

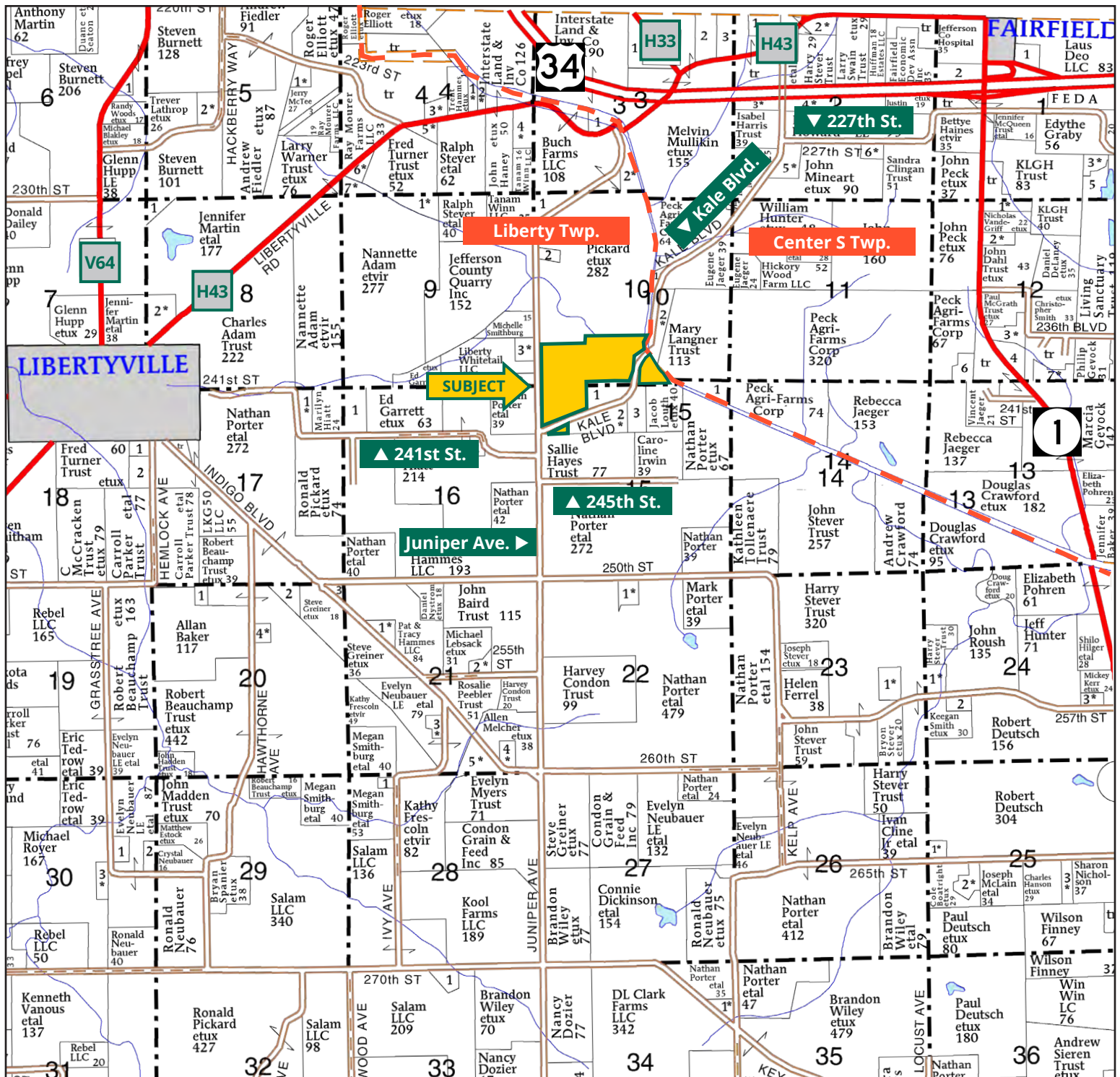
Roland Farm



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104.38 Acres, m/l
Jefferson County, IA

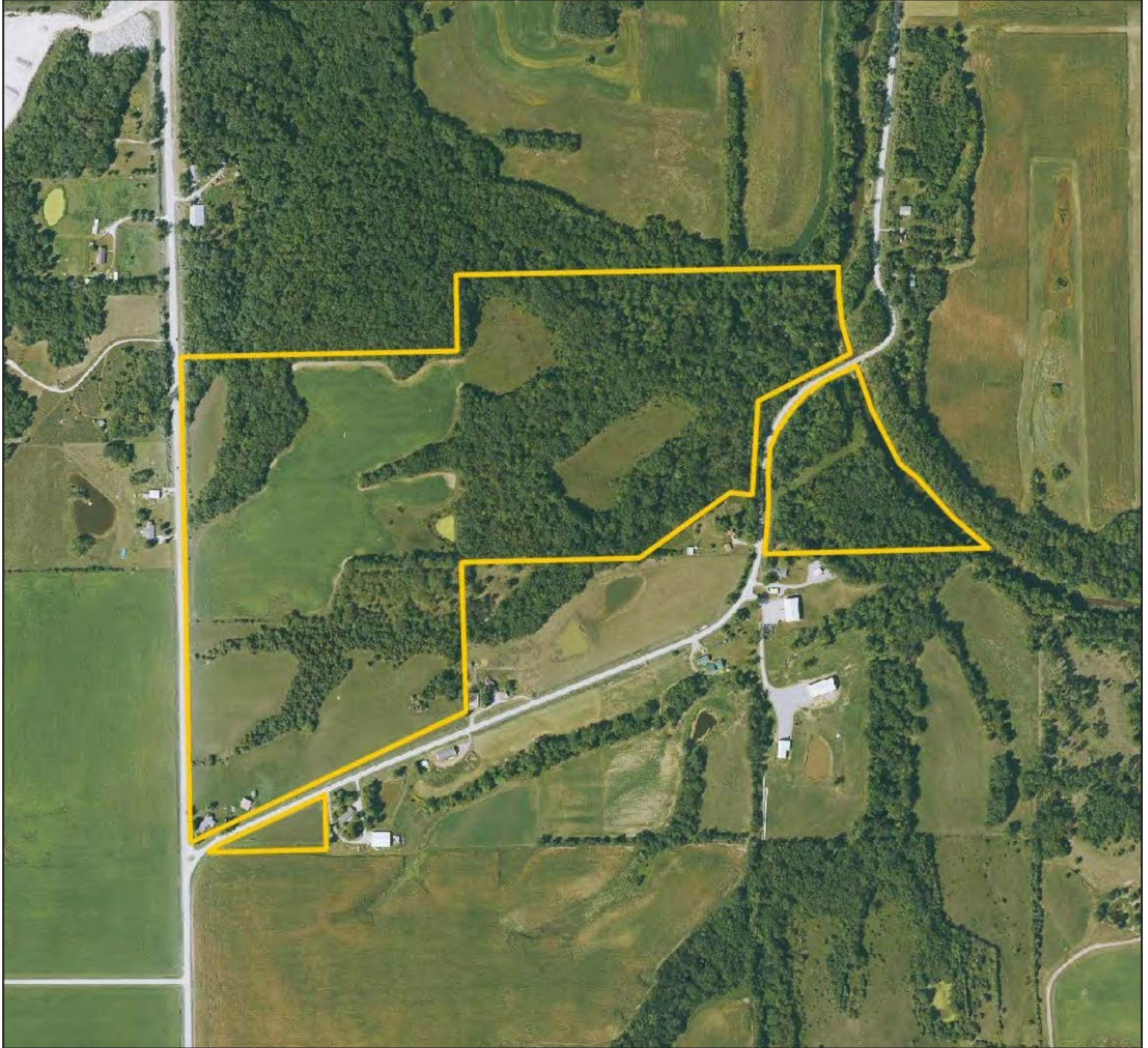


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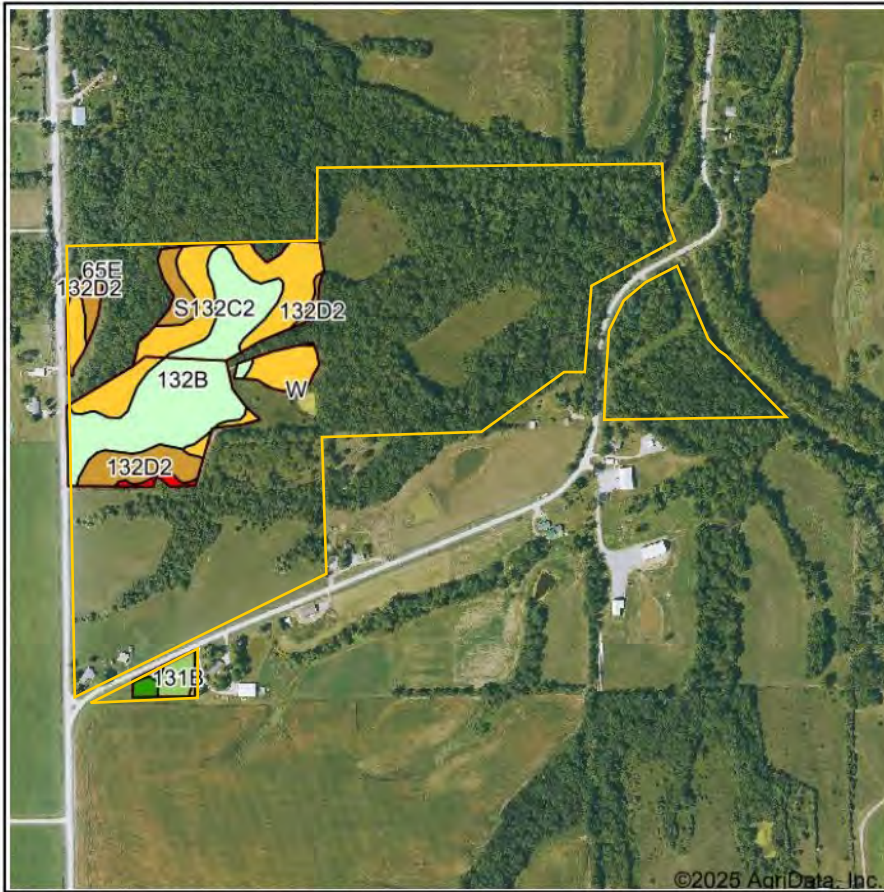
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FSA/Eff. Crop Acres: 24.12 | CRP Acres: 8.84 | Soil Productivity: 58.10 CSR2



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State: **Iowa**
 County: **Jefferson**
 Location: **15-71N-10W**
 Township: **Liberty**
 Acres: **24.12**
 Date: **8/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
132B	Weller silt loam, 2 to 5 percent slopes	9.72	40.4%		IIIe	67
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	8.98	37.2%		IIIe	59
132D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	4.01	16.6%		IVe	34
131B	Pershing silt loam, 2 to 5 percent slopes	0.75	3.1%		IIIe	70
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.30	1.2%		VIIe	10
362	Haig silt loam, 0 to 2 percent slopes	0.26	1.1%		IIw	83
364B2	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	0.10	0.4%		Ile	70
Weighted Average					3.20	58.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Fairfield: Go 1 mile south on IA Hwy 1, then 1 mile west on 227th St., then 2¼ miles south and west on Kale Blvd., and then north on Juniper Ave. for 0.2 miles. Property is located on the east side of the road.

Simple Legal

Part of S½ SW¼ and part of SW¼ SE¼ of Section 10 and part of NW¼ NW¼ of Section 15, all in Township 71 North, Range 10 West of the 5th P.M., Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

Address

2423 Juniper Ave.
Fairfield, IA 52567

Price & Terms

- \$835,000
- \$7,999.62/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,714.00
Net Taxable Acres: 104.38

Lease Status

Open farm lease for the 2026 crop year. There is no hunting lease.

FSA Data

Farm Number 649, Tract 1715
FSA/Eff. Crop Acres: 24.12
CRP Acres: 8.84
Corn Base Acres: 13.90
Corn PLC Yield: 143 Bu.
Bean Base Acres: 8.20
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 8.84 acres enrolled in a CP-4D contract that pays \$1,927.00 annually and expires 9/30/2025. *The CRP contract has been re-enrolled for an additional 10 years. Contact agent for details.*

Soil Types/Productivity

Primary soil is Weller. CSR2 on the FSA/ Eff. crop acres is 58.10. 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

Nearly level to steep.

Drainage

Natural with some tile. No tile maps available.

Dwelling

There is a single-story ranch home built in 1977 featuring three-bedrooms, two-bathrooms, and 1,712 sq. ft. of living space. The home includes a two-stall attached garage and a full, walkout basement. Updates include a new roof in 2017, along with a furnace, AC, and water heater installed in 2021.

Buildings/Improvements

- 44' x 46' Pole Barn (1985)
- 18' x 24' Crib (1950)
- 12' x 20' Detached Garage (1920)

Water & Well Information

Rathburn Rural Water services the property. A well is located east of the house. Age and status of the well are unknown. Property also includes a 1/3 acre pond.

Comments

Step out your back door and hunt trophy whitetail! This property features mature timber, cropland, pasture, and CRP acres. The comfortable ranch style home has a full, walkout basement for all your hunting gear. The property has road access on three sides, maximizing your ability to hunt with different winds. The east boundary has over a ¼ mile of water frontage along Cedar Creek. This farm is ready to enjoy as a hunting lodge or full-time country home.

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.

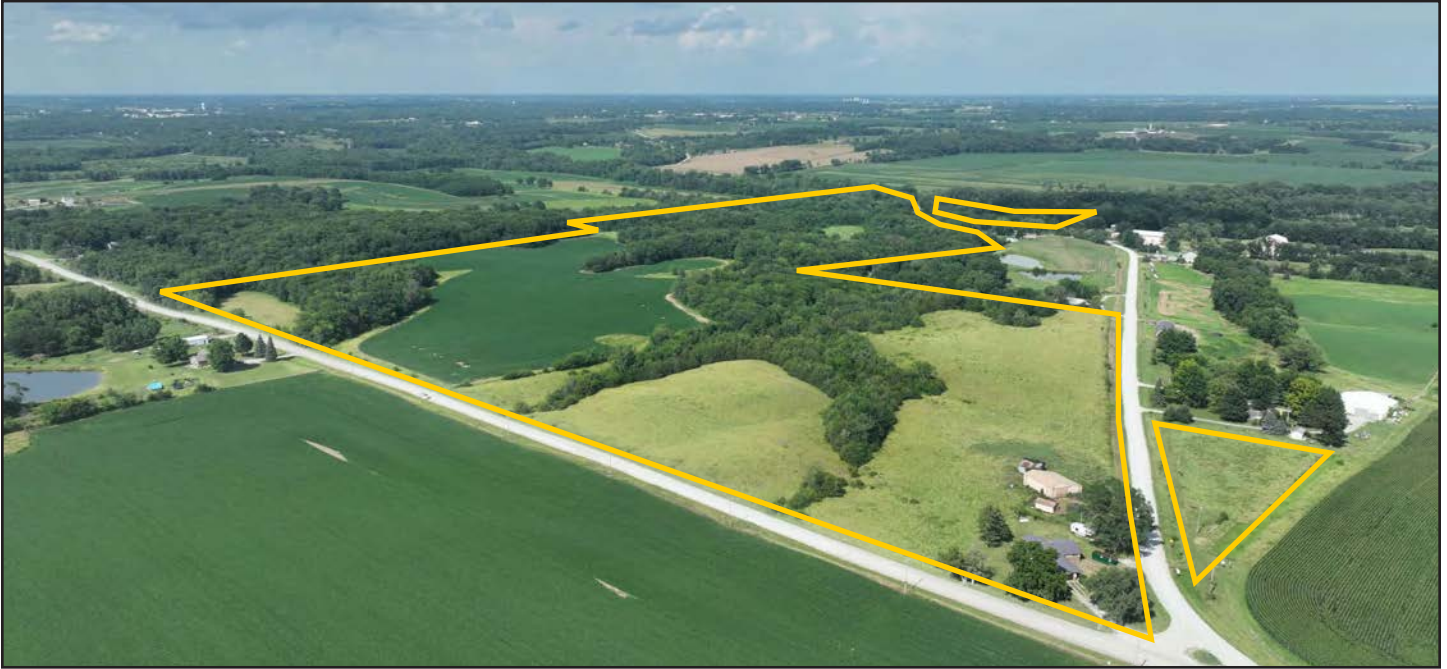
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Looking Northeast



Ranch Style House



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Looking East



Looking West



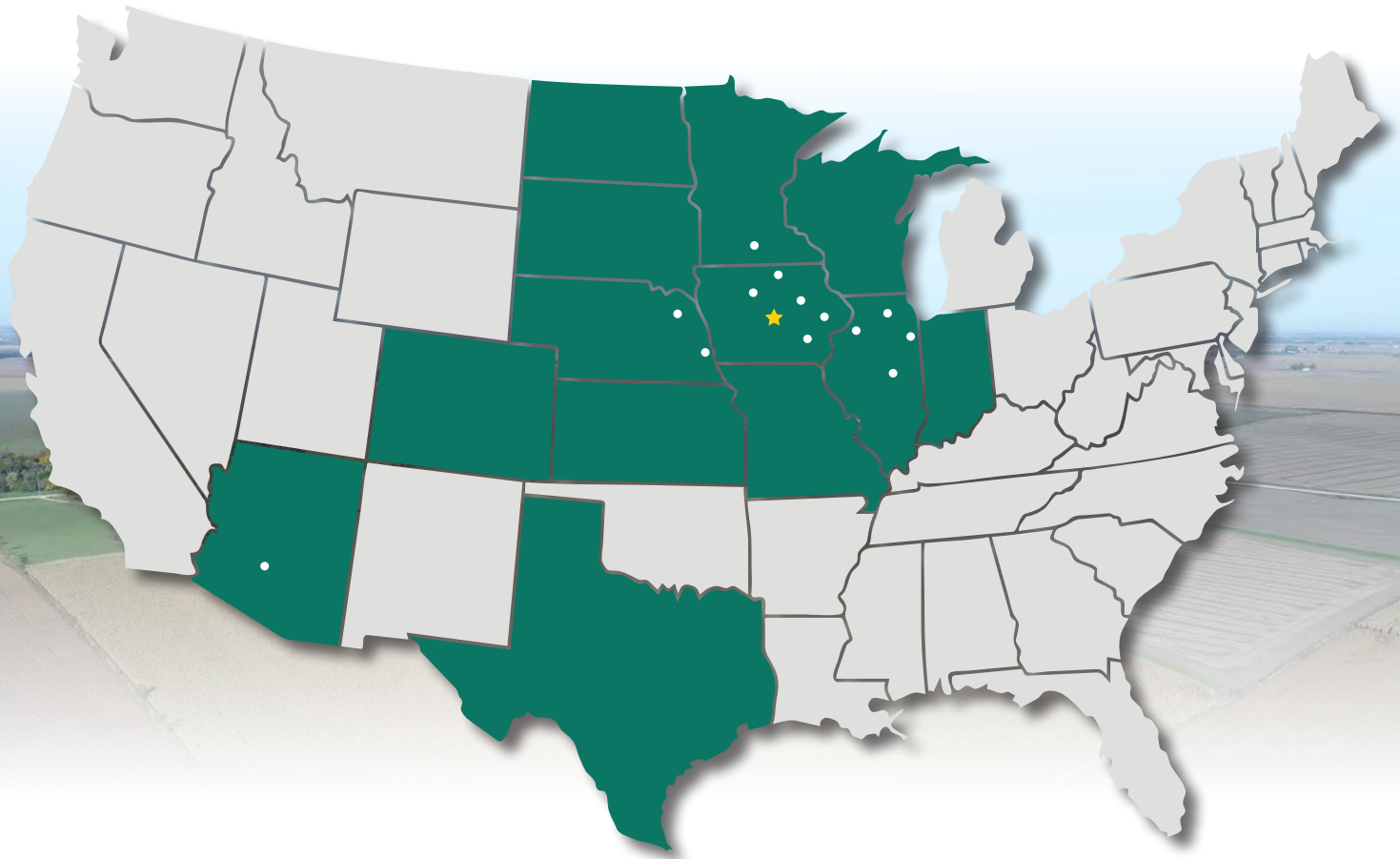
Looking Northwest



Looking Northeast







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