

Linda Vernon Jones Revocable Trust



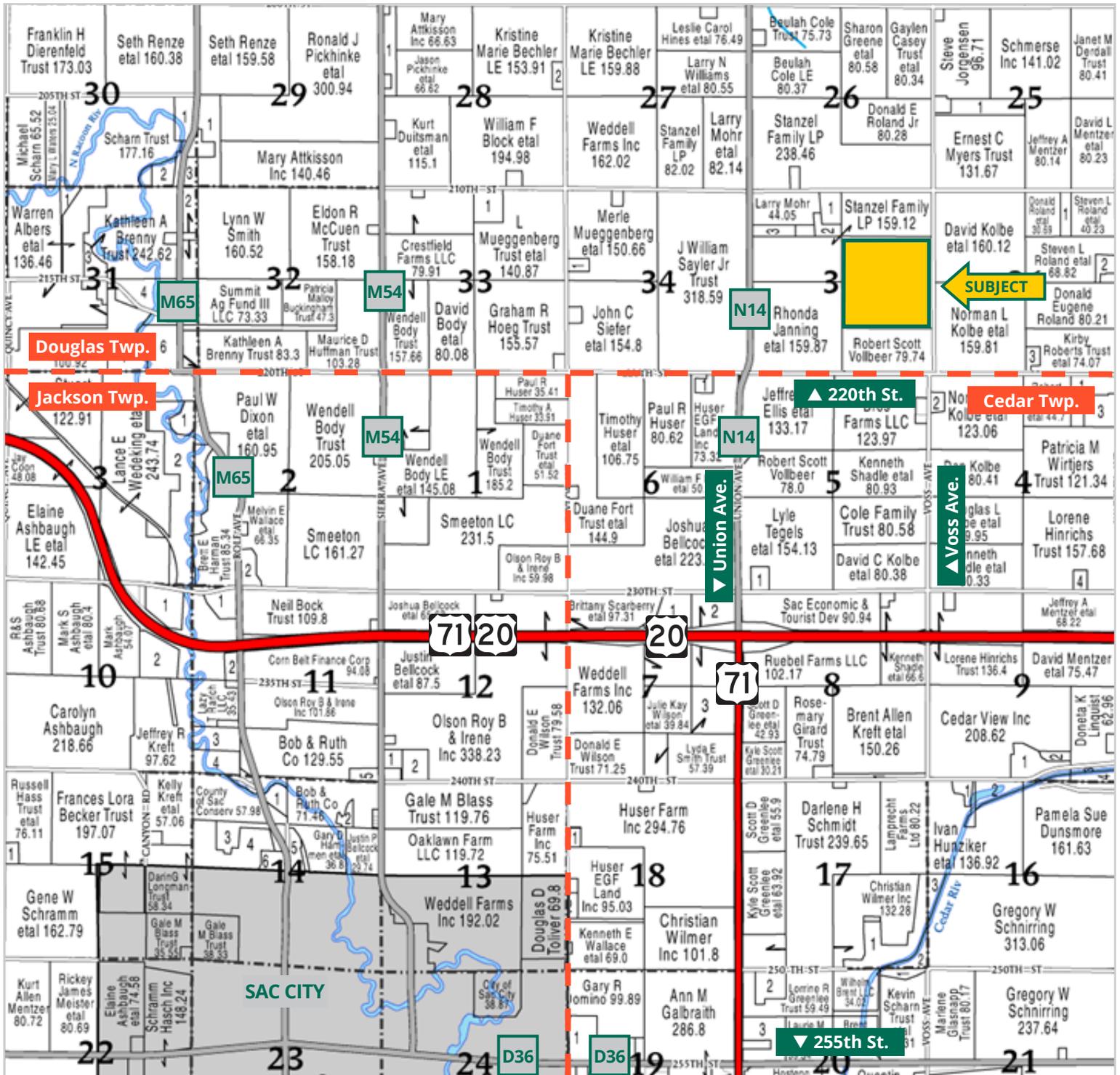
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160.00 Acres, m/I
Sac County, IA



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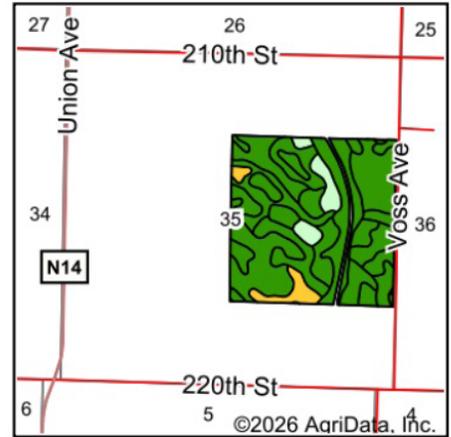
FSA/Eff. Crop Acres: 149.48 | CRP Acres: 5.60 | Soil Productivity: 84.50 CSR2



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State: **Iowa**
 County: **Sac**
 Location: **35-89N-35W**
 Township: **Douglas**
 Acres: **155.08**
 Date: **2/13/2026**



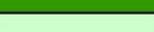
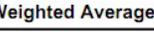
Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA161, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	68.16	44.0%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	21.21	13.7%		IIw	86
55	Nicollet clay loam, 1 to 3 percent slopes	20.66	13.3%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	18.17	11.7%		IIw	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.00	7.1%		IIIle	83
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	8.89	5.7%		IIIle	64
108B	Wadena loam, 2 to 6 percent slopes	5.61	3.6%		Ile	52
274	Rolfe silt loam, 0 to 1 percent slopes	1.38	0.9%		IIIw	57
Weighted Average					2.00	84.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sac City, travel east on 255th Street for one mile, then turn north onto Highway 71/Union Avenue. Continue north for 3.7 miles and turn east onto 220th Street. After one mile, turn north onto Voss Avenue. The property will be located on the west side of the road in approximately one-half mile.

Simple Legal

S½ NE¼; N½ SE¼ of Section 35, Township 89 North, 35 West of the 5th P.M., Sac County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,120,000.00
- \$13,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,080.00
Gross Acres: 160.00
Net Taxable Acres: 157.58
Tax per Net Taxable Acre: \$32.24

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 5170, Tract 9309
FSA/Eff. Crop Acres: 149.48
CRP Acres: 5.60
Corn Base Acres: 74.75
Corn PLC Yield: 162 Bu.
Bean Base Acres: 74.73
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 5.60 acres enrolled in a CP-21 contract that pays \$1,680.00 annually and expires 9/30/34.

Soil Types/Productivity

Primary soils are Clarion, Webster, and Nicollet clay loam. CSR2 on the FSA/ Eff. crop acres is 84.50. 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 gently sloping.

Drainage

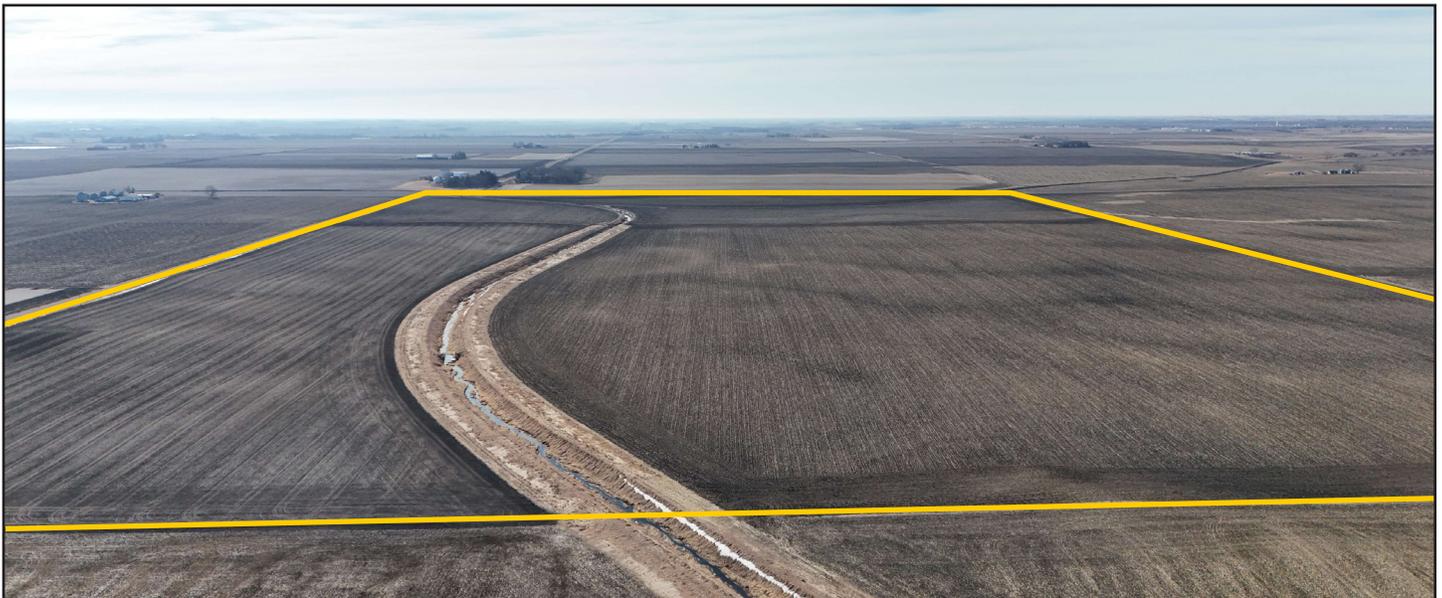
Natural plus tile. Contact agent for tile map.

Buildings/Improvements

None.

Comments

High-quality Sac County farmland. A new culvert will be installed to cross the drainage ditch.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Northeast looking Southwest

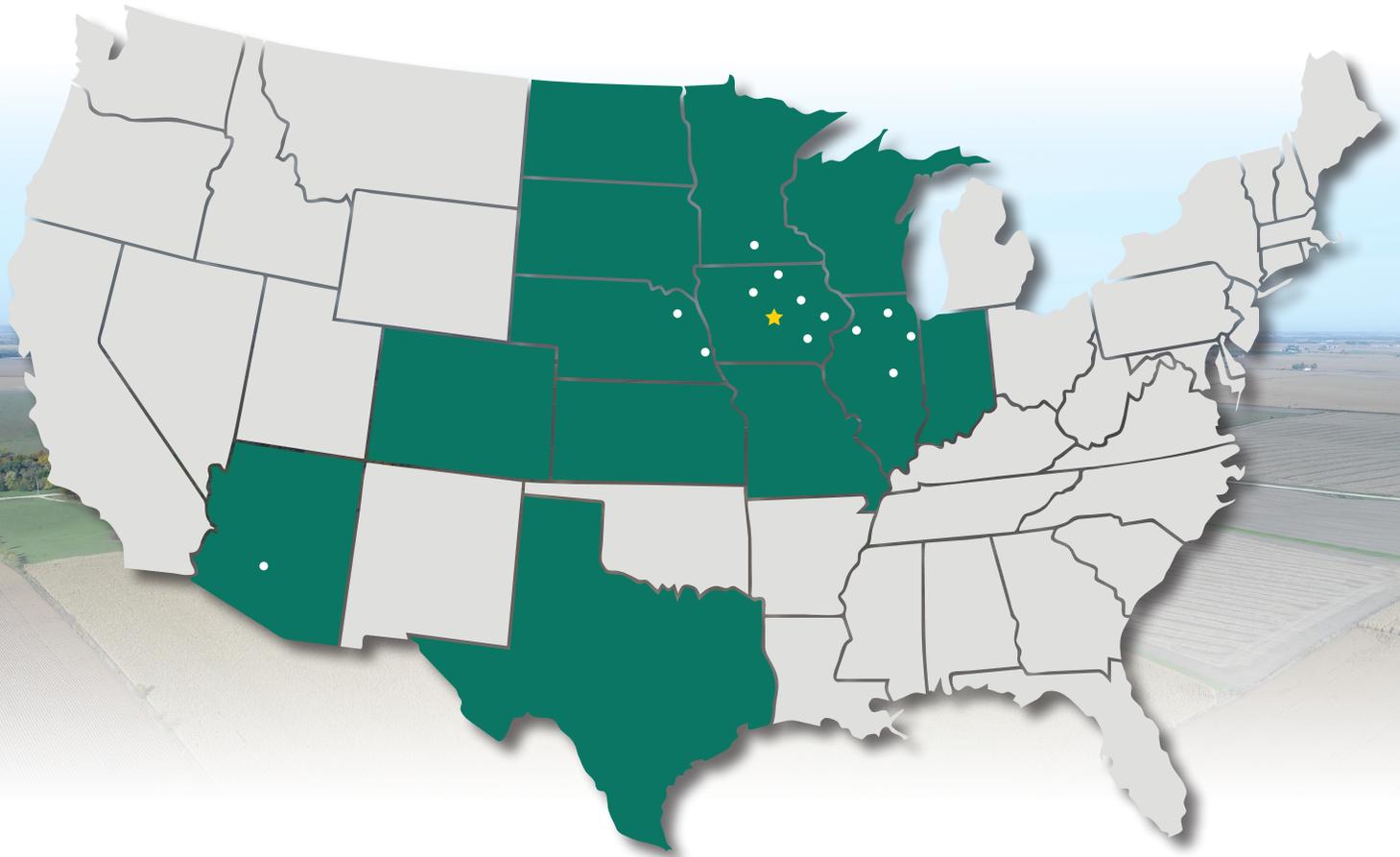


Southeast looking Northwest





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