



# LAND FOR SALE

## The David J. Naylor Farm

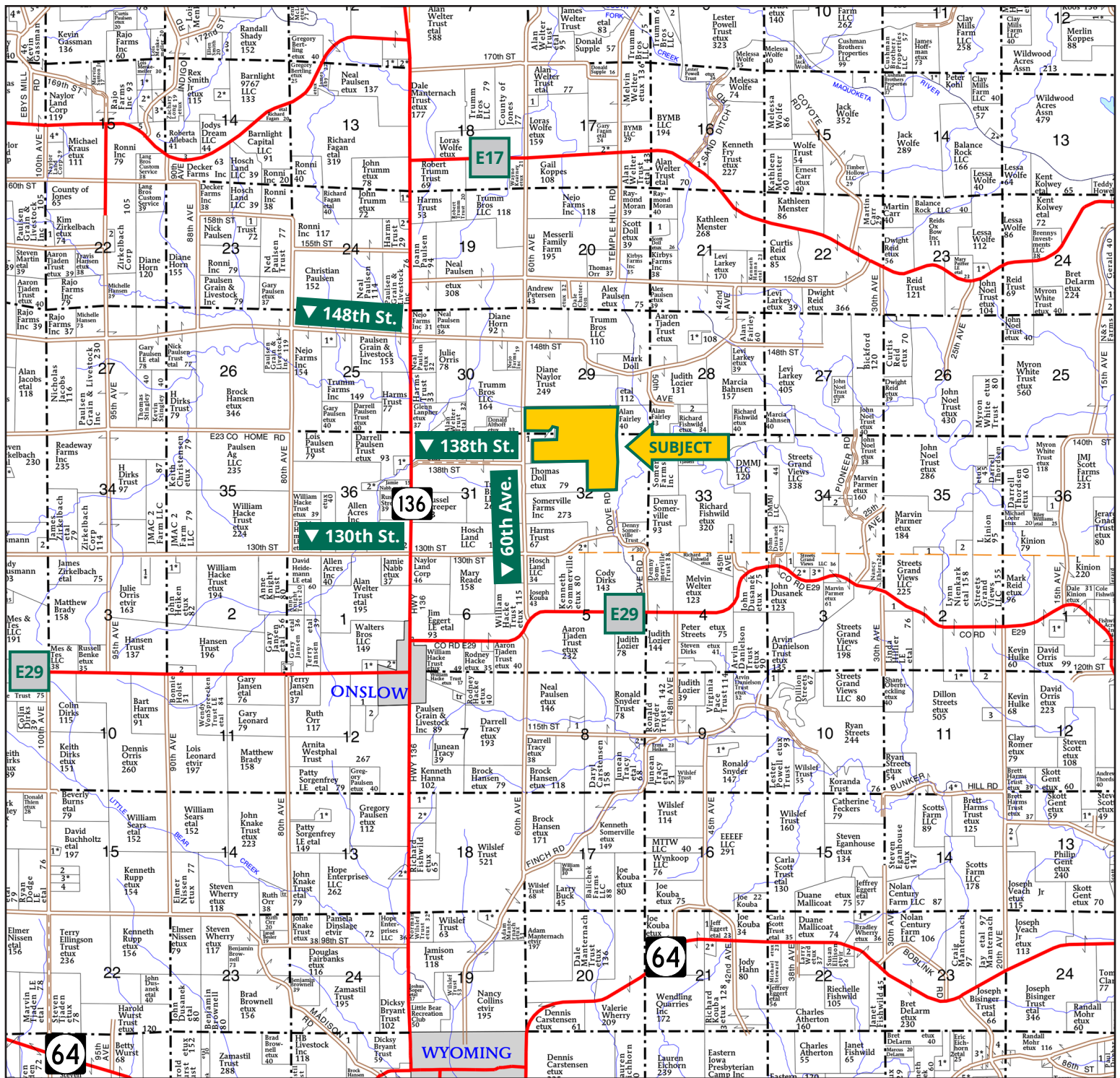


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**259.91 Acres, m/l**  
**Jones County, IA**





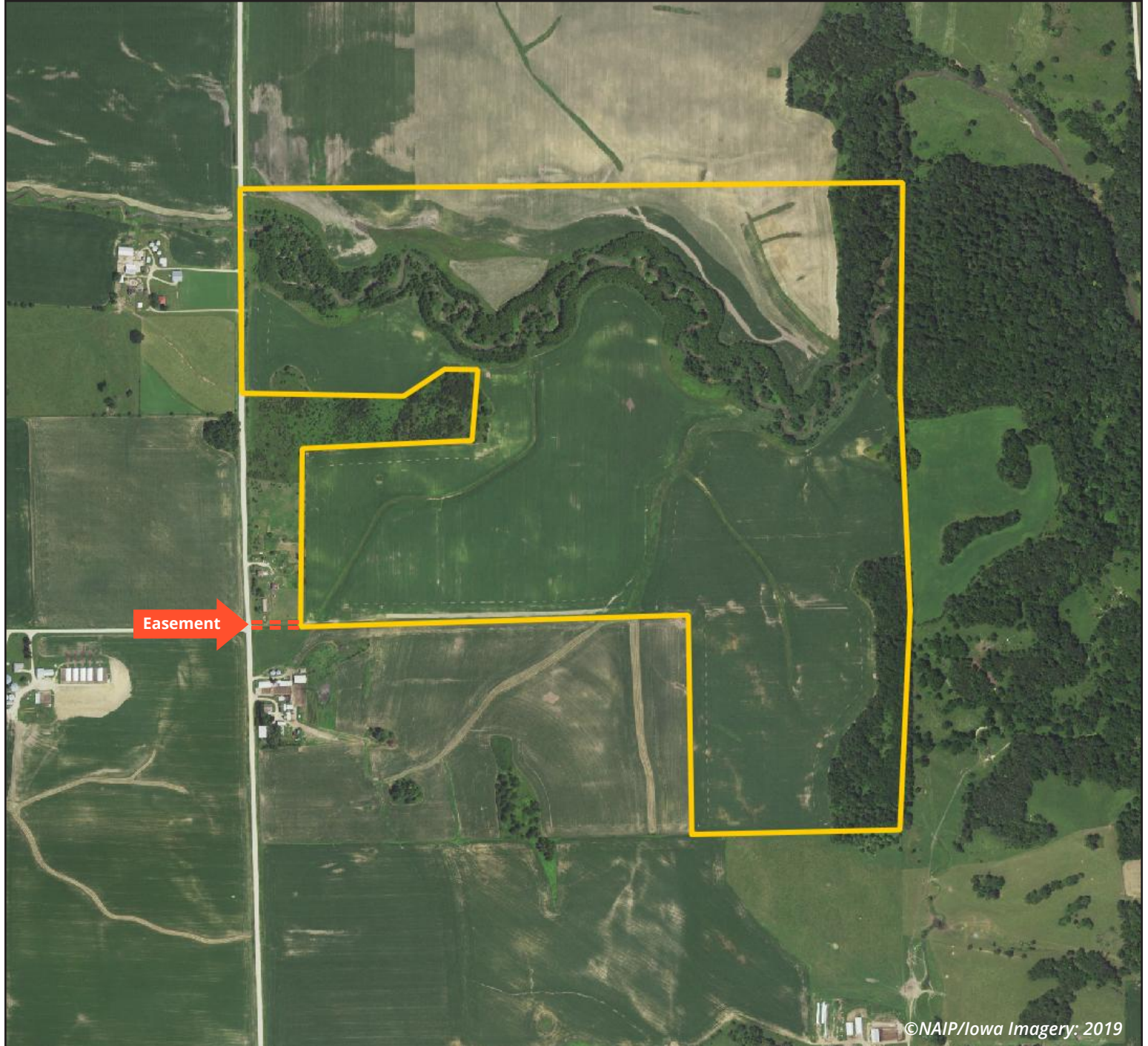
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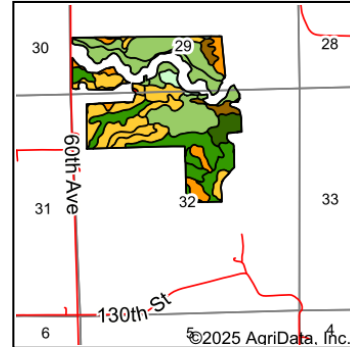
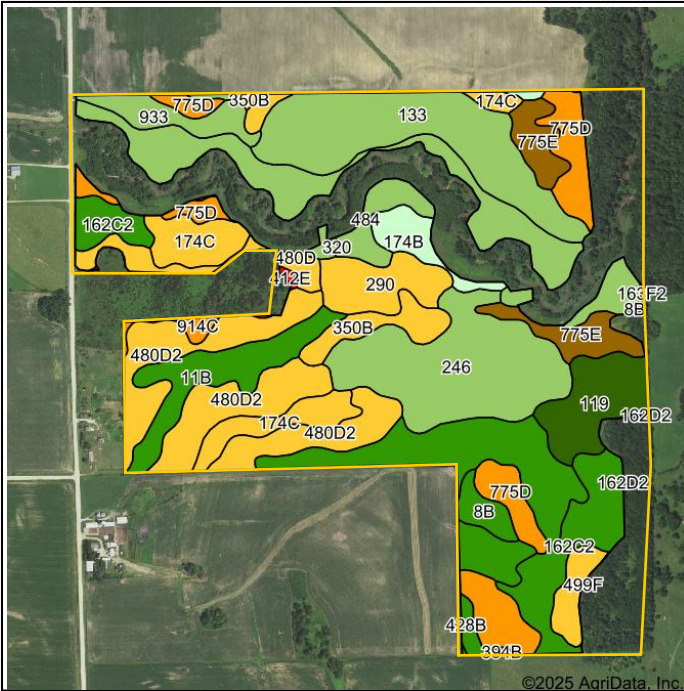


FSA/Eff. Crop Acres: 209.39 | CRP Acres: 27.60 | Soil Productivity: 69.00 CSR2



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State: **Iowa**  
 County: **Jones**  
 Location: **32-85N-1W**  
 Township: **Clay**  
 Acres: **209.39**  
 Date: **2/14/2025**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 29

| Code             | Soil Description                                                                    | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|-------------------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 480D2            | Orwood silt loam, 9 to 14 percent slopes, moderately eroded                         | 27.53 | 13.1%            |             | IIIe             | 52     |
| 246              | Curran silt loam, 0 to 2 percent slopes                                             | 23.70 | 11.3%            |             | IIw              | 79     |
| 133              | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded                   | 22.19 | 10.6%            |             | IIw              | 78     |
| 320              | Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded                   | 19.88 | 9.5%             |             | IIw              | 75     |
| 428B             | Ely silty clay loam, 2 to 5 percent slopes                                          | 18.91 | 9.0%             |             | Ile              | 88     |
| 775D             | Billett sandy loam, 5 to 14 percent slopes                                          | 15.22 | 7.3%             |             | IIIs             | 45     |
| 162C2            | Downs silt loam, 5 to 9 percent slopes, moderately eroded                           | 13.42 | 6.4%             |             | IIIe             | 80     |
| 174C             | Bolan loam, 5 to 9 percent slopes                                                   | 11.36 | 5.4%             |             | IIIe             | 59     |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                                             | 9.28  | 4.4%             |             | IIw              | 86     |
| 119              | Muscatine silt loam, 1 to 3 percent slopes                                          | 8.71  | 4.2%             |             | Iw               | 95     |
| 775E             | Billett sandy loam, 14 to 20 percent slopes                                         | 7.69  | 3.7%             |             | IVs              | 24     |
| 290              | Dells silt loam, 0 to 2 percent slopes                                              | 6.93  | 3.3%             |             | IIw              | 53     |
| 350B             | Waukegan silt loam, 2 to 5 percent slopes                                           | 4.60  | 2.2%             |             | Ile              | 58     |
| 933              | Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded | 4.47  | 2.1%             |             | IIw              | 78     |
| 174B             | Bolan loam, 2 to 5 percent slopes                                                   | 3.98  | 1.9%             |             | IIIs             | 64     |
| 480D             | Orwood silt loam 9 to 14 percent slopes                                             | 3.77  | 1.8%             |             | IIIe             | 55     |
| 484              | Lawson silt loam, 0 to 2 percent slopes, occasionally flooded                       | 3.77  | 1.8%             |             | IIw              | 79     |
| 8B               | Judson silty clay loam, 2 to 5 percent slopes                                       | 2.49  | 1.2%             |             | Ile              | 84     |
| 914C             | Winneshiek loam, 2 to 9 percent slopes                                              | 0.98  | 0.5%             |             | IIIe             | 43     |
| 412E             | Emeline loam, 9 to 18 percent slopes                                                | 0.35  | 0.2%             |             | VIIs             | 5      |
| 394B             | Ostrander loam, 2 to 5 percent slopes                                               | 0.16  | 0.1%             |             | Ile              | 88     |
| Weighted Average |                                                                                     |       |                  |             | 2.38             | 69     |



### Location

**From Onslow:** 1 mile east on Co. Rd. E29 and 1½ miles north on 60th Ave. The property is on the east side of the road.

### Simple Legal

That part of the S½ SW¼ Section 29, SW¼ SE¼ Section 29, W½ NE¼ Section 32 and N½ NW¼ Section 32, excepting Parcel A, Township 85 North, Range 1 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$2,794,032.50
- \$10,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable. Subject to the 2025 lease.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$8,800.00  
Gross Acres: 259.91  
Tax Assessed Acres: 258.81  
Tax Exempt Forest Reserve Acres: 19.46

Net Taxable Acres: 239.35

Tax per Net Taxable Acre: \$36.77

### Forest Reserve

A total of 19.46 acres of this property are designated as Forest Reserve and are exempt from property taxes.

### FSA Data

Farm Number 4670, Tract 10520  
FSA/Eff. Crop Acres: 209.39  
CRP Acres: 27.60  
Corn Base Acres: 124.13  
Corn PLC Yield: 166 Bu.  
Bean Base Acres: 71.91  
Bean PLC Yield: 47 Bu.

### CRP Contracts

There are 27.60 acres enrolled in a CP-22 contract that pays \$300.00 per acre, a total of \$8,280.00 annually, and expires September 30, 2039.

### Soil Types/Productivity

Primary soils are Orwood, Curran and Colo. CSR2 on the FSA/Eff. crop acres is 69.00. 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 topography is gently rolling.

### Drainage

There is drainage tile on portions of this farm. Contact the listing agent for tile maps.

### Water & Well Information

None.

### Ingress/Egress Easement

A 45-foot-wide access easement on the land adjoining the west side of this property allows access to 60th Ave. from the southwest corner of this farm.

### Comments

This is a productive Jones County farm with a mix of cropland, CRP and timber.



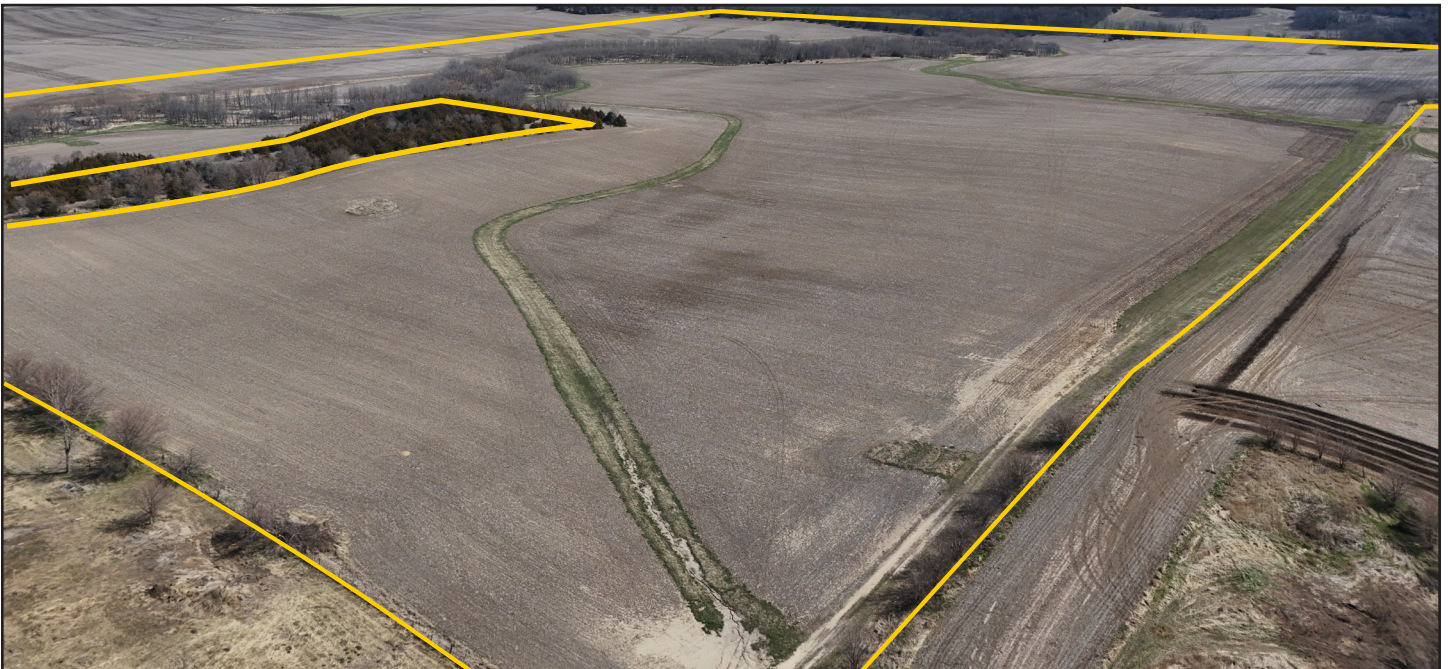
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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



West Side Looking Southeast

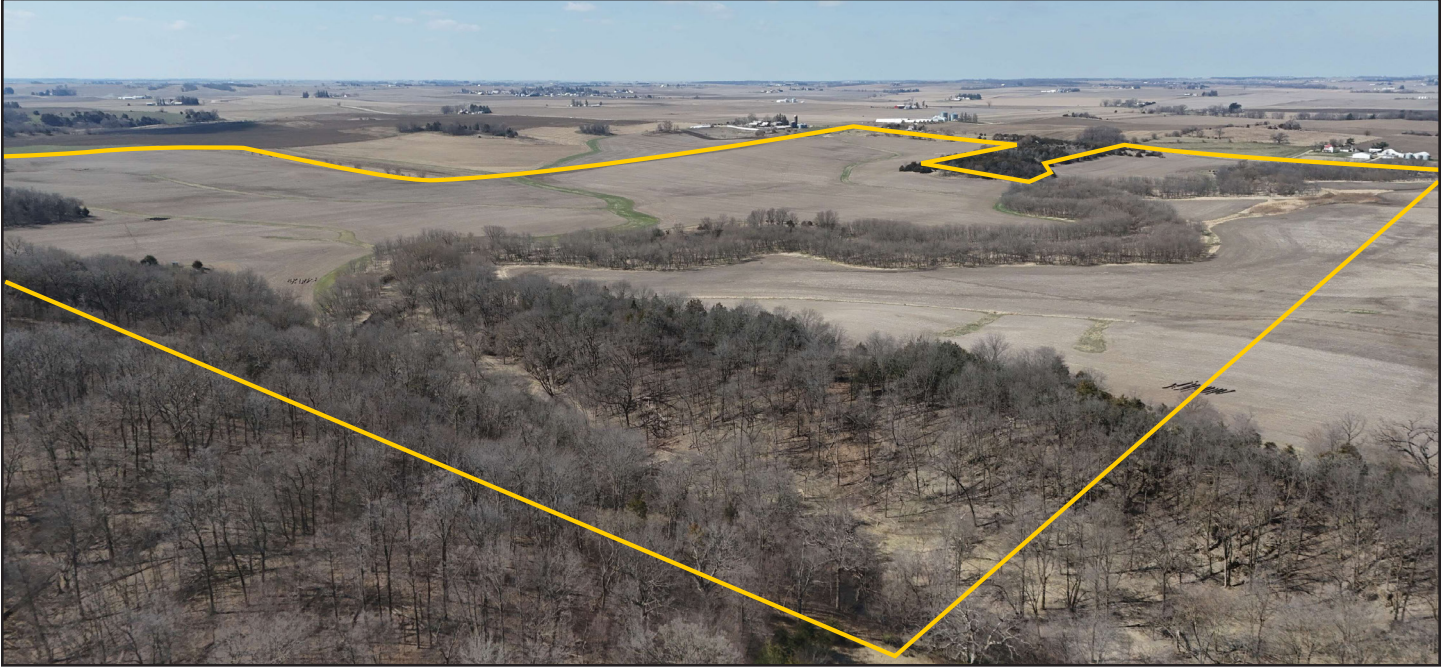


West Side Looking Northeast





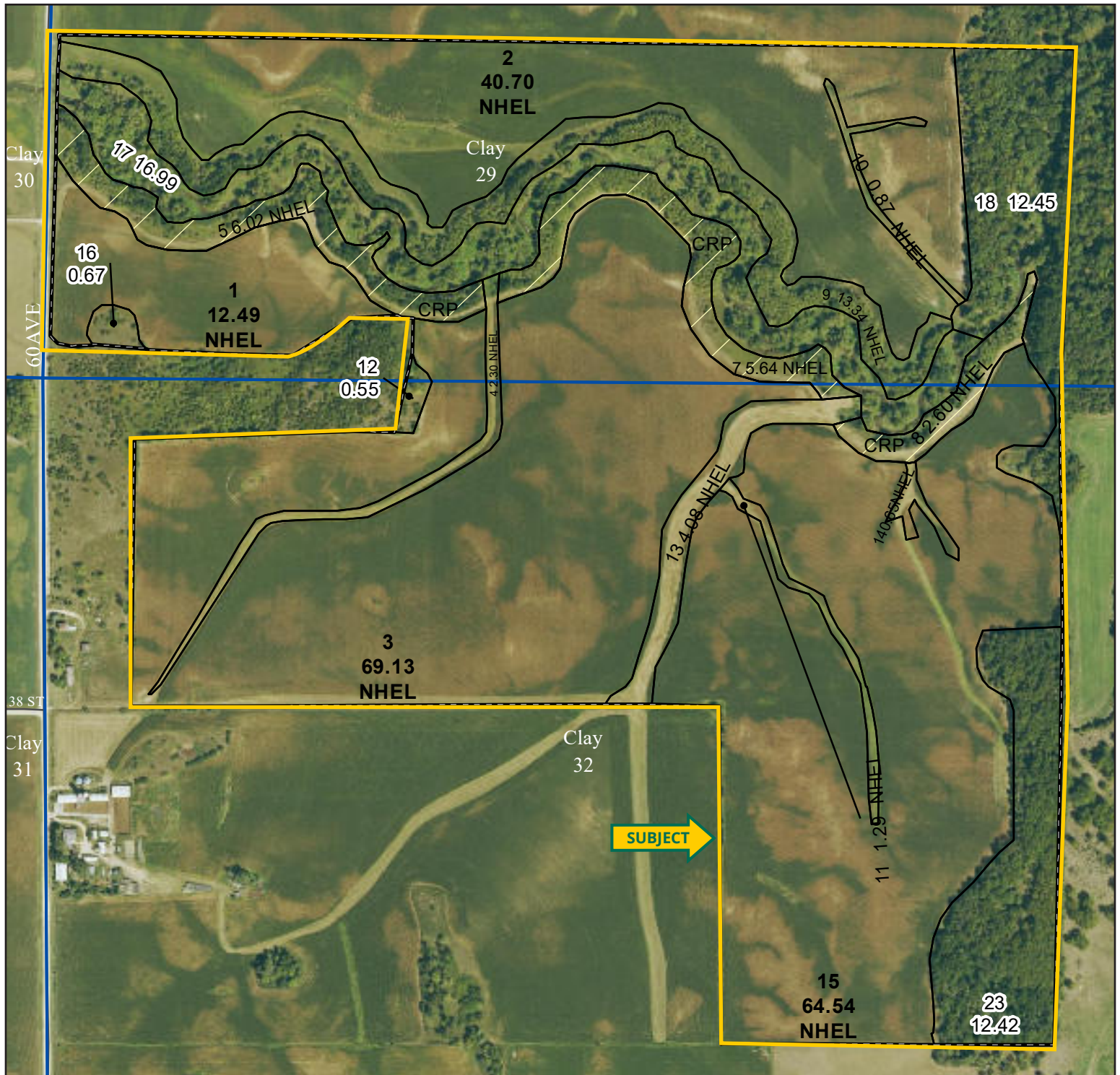
Northeast Corner Looking Southwest



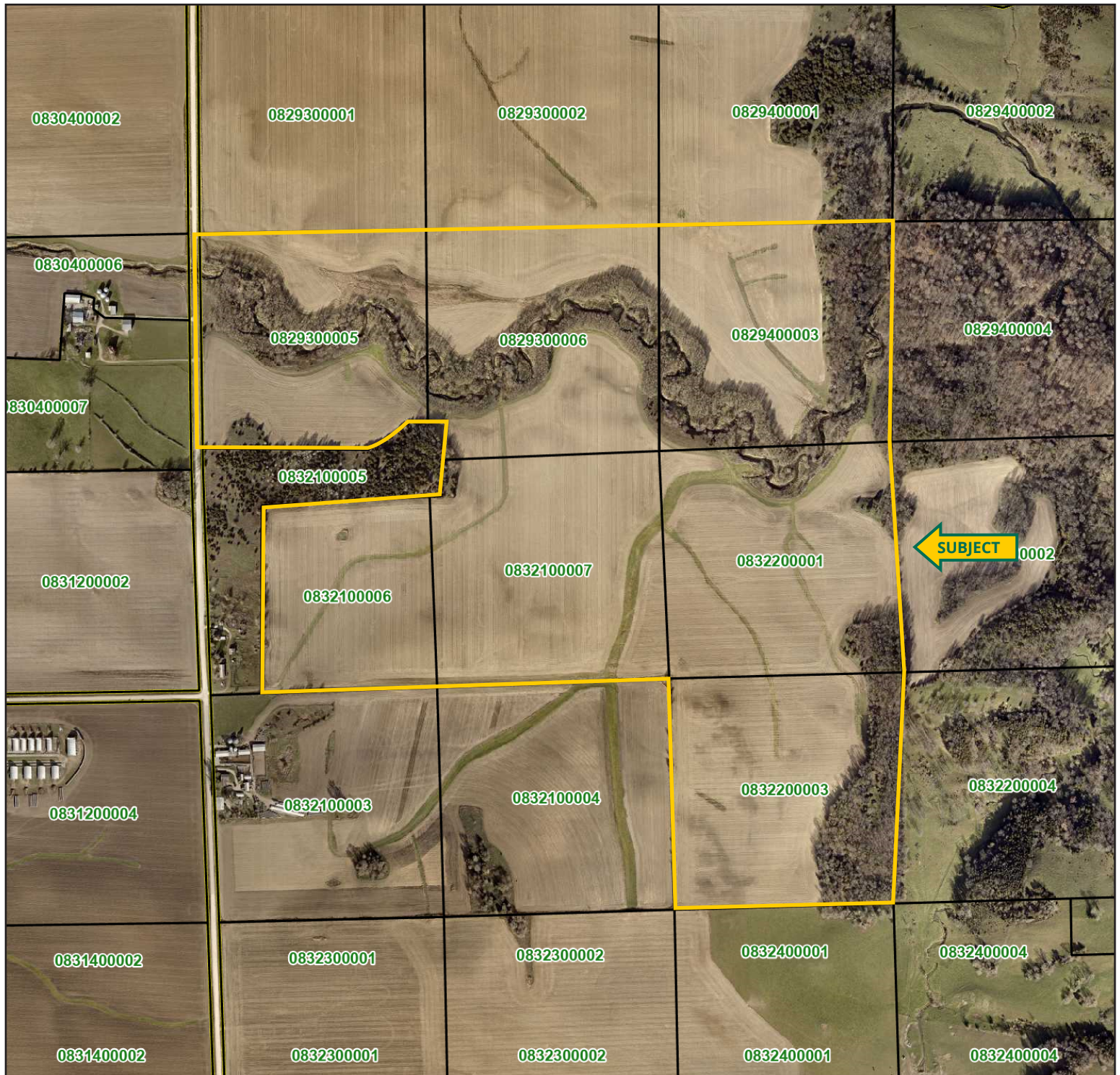
East Side Looking Southwest





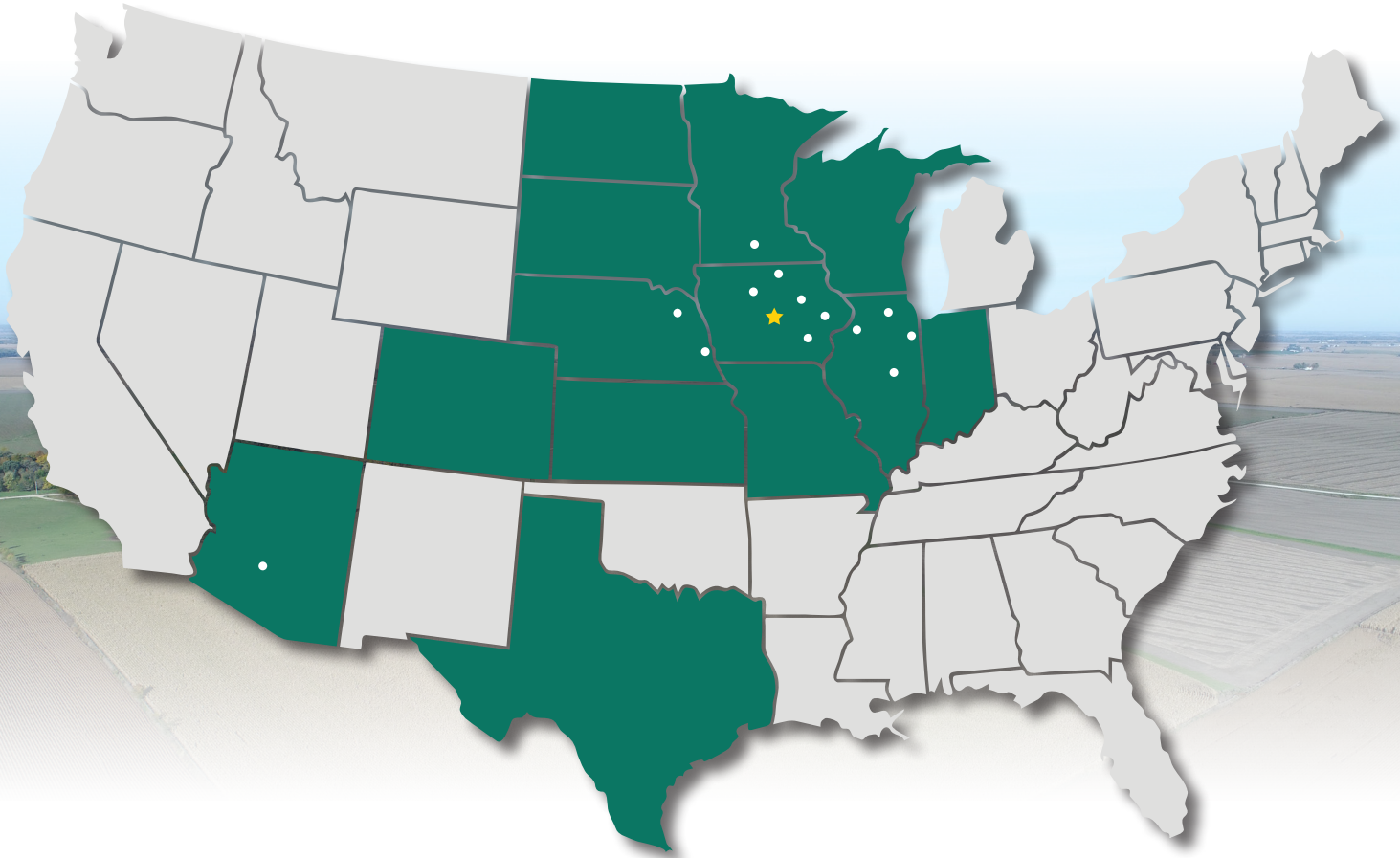








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