

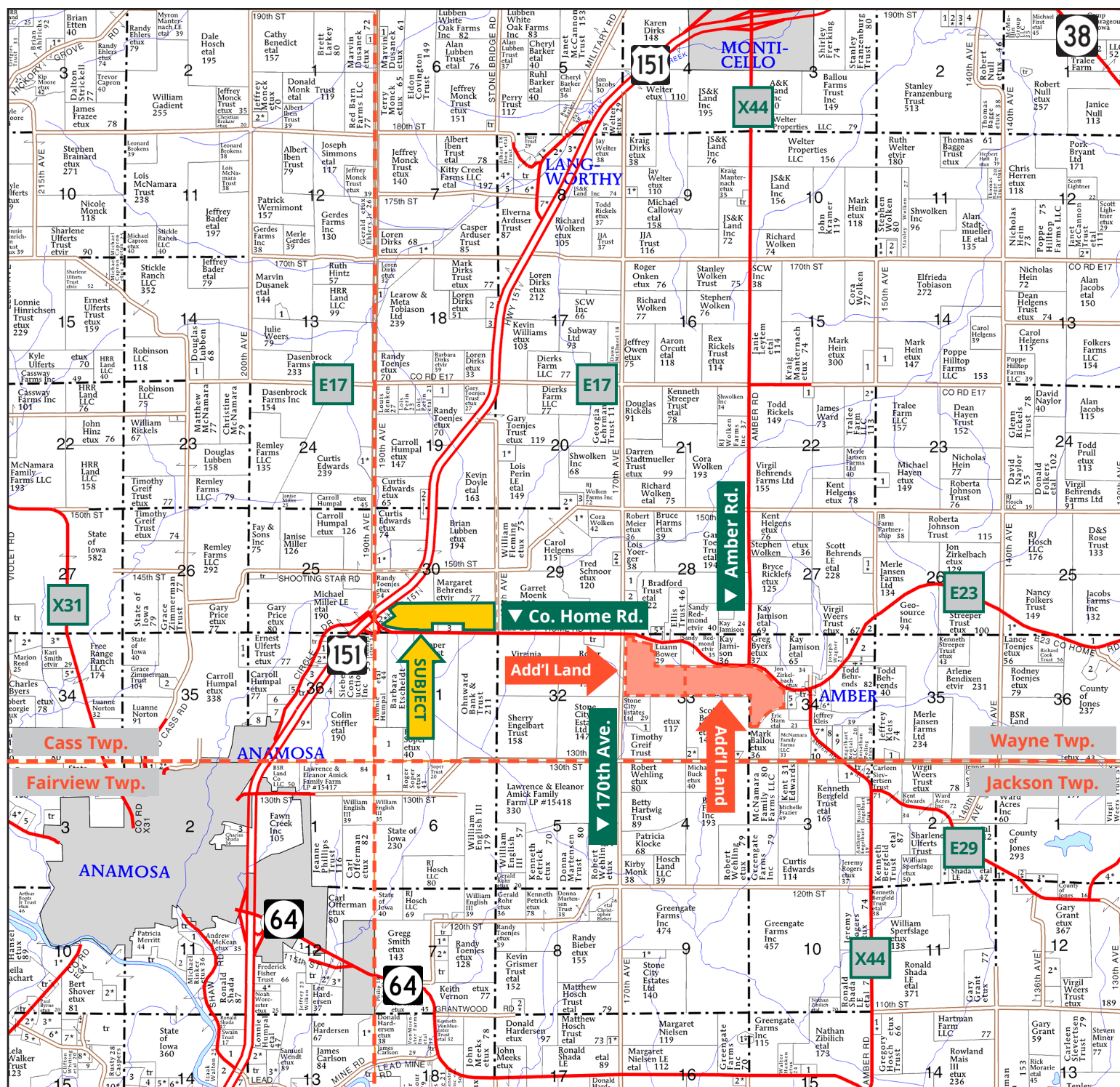
Archer Farm



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

117.72 Acres, m/l
Jones County, IA



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FSA/Eff. Crop Acres: 119.39 | Soil Productivity: 84.40 CSR2



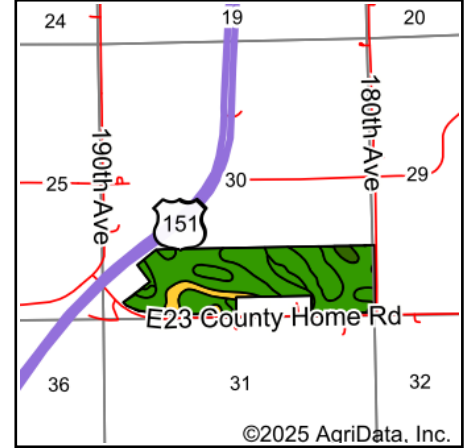
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **30-85N-3W**
 Township: **Wayne**
 Acres: **119.39**
 Date: **12/3/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	62.09	51.9%		IIw	86
771B	Waubeek silt loam, 2 to 5 percent slopes	33.72	28.2%		IIe	89
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	8.93	7.5%		IIIe	54
P162C	Downs silt loam, paha, 5 to 9 percent slopes	7.13	6.0%		IIIe	85
771C	Waubeek silt loam, 5 to 9 percent slopes	4.37	3.7%		IIIe	85
P162B	Downs silt loam, paha, 2 to 5 percent slopes	2.34	2.0%		IIe	90
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	0.81	0.7%		IVe	82
Weighted Average					2.18	84.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Anamosa: 1 mile northeast on US-151. The property is northeast of the intersection with E23/Co. Home Rd.

Simple Legal

That part of the S½ of the S½ of Section 30, Township 85 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,842,318.00
- \$15,650/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$5,520.00
Net Taxable Acres: 117.72
Tax per Net Taxable Acre: \$46.89

Lease Status

Farm is leased through the 2029 crop year. Contact the listing agent for cash rent details.

FSA Data

Farm 5035, Tract 776
FSA/Eff. Crop Acres: 105.41
Corn Base Acres: 105.39
Corn PLC Yield: 162 Bu.

Farm 5035, Tract 10878
FSA/Eff. Crop Acres: 13.98
Corn Base Acres: 13.98
Corn PLC Yield: 162 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Waubeek and Downs. CSR2 on the FSA/Eff. crop acres is 84.40. 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 farm is gently rolling.

Drainage

Considerable tile has been installed on this farm. Contact the listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Jones County farm located along US-151.

Additional Land for Sale

Seller has two additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.

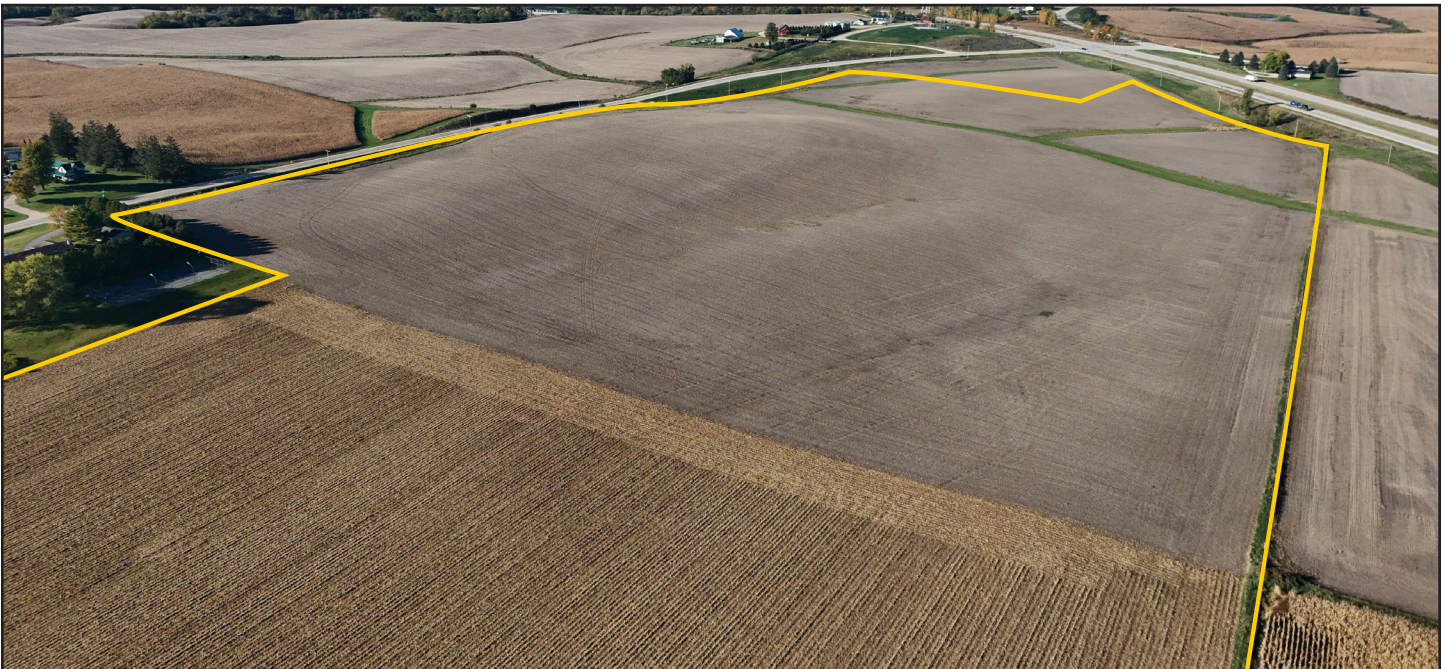


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

West Side Looking East



Central Looking West



South Central Looking Northeast

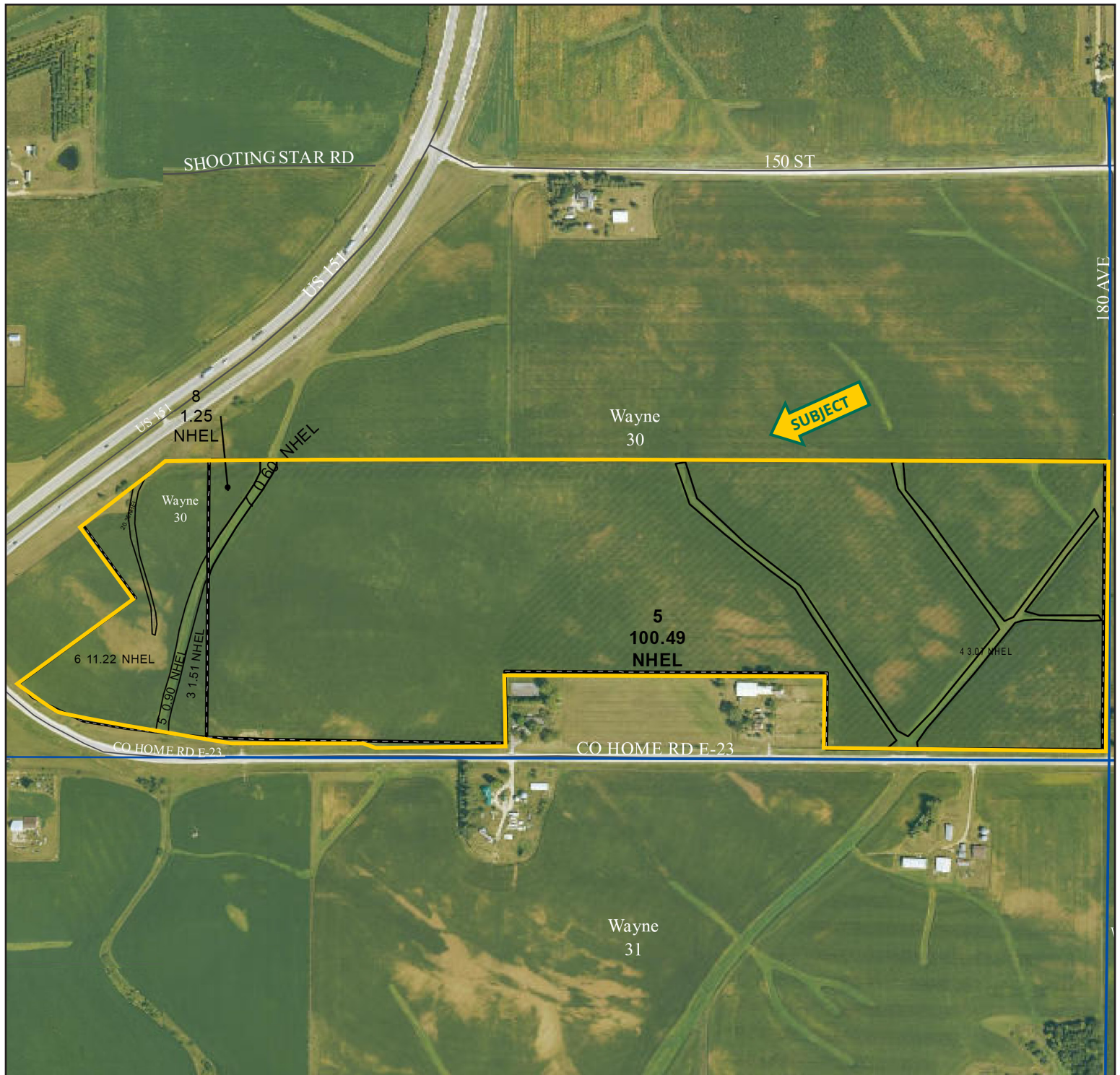


East Side Looking West

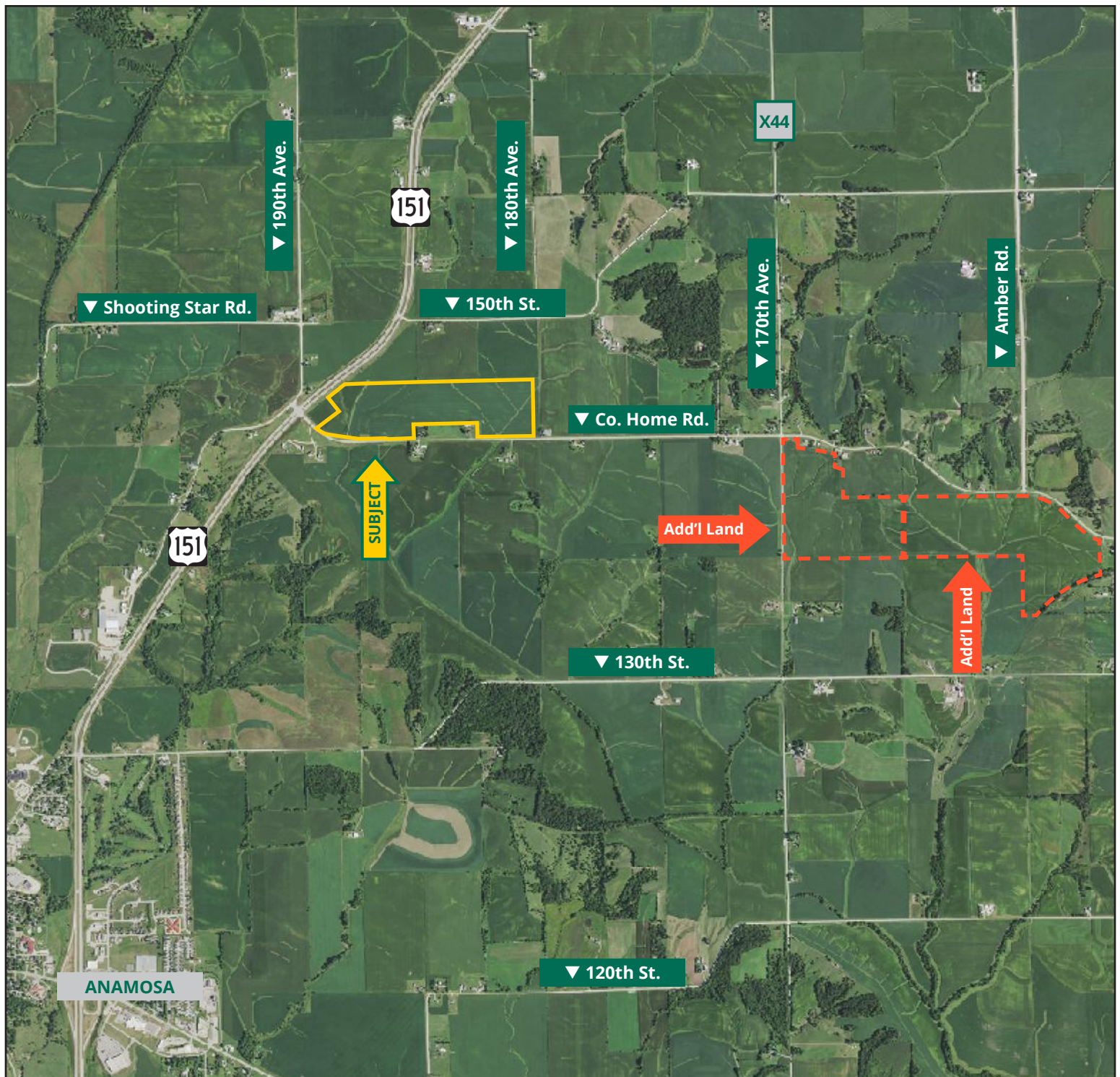


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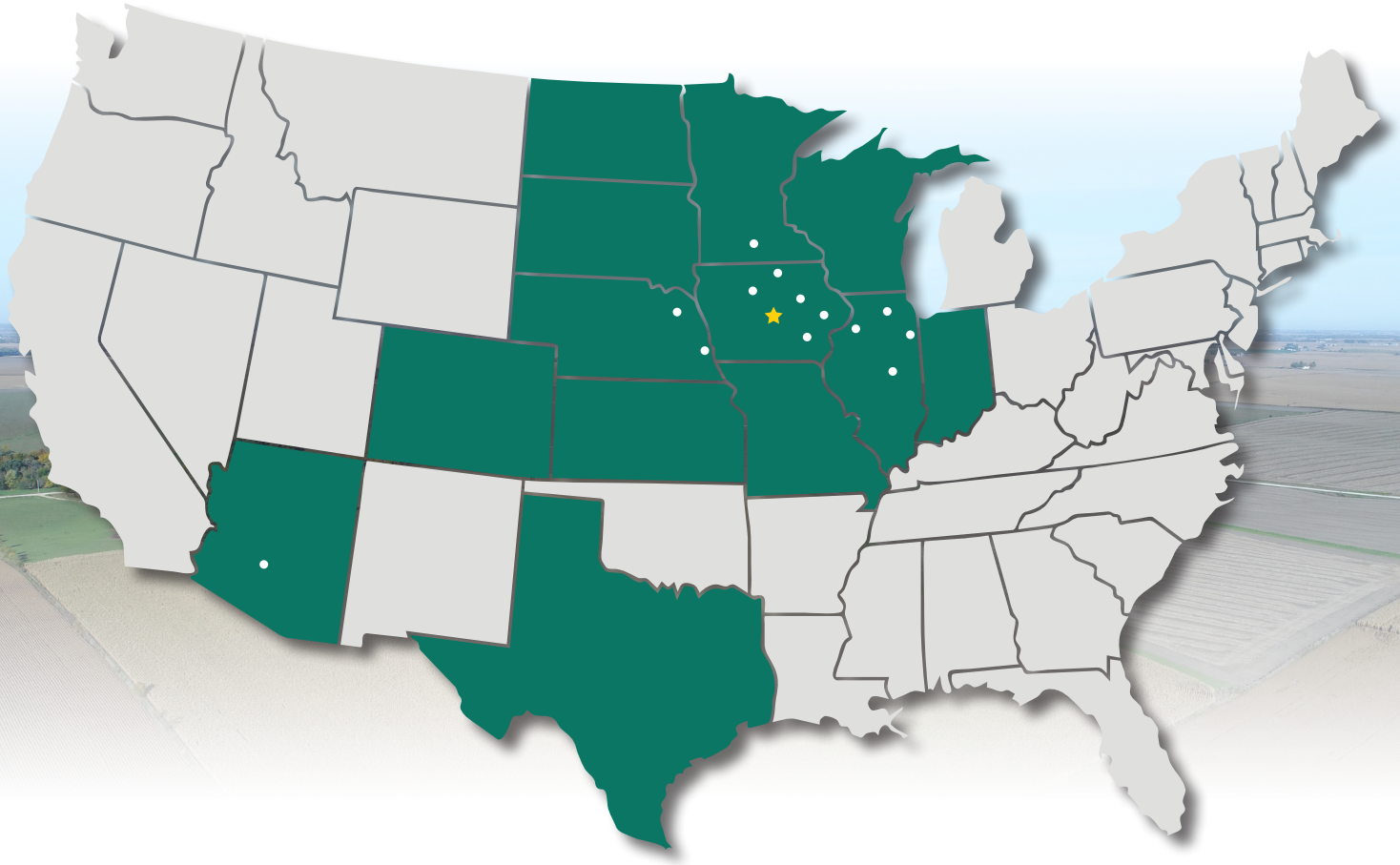
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