

Archer Farm



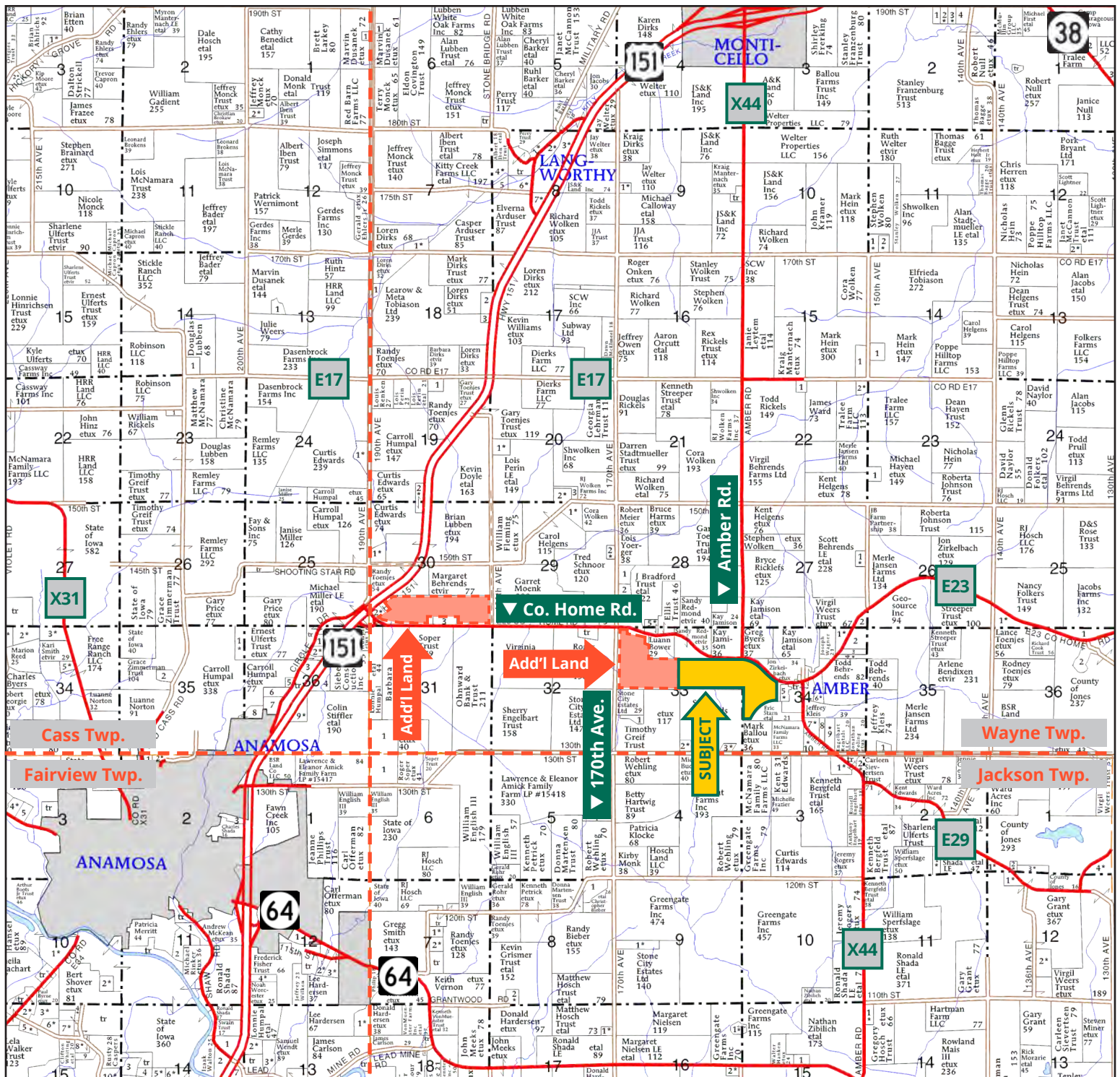
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319.895.8858 | 102 Palisades Road
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152.80 Acres, m/l
Jones County, IA



Wayne Township, Jones County, IA



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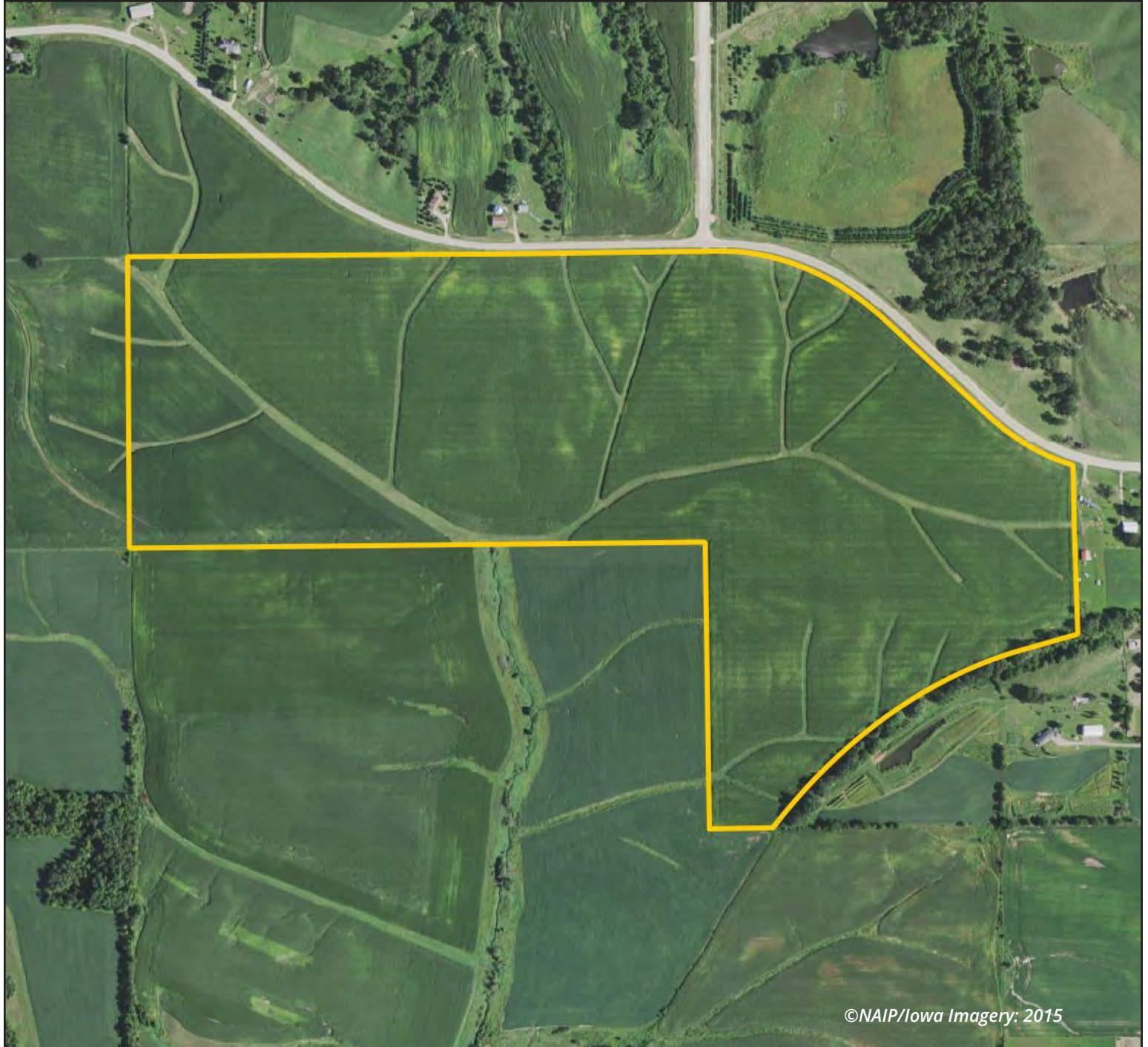
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FSA/Eff. Crop Acres: 138.48 | CRP Acres: 10.78 | Soil Productivity: 66.70 CSR2



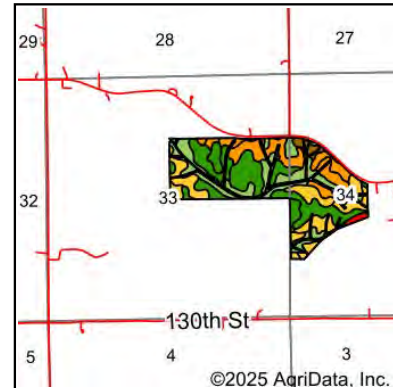
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **33-85N-3W**
 Township: **Wayne**
 Acres: **138.48**
 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** |
|------------------|--|-------|------------------|-------------|------------------|--------|
| 129B | Arenzville-Chaseburg complex, 1 to 5 percent slopes | 28.43 | 20.7% | | IIw | 73 |
| P162C | Downs silt loam, paha, 5 to 9 percent slopes | 27.99 | 20.2% | | IIIe | 85 |
| P163D2 | Fayette silt loam, paha, 9 to 14 percent slopes, eroded | 17.18 | 12.4% | | IIIe | 47 |
| 428B | Ely silty clay loam, 2 to 5 percent slopes | 11.76 | 8.5% | | IIe | 88 |
| 763E2 | Exette silt loam, 14 to 18 percent slopes, moderately eroded | 9.55 | 6.9% | | IVe | 46 |
| 171D | Bassett loam, 9 to 14 percent slopes | 7.22 | 5.2% | | IIIe | 57 |
| 771C | Waubeek silt loam, 5 to 9 percent slopes | 5.95 | 4.3% | | IIIe | 85 |
| P163D | Fayette silt loam, paha, 9 to 14 percent slopes | 5.36 | 3.9% | | IIIe | 50 |
| 763D2 | Exette silt loam, 9 to 14 percent slopes, moderately eroded | 4.59 | 3.3% | | IIIe | 58 |
| P162D | Downs silt loam, paha, 9 to 14 percent slopes | 3.99 | 2.9% | | IIIe | 57 |
| P163C2 | Fayette silt loam, paha, 5 to 9 percent slopes, eroded | 3.78 | 2.7% | | IIIe | 75 |
| 771D | Waubeek silt loam, 9 to 14 percent slopes | 3.51 | 2.5% | | IIIe | 59 |
| 763F2 | Exette silt loam, 18 to 25 percent slopes, moderately eroded | 3.23 | 2.3% | | VIe | 28 |
| P162D2 | Downs silt loam, paha, 9 to 14 percent slopes, eroded | 2.13 | 1.5% | | IIIe | 54 |
| 171D2 | Bassett loam, 9 to 14 percent slopes, eroded | 1.72 | 1.2% | | IIIe | 54 |
| 5040 | Anthroptic Udorthents, 2 to 9 percent slopes | 1.56 | 1.1% | | VIIs | 5 |
| 480E | Orwood silt loam, 14 to 18 percent slopes | 0.53 | 0.4% | | IVe | 43 |
| Weighted Average | | | | | 2.89 | 66.7 |

Location

From Anamosa: 1 mile northeast on US-151 and 3 miles east on E23/Co. Home Rd. The property is south of the intersection with X44/Amber Rd.

Simple Legal

The S½ of the NE¼ of Section 33 and that part of the S½ of the NW¼ and the N½ of the SW¼ of Section 34 all in Township 85 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,978,760.00
- \$12,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$5,690.00
Net Taxable Acres: 152.80
Tax per Net Taxable Acre: \$37.24

Lease Status

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

FSA Data

Farm 4165, Tract 10202
FSA/Eff. Crop Acres: 138.48
CRP Acres: 10.78
Corn Base Acres: 124.30
Corn PLC Yield: 161 Bu.

CRP Contracts

There are 10.78 acres enrolled in a CP-8A contract that pays \$3,234.00 annually and expires September 30, 2031.

Soil Types/Productivity

Primary soils are Arenzville-Chaseburg, Downs and Fayette. CSR2 on the FSA/Eff. crop acres is 66.70. 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 nice Jones County farm located along a hard-surfaced road.

Additional Land for Sale

Seller has two additional tracts of land for sale located west 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



West Side Looking East

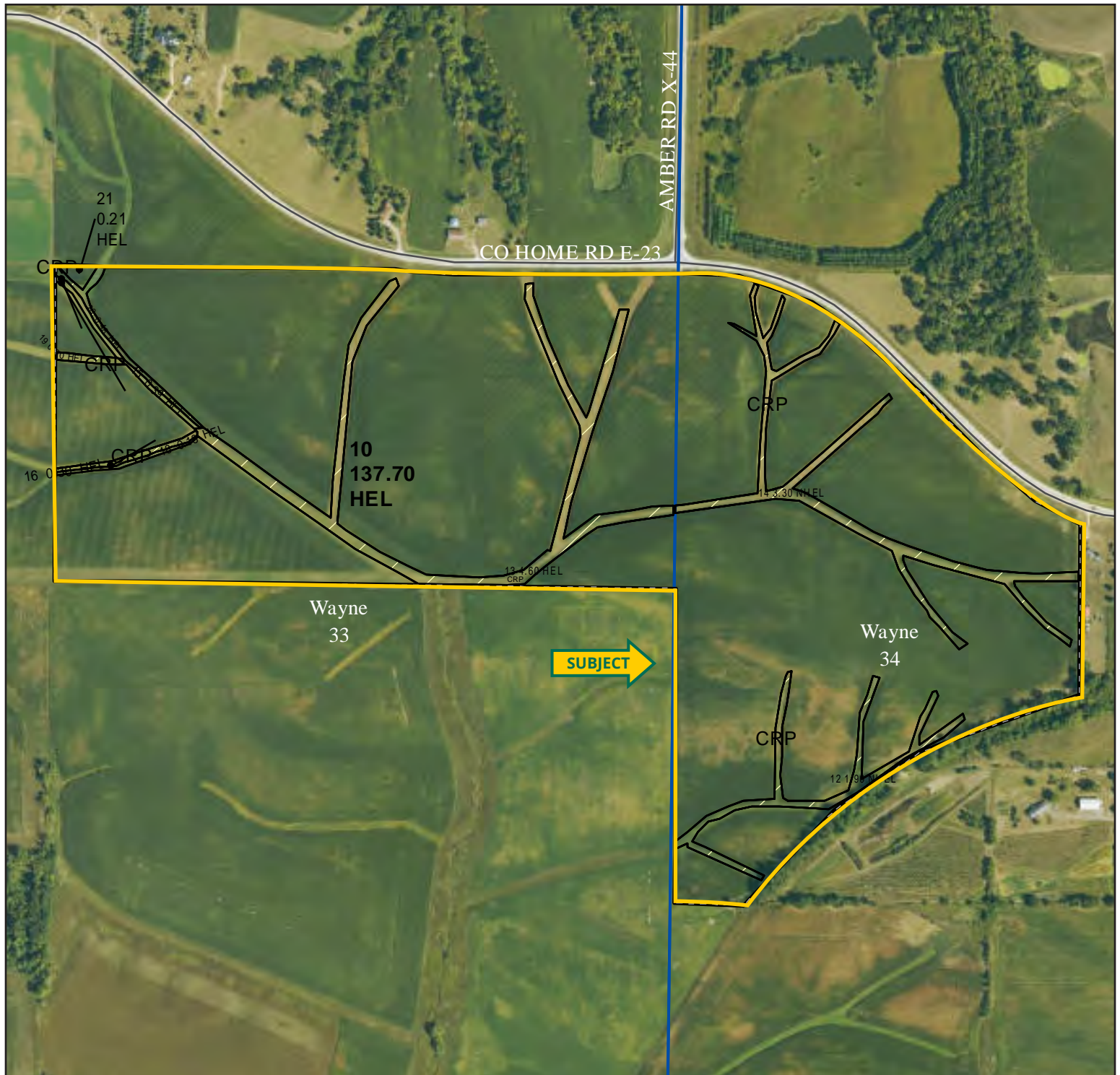


Southeast Corner Looking North

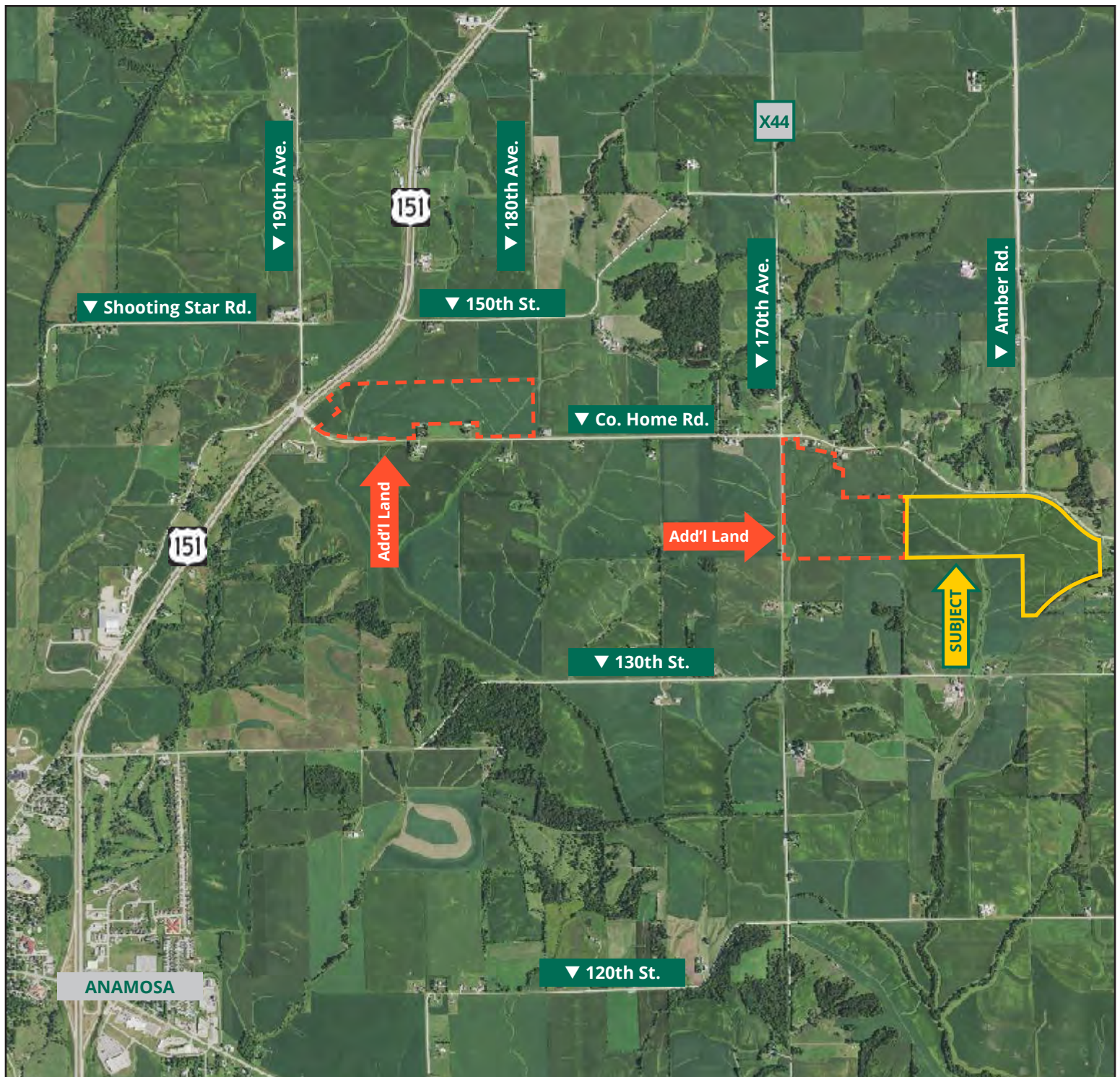


Northeast Corner Looking Southwest

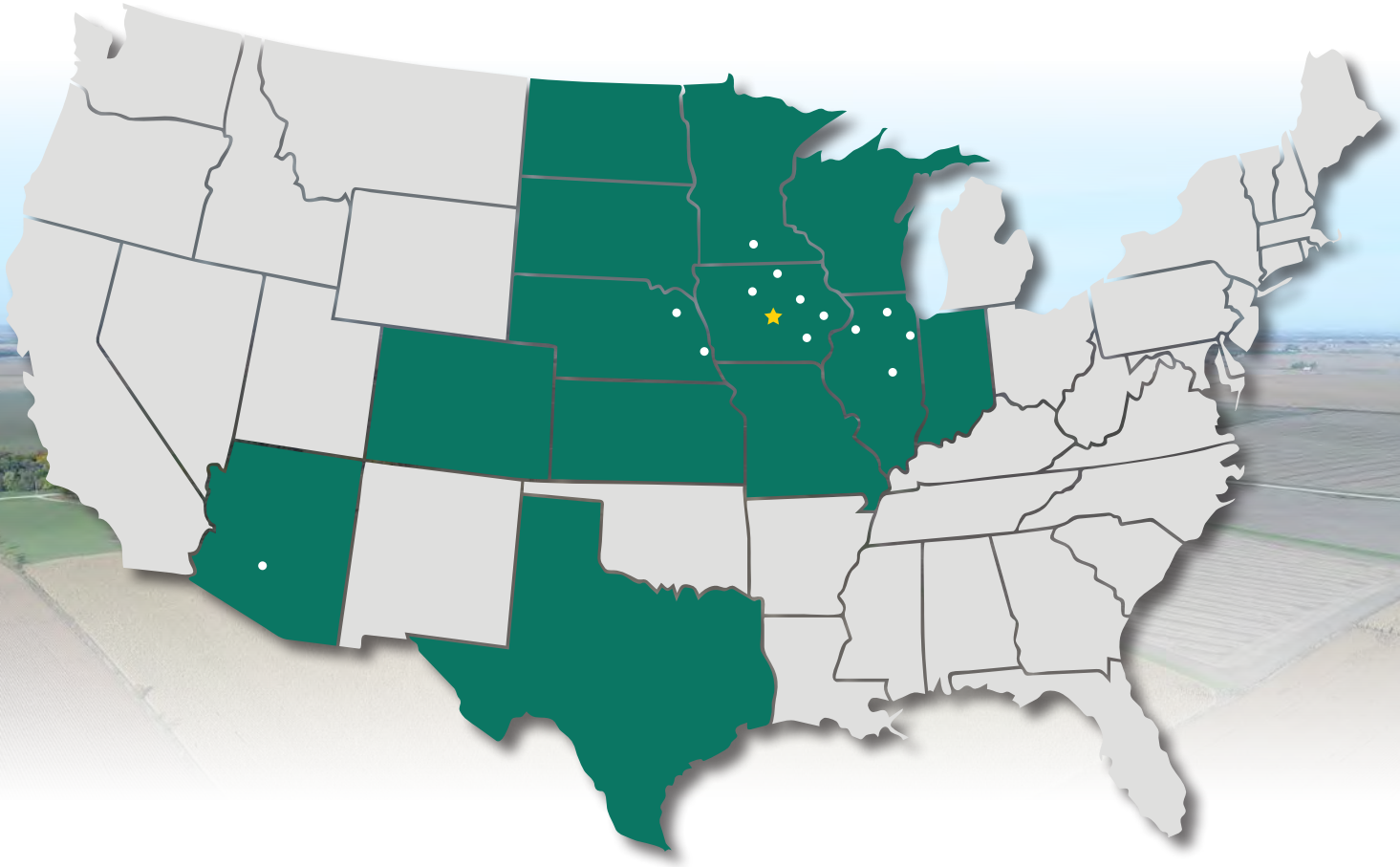








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