

## Private Recreational Retreat



**RACHELLE HELLER, ALC**  
*Licensed Salesperson in IA & MO*  
**319.800.9316**  
RachelleH@Hertz.ag



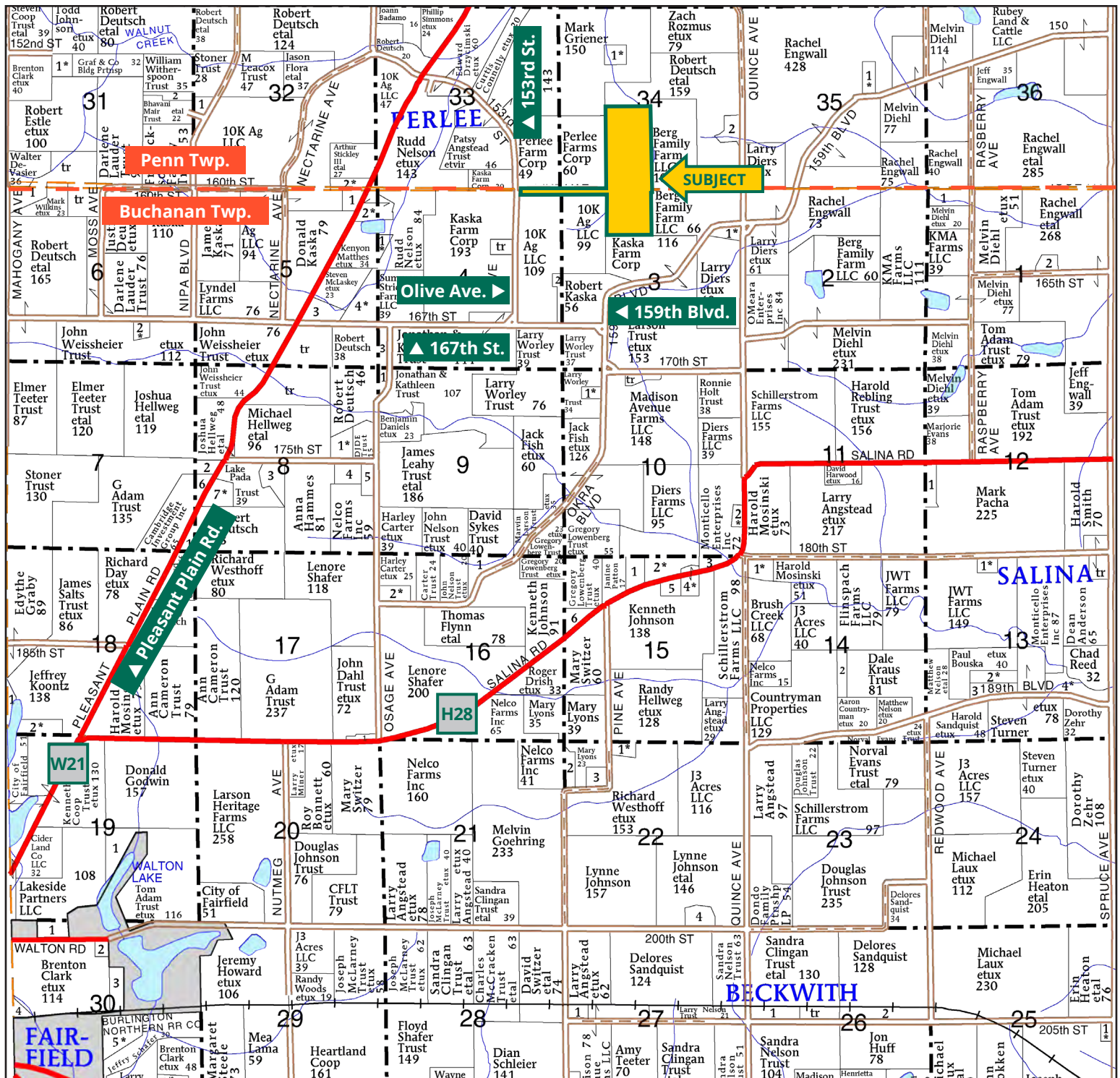
**ADAM SYLVESTER, AFM**  
*Licensed Salesperson in IA*  
**319.721.3170**  
AdamS@Hertz.ag

**319.382.3343** | 1621 E. Washington St., Ste. 5  
Washington, IA 52353 | [www.Hertz.ag](http://www.Hertz.ag)

**112.73 Acres, m/l**  
**Jefferson County, IA**



## Buchanan & Penn Townships, Jefferson County, IA



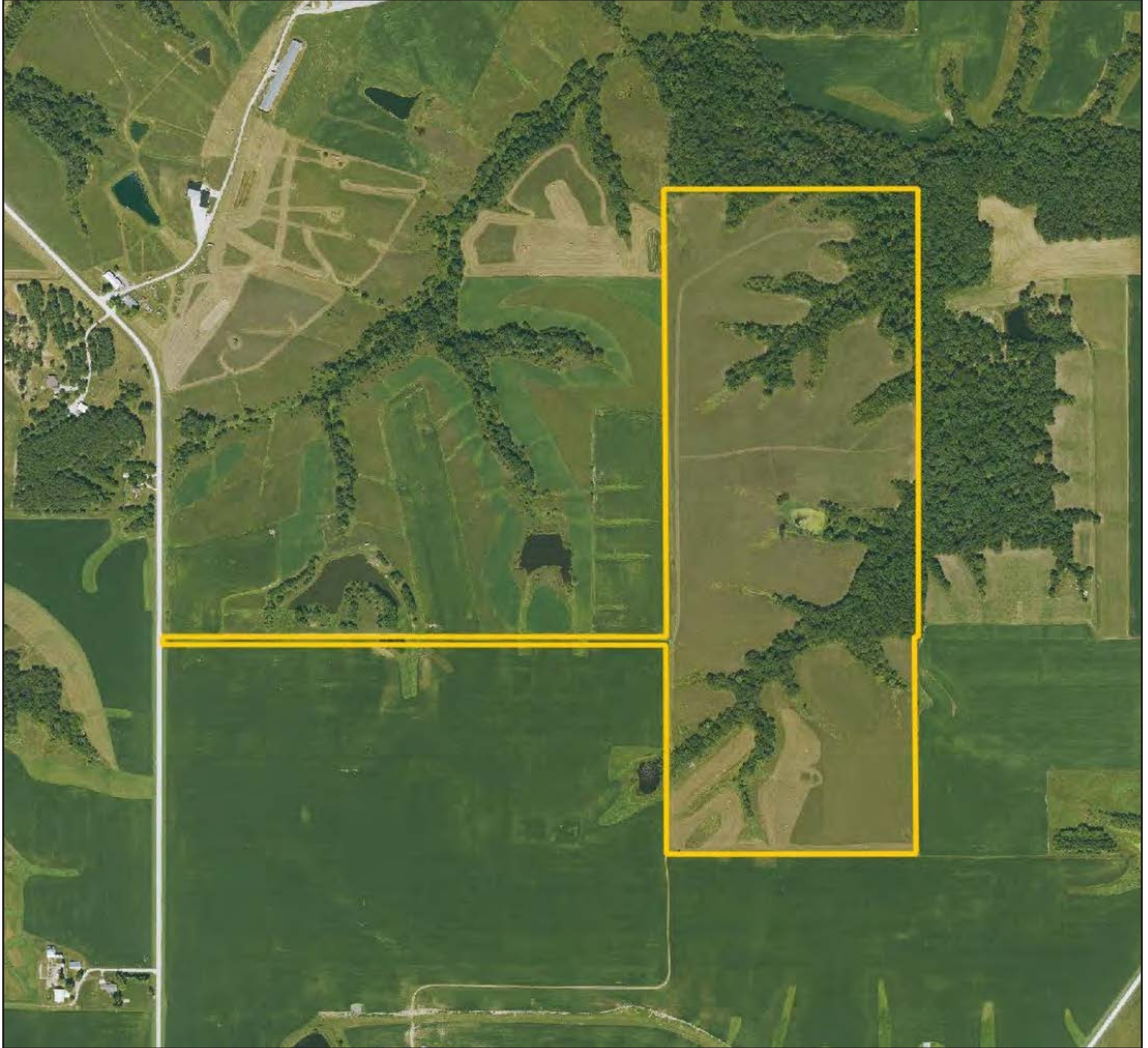
Map reproduced with permission of Farm & Home Publishers, Ltd.

**319.382.3343** | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | **www.Hertz.ag**

**RACHELLE HELLER, ALC**  
**319.800.9316**  
RachelleH@Hertz.ag

**ADAM SYLVESTER, AFM**  
**319.721.3170**  
AdamS@Hertz.ag

CRP Acres: 77.93 | Soil Productivity: 61.10 CSR2



319.382.3343 | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | [www.Hertz.ag](http://www.Hertz.ag)

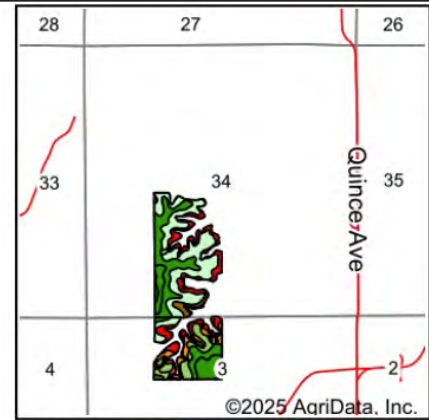
**RACHELLE HELLER, ALC**  
319.800.9316  
RachelleH@Hertz.ag

**ADAM SYLVESTER, AFM**  
319.721.3170  
AdamS@Hertz.ag





Soils data provided by USDA and NRCS.



State: Iowa  
County: Jefferson  
Location: 34-73N-9W  
Township: Penn  
Acres: 77.93  
Date: 6/20/2025



Maps Provided By:  
  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA101, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	26.42	34.0%		IIIe	69
80B	Clinton silt loam, 2 to 5 percent slopes	13.29	17.1%		Ile	80
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	7.75	9.9%		VIe	15
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.01	6.4%		IVw	45
279	Taintor silty clay loam, 0 to 2 percent slopes	4.83	6.2%		IIw	83
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	4.57	5.9%		IVe	7
75B	Givin silt loam, 2 to 5 percent slopes	4.07	5.2%		Ile	80
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.65	4.7%		IIIe	75
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	2.83	3.6%		IIIe	74
180	Keomah silt loam, 0 to 2 percent slopes	2.71	3.5%		IIw	82
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.29	2.9%		VIe	29
65G	Lindley loam, 25 to 40 percent slopes	0.35	0.4%		VIIe	7
W	Water	0.16	0.2%			0
Weighted Average					*-	61.1

## Location

From Fairfield: Go north on Pleasant Plain Rd. for 4 miles, then 1¼ miles east on 167th St., and then ¾ mile north on Olive Ave. Access to the property is located on the east side of Olive Ave.

## Simple Legal

NE¼ NW¼ of Section 3 Township 72 North, Range 9 West and part of the NE¼ SW¼; SE¼ SW¼ of Section 34, Township 73 North, Range 9 West all in Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,014,570
- \$9,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$2,338.43\*  
Gross Acres: 112.73\*  
Net Taxable Acres: 109.73\*  
Tax per Net Taxable Acre: \$21.31\*  
*\*Taxes estimated pending survey of property. Jefferson County Treasurer/ Assessor will determine final tax figures.*

## FSA Data

Farm Number 6206, Part of Tract 5314  
CRP Acres: 77.93

## CRP Contracts

There are 77.93 acres enrolled in a CP-1 contract that pays \$19,953.00 annually and expires 9/30/2027.

## Soil Types/Productivity

Primary soil is Clinton. CSR2 on the CRP acres is 61.10. See soil map for detail.

## Land Description

Nearly level to steep.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

There is a half-acre pond located near the center of the farm.

## Survey

Property will be surveyed at Seller's expense to determine boundaries of the private lane. Final sale price will not be adjusted up/down based on final surveyed acres.

## Comments

Set back off the main road and accessed by a private lane, this secluded property has rolling timber draws, a scenic pond, and established CRP acres. These features combine to provide exceptional habitat for attracting and holding whitetail deer.



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.

319.382.3343 | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | [www.Hertz.ag](http://www.Hertz.ag)

**RACHELLE HELLER, ALC**

**319.800.9316**

RachelleH@Hertz.ag

**ADAM SYLVESTER, AFM**

**319.721.3170**

AdamS@Hertz.ag



Looking Northwest



Looking Northeast

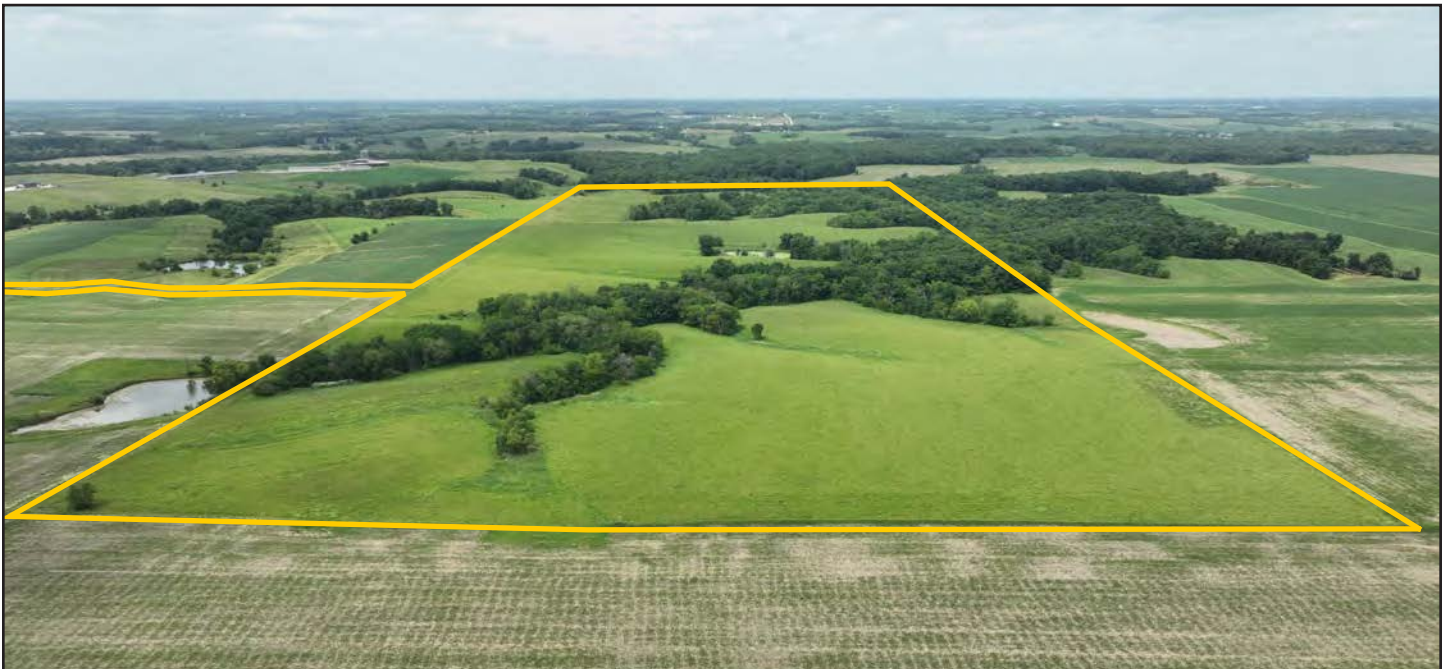




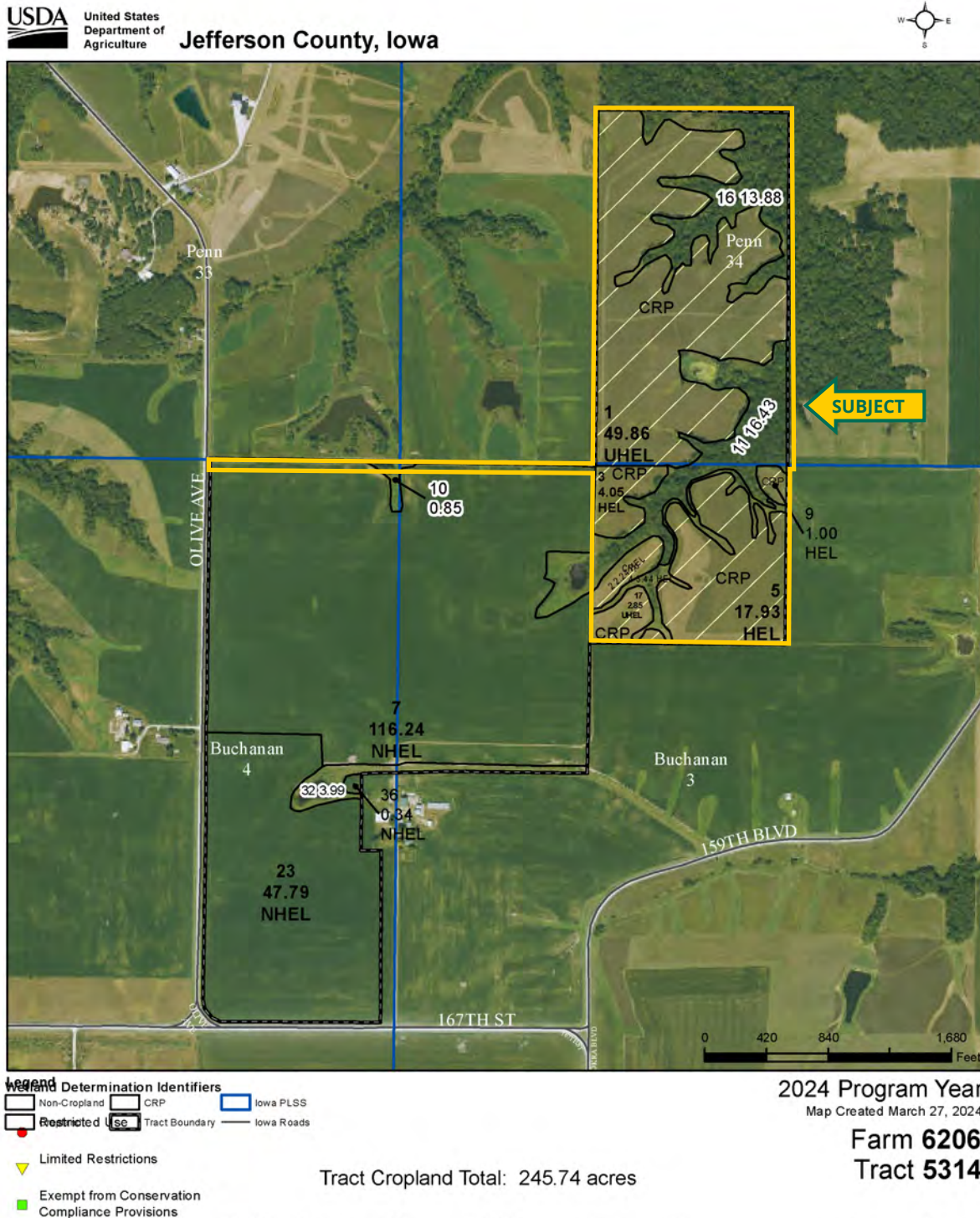
Looking South



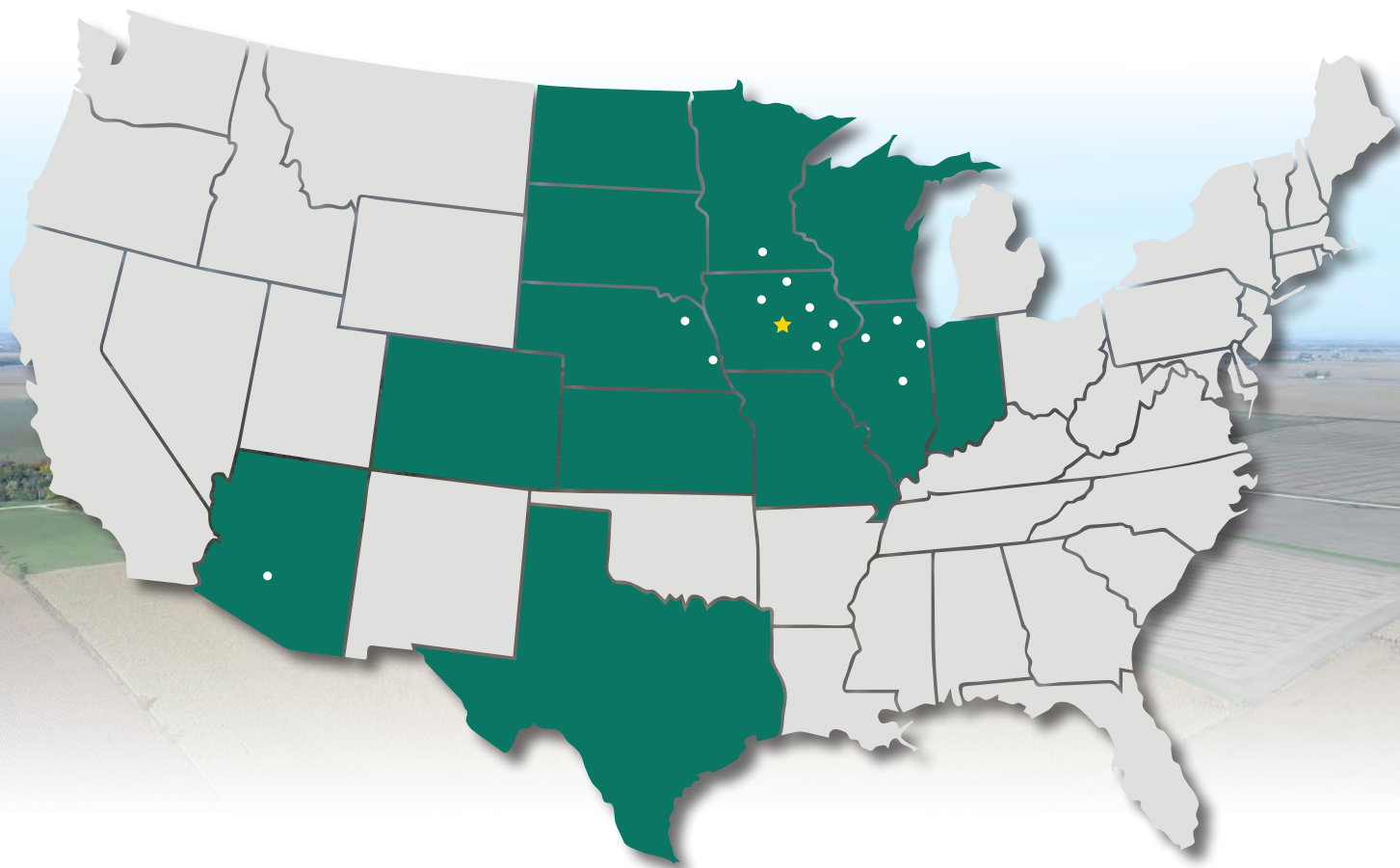
Looking North











**319.382.3343** | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | [\*\*www.Hertz.ag\*\*](http://www.Hertz.ag)

**ADAM SYLVESTER, AFM**  
**319.721.3170**  
AdamS@Hertz.ag