

## Archer Farm



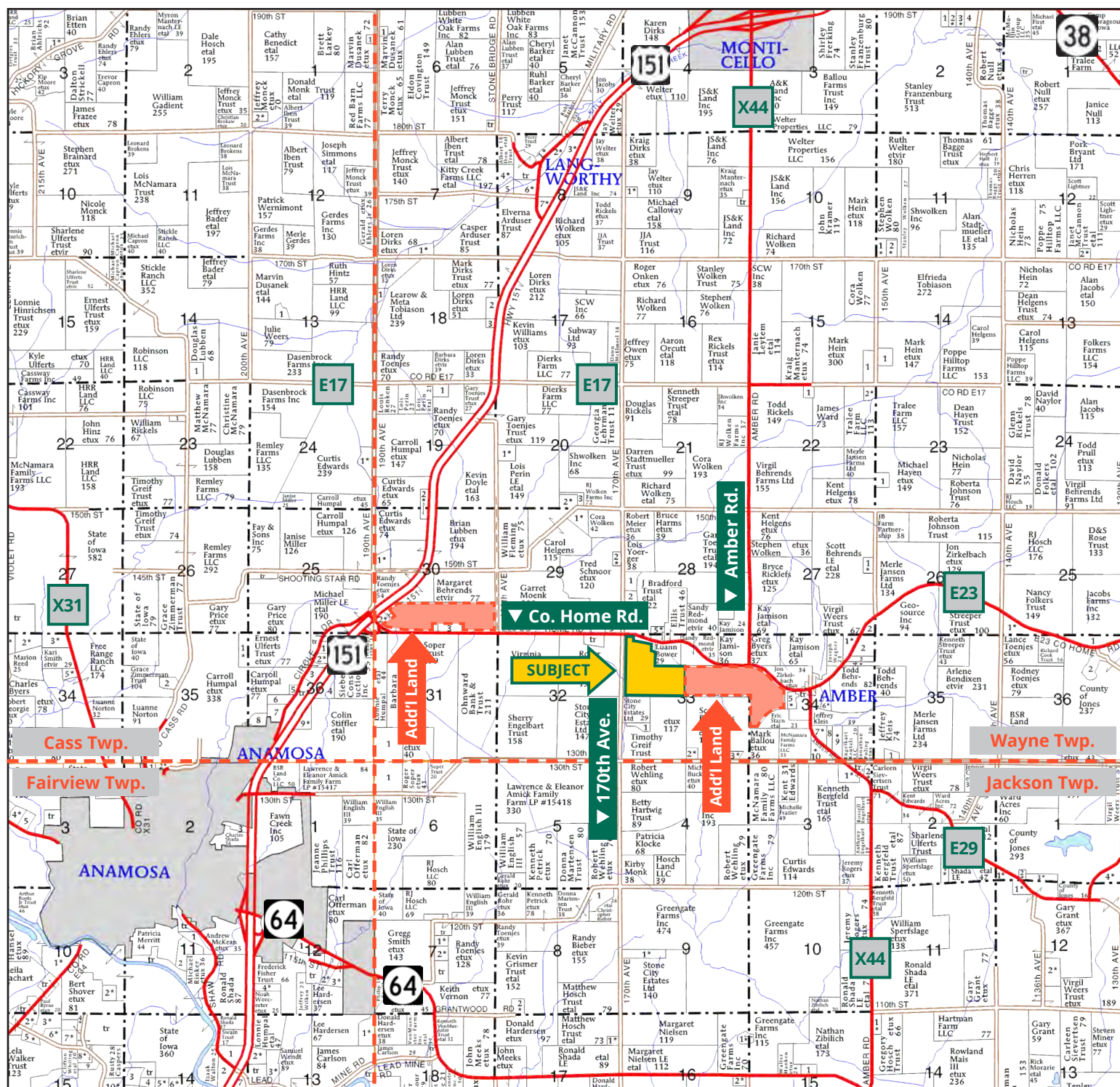
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Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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



## Wayne Township, Jones County, IA



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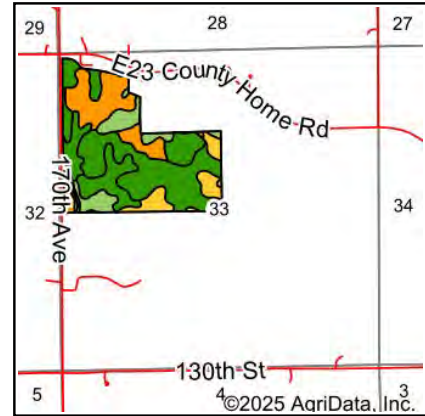
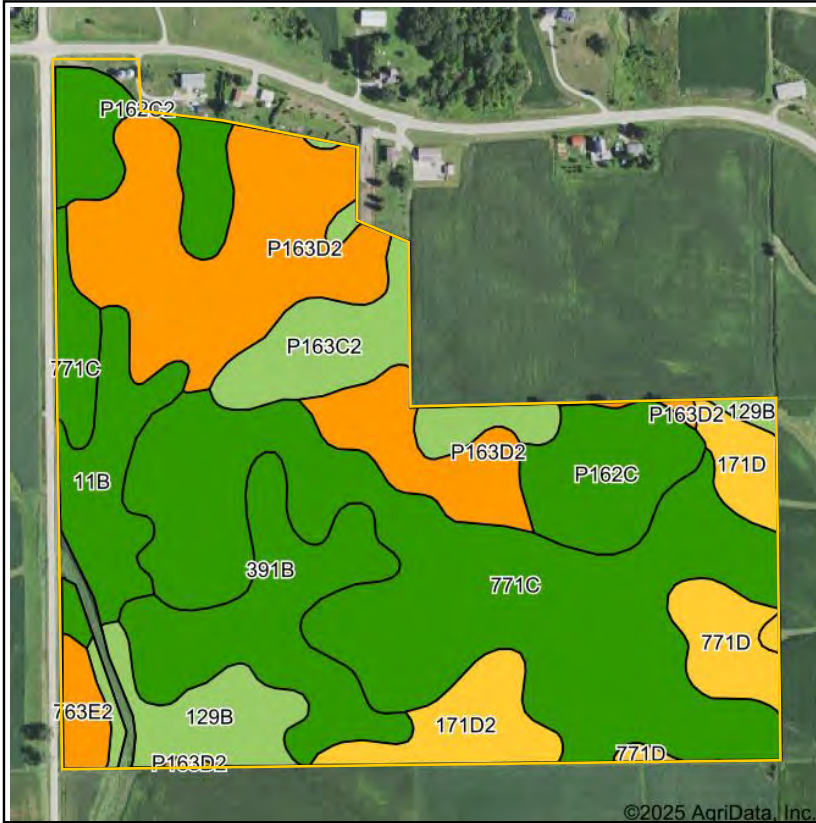
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FSA/Eff. Crop Acres: 108.96 | Soil Productivity: 73.40 CSR2



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State: **Iowa**  
 County: **Jones**  
 Location: **33-85N-3W**  
 Township: **Wayne**  
 Acres: **108.96**  
 Date: **12/3/2025**



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

Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
771C	Waubeek silt loam, 5 to 9 percent slopes	36.42	33.4%		IIIe	85
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	20.98	19.3%		IIIe	47
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.67	9.8%		IIw	87
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	7.06	6.5%		IIIe	75
P162C	Downs silt loam, paha, 5 to 9 percent slopes	6.21	5.7%		IIIe	85
11B	Colo-Ely complex, 0 to 5 percent slopes	6.14	5.6%		IIw	86
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.29	4.9%		IIw	73
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	4.82	4.4%		IVe	82
171D2	Bassett loam, 9 to 14 percent slopes, eroded	4.16	3.8%		IIIe	54
771D	Waubeek silt loam, 9 to 14 percent slopes	3.39	3.1%		IIIe	59
171D	Bassett loam, 9 to 14 percent slopes	2.27	2.1%		IIIe	57
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	1.55	1.4%		IVe	46
Weighted Average					2.86	73.4

\*\*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 and 2 miles east on E23/Co. Home Rd. The property is southeast of the intersection with 170th Ave.

### Simple Legal

The S½ of the NW¼ and that part of the NW¼ of the NW¼ Section 33, Township 85 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,515,109.50
- \$13,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$4,560.00  
Net Taxable Acres: 108.61

### Lease Status

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

### FSA Data

Farm 5035, Tract 758  
FSA/Eff. Crop Acres: 108.96  
Corn Base Acres: 108.96  
Corn PLC Yield: 162 Bu.

### Soil Types/Productivity

Primary soils are Waubeek and Fayette. CSR2 on the FSA/Eff. crop acres is 73.40. 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

There are two grain bins in the northwest corner of the farm. One was built in 2003 and is 24' diameter x 20' tall the other is 30' diameter x 18' tall and was built in 1976.

### Water & Well Information

None.

### Comments

This is a productive Jones County farm with two grain bins.

### Additional Land for Sale

Seller has two additional tracts of land for sale, one located west and one 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.

Northwest Corner Looking Southeast



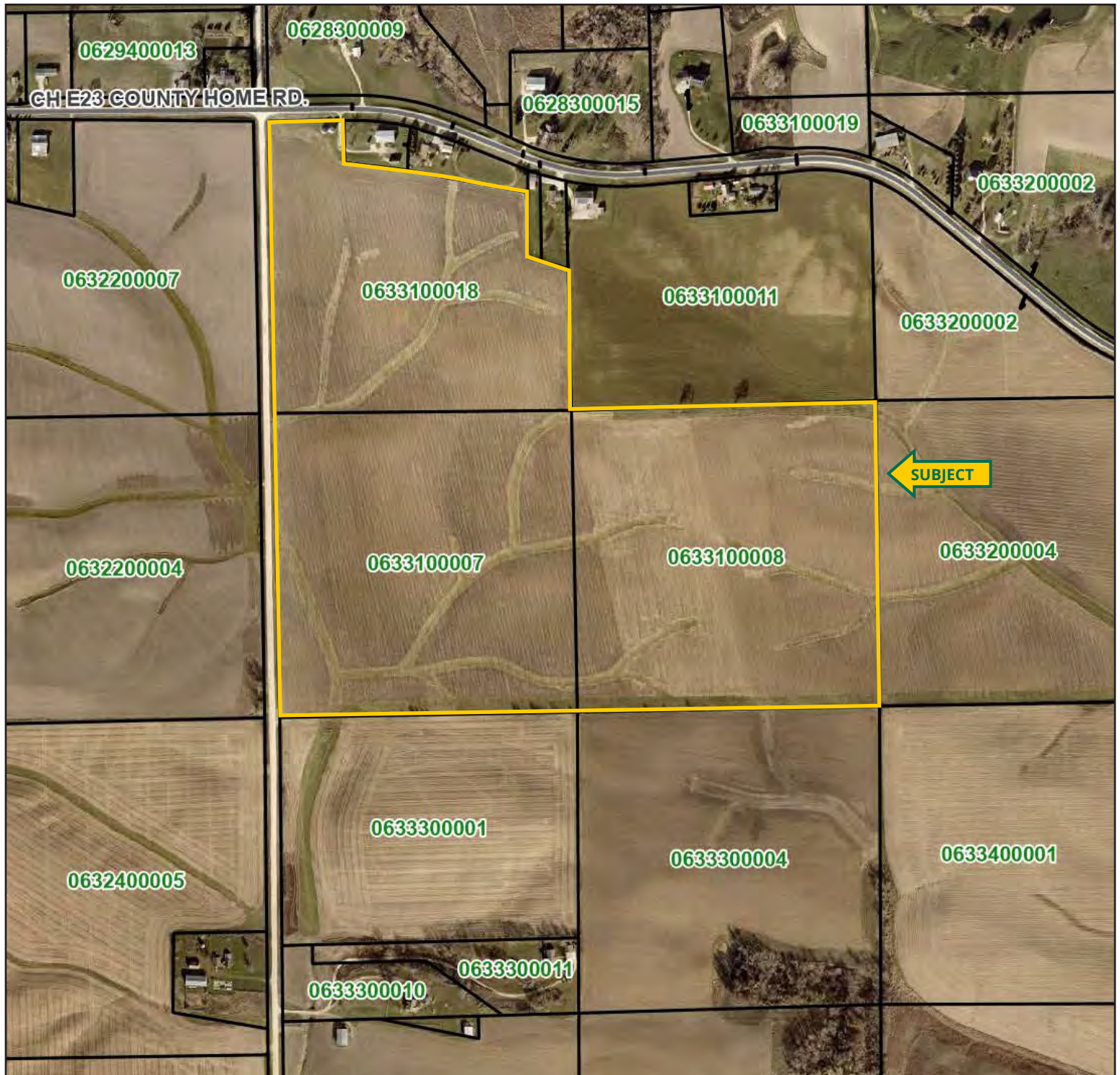
Northwest Corner Looking Southeast







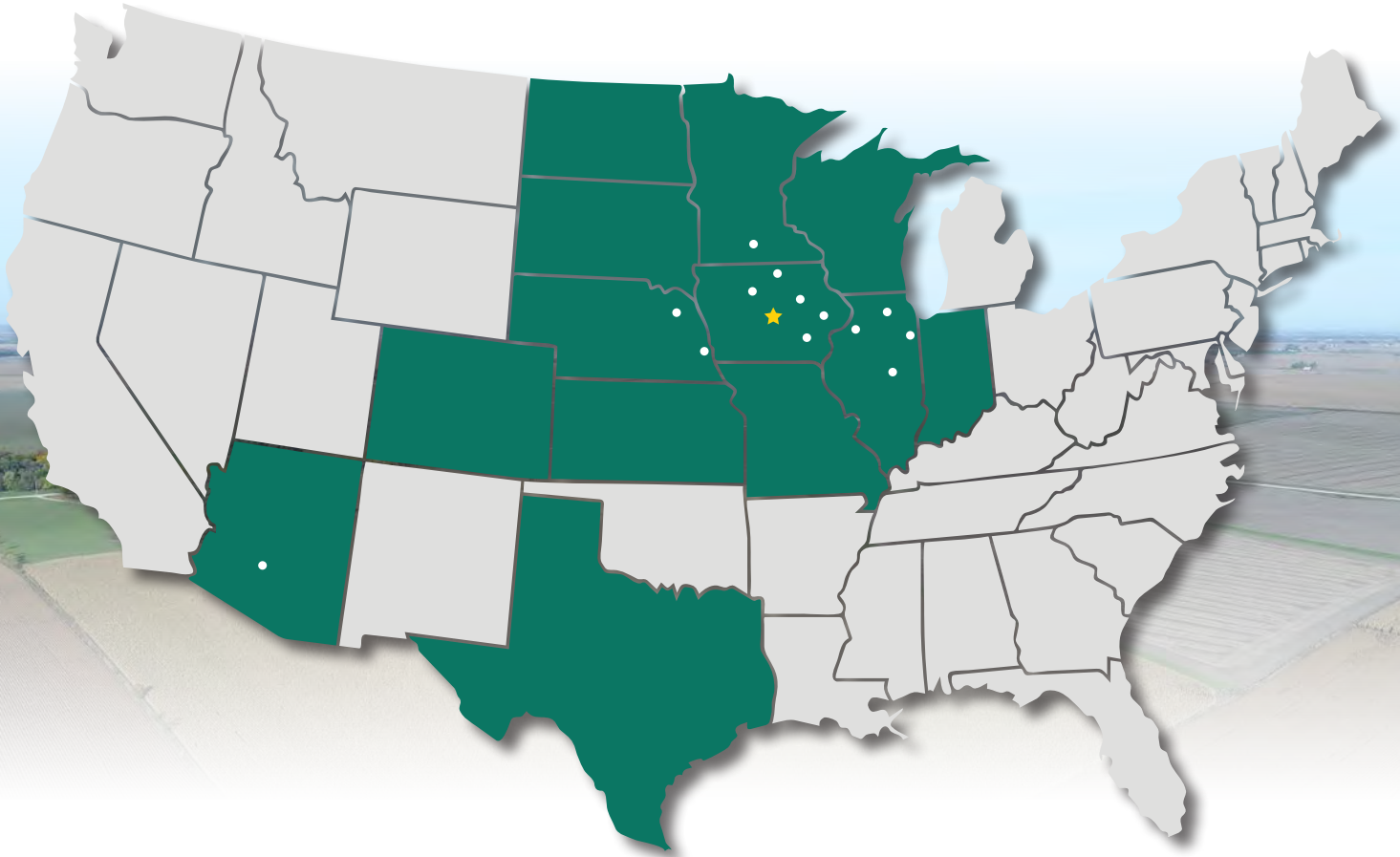








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