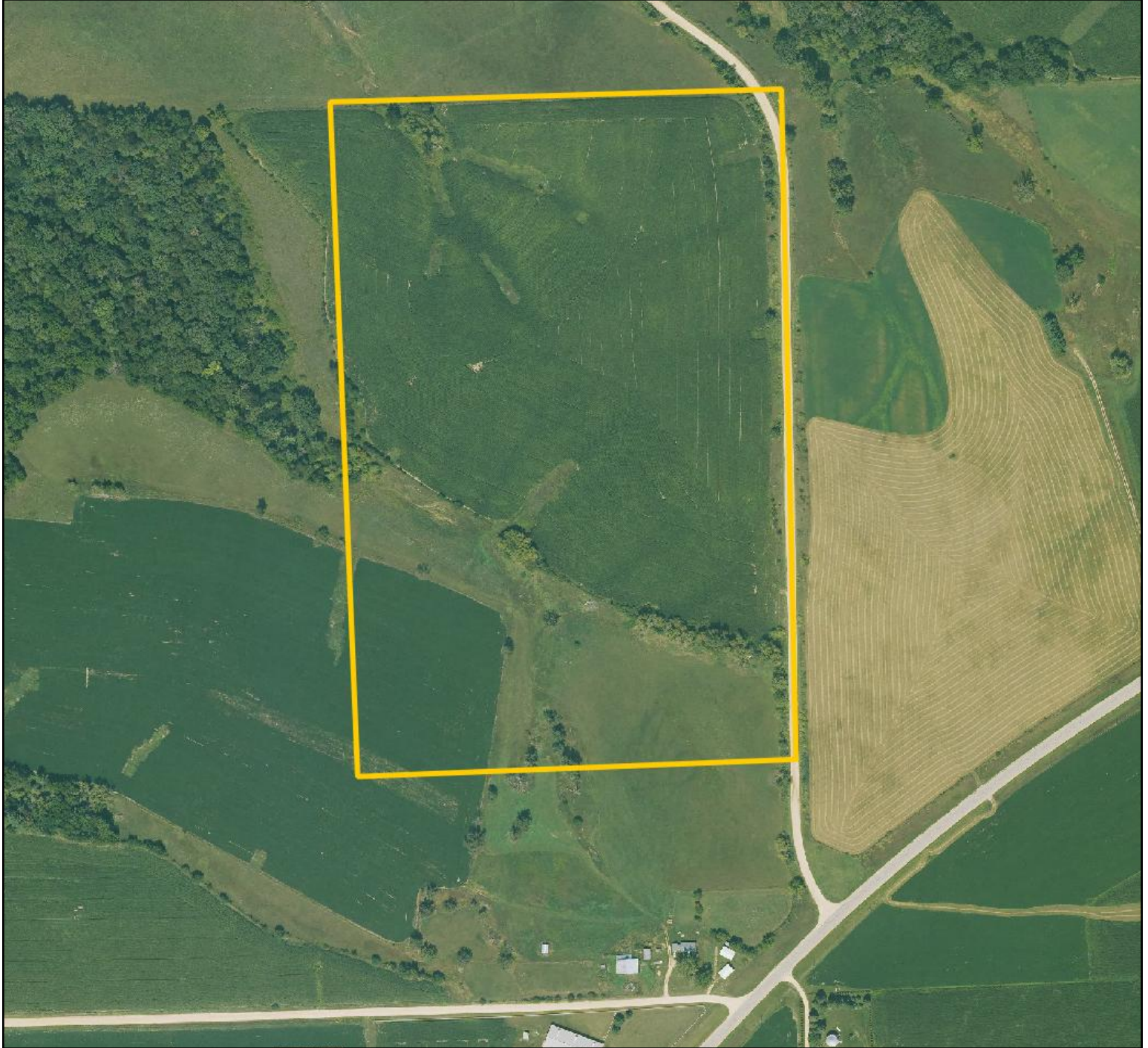
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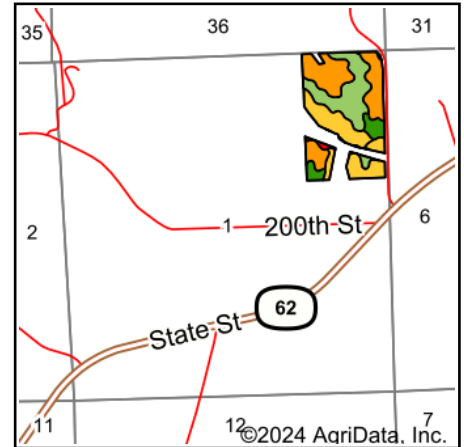
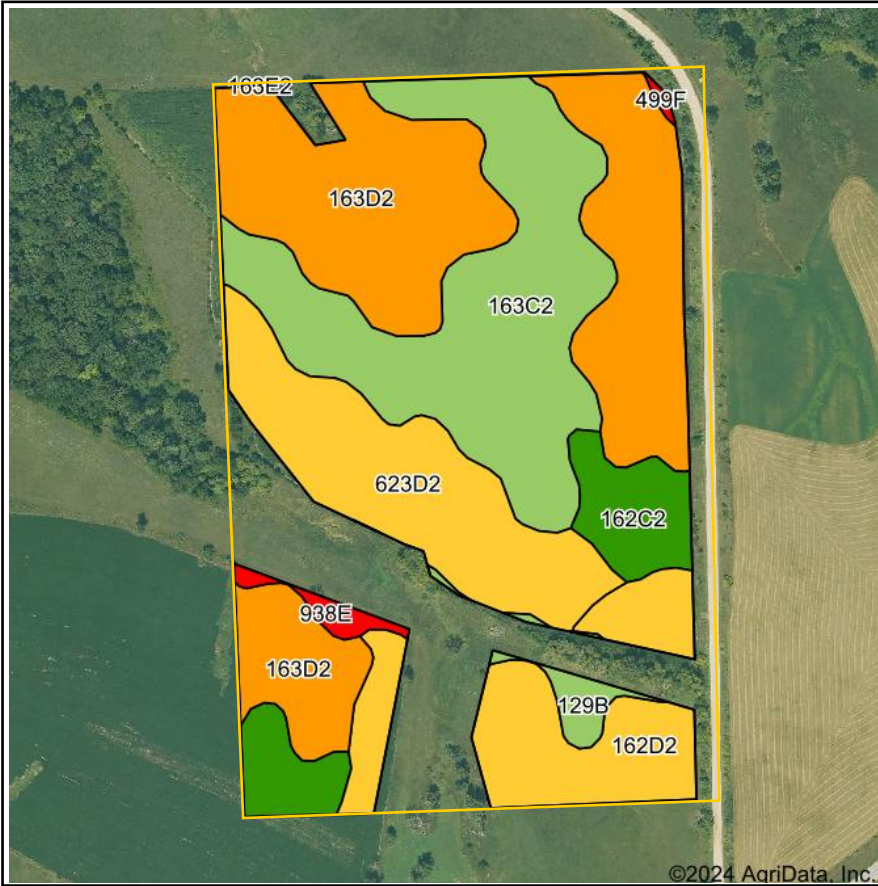
Est. FSA/Eff. Crop Acres: 48.49 | Soil Productivity: 56.90 CSR2



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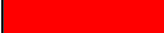
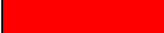


State: **Iowa**
 County: **Jackson**
 Location: **1-85N-3E**
 Township: **Perry**
 Acres: **48.49**
 Date: **11/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	17.02	35.2%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.66	26.1%		IIIe	72
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	7.62	15.7%		IIIe	50
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	6.26	12.9%		IIIe	54
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.61	7.4%		IIIe	80
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.75	1.5%		IIw	73
938E	NewGlarus silt loam, 14 to 18 percent slopes	0.49	1.0%		IVe	5
499F	Nordness silt loam, 14 to 35 percent slopes	0.08	0.2%		VIIIs	5
Weighted Average					3.00	56.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Bellevue: 5 miles southwest on IA-62 and then north on 300th Ave. The property is on the west side of the road.

Simple Legal

That part of the E½ of the NE FRL ¼ Section 1, Township 85 North, Range 3 East of the 5th P.M., Jackson County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$632,520.00
- \$10,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$1,706.00*

Gross Acres: 60.24

Exempt Road ROW Acres: 2.18

Net Taxable Acres: 58.06

Tax per Net Taxable Acre: \$29.38*

**Taxes estimated due to recent survey of property and tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2025 crop year.

FSA Data

Farm Number 1073, Part of Tract 1317

FSA/Eff. Crop Acres: 48.49*

Oats Base Acres: 4.59*

Oats PLC Yield: 52 Bu.

Corn Base Acres: 7.92*

Corn PLC Yield: 112 Bu.

**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

Soil Types/Productivity

Primary soils are Fayette, Downs and Rozetta. CSR2 on the Est. FSA/Eff. crop acres is 56.90. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Jackson County farm with a mixture of productive cropland and pasture.



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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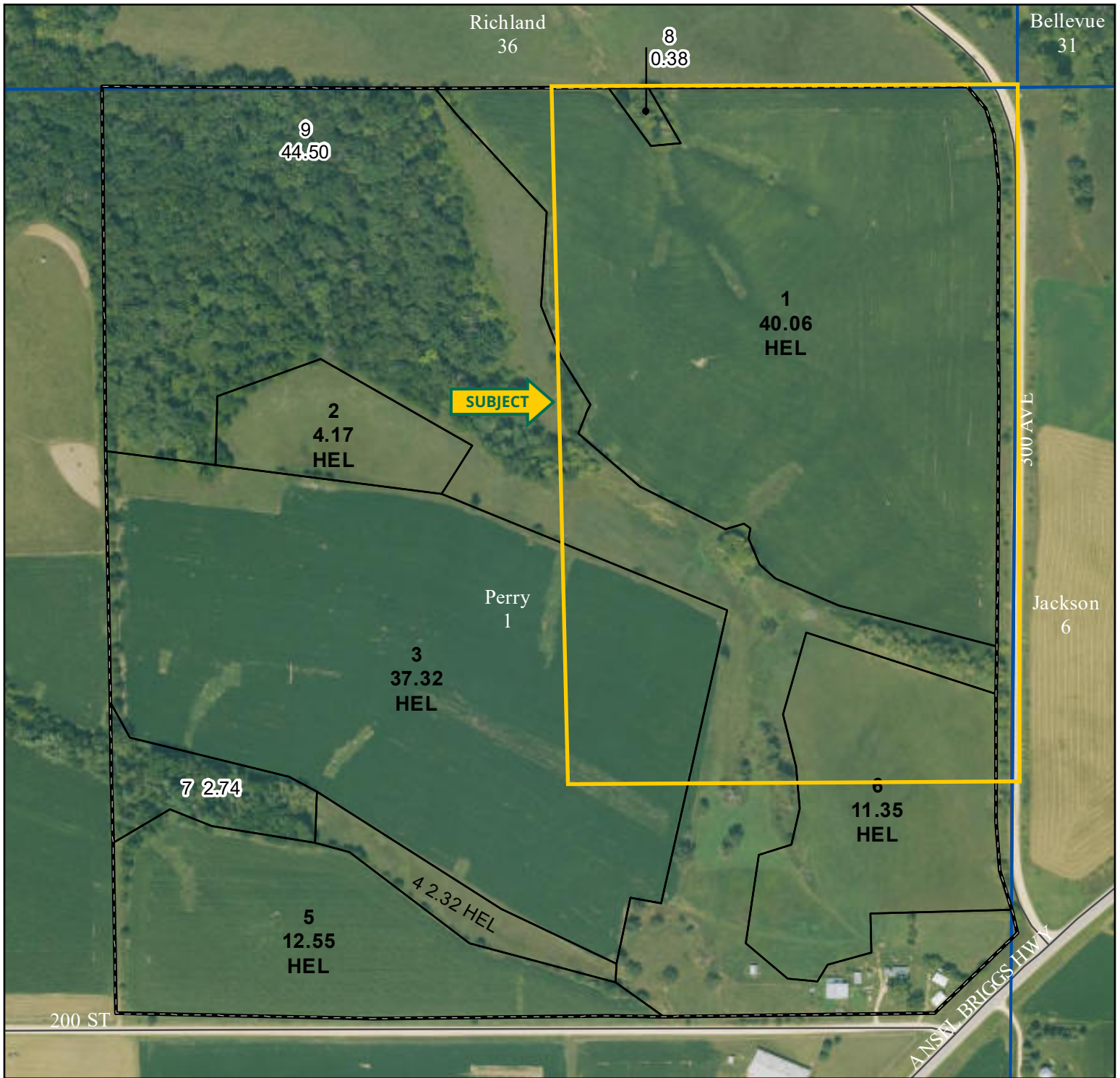
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North Looking South



Southwest Looking Northeast





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