

Suter Farms LLC



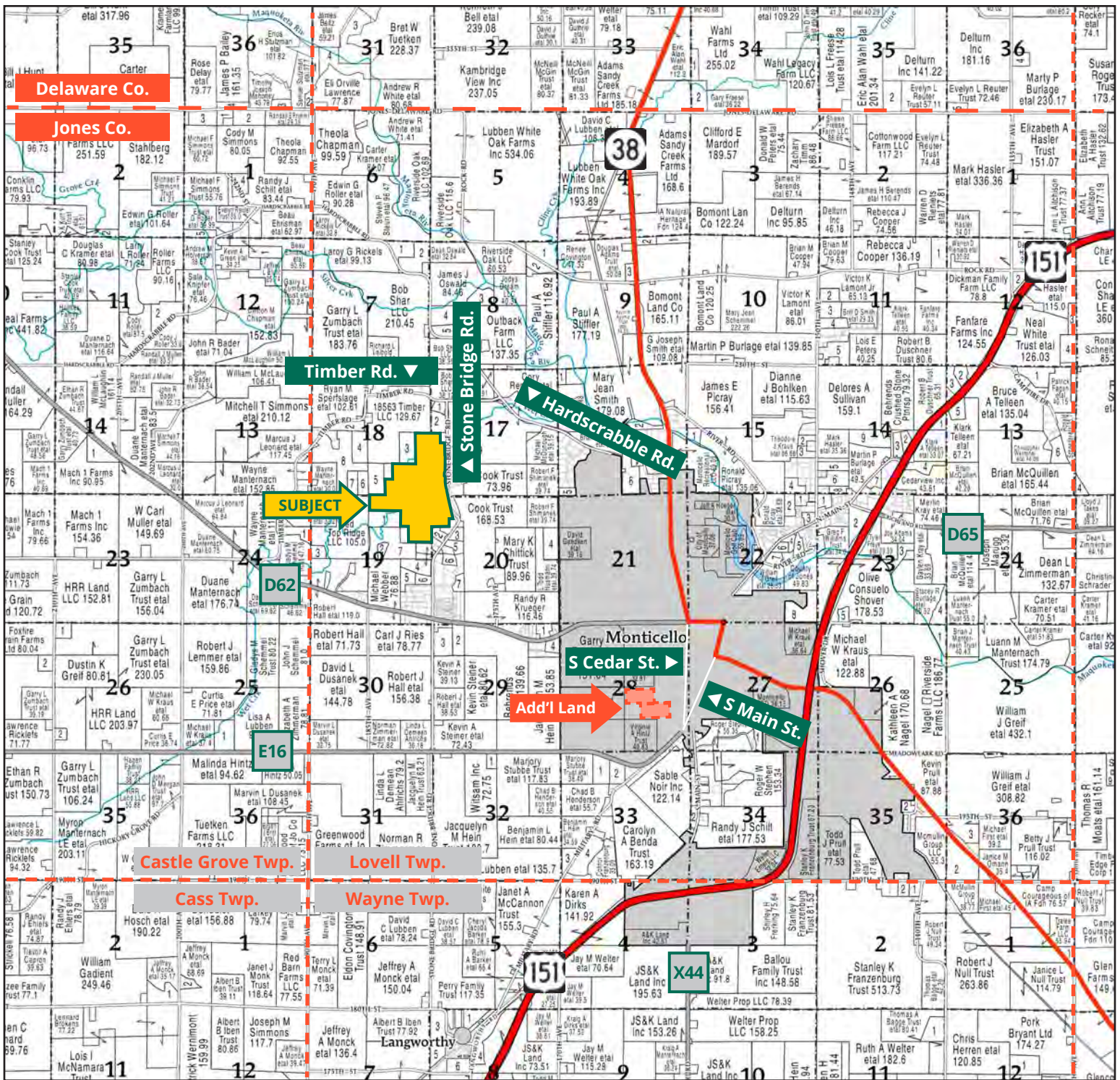
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

209.09 Acres, m/l
Jones County, IA



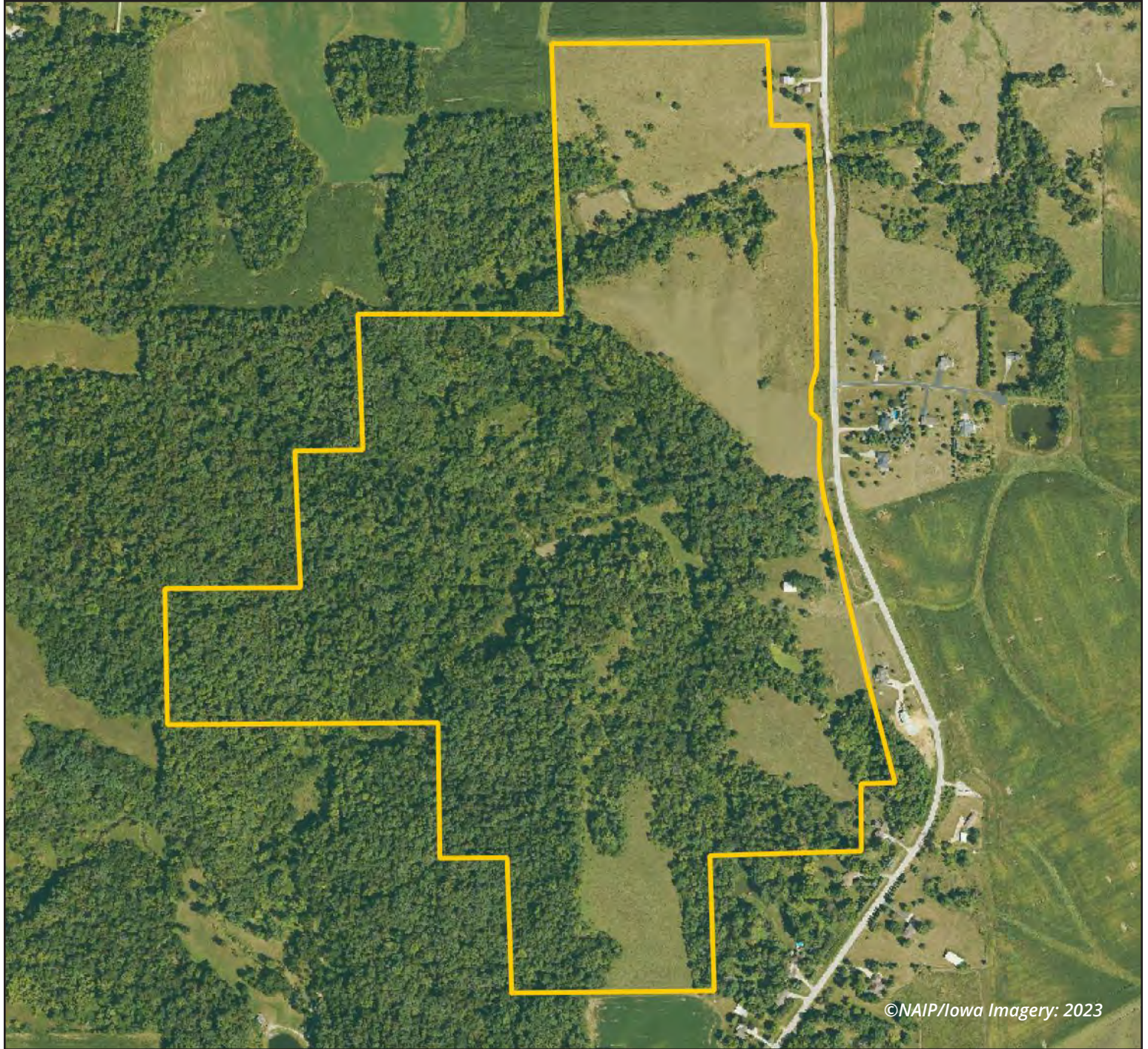
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Forest Reserve Acres: 75.70



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Location

From Monticello: 1½ miles west on Co. Rd. D62 and 1 mile north on Stone Bridge Rd. The property is located on the west side of the road.

Simple Legal

That part of the SE¼ of Section 18, the SW¼ of Section 17, the NE¼ of Section 19, and the NW¼ of Section 20, all in Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Address

22009 Stone Bridge Rd.
Monticello, IA 52310

Price & Terms

- \$1,986,355.00
- \$9,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,130.00

Net Acres: 209.09

Forest Reserve Acres: 75.70

Net Taxable Acres: 133.39

Lease Status

Pasture is leased until March 1, 2027.

FSA Data

Farm 4349, Tract 313

FSA/Eff. Crop Acres: 0.00

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The land is gently rolling to rolling.

Drainage

Drainage is natural.

School District

Monticello Community School District

Buildings

This property features a charming 1-story frame cabin built in 1985, offering 600 square feet of efficient living space. The cabin includes electric baseboard heat, a masonry fireplace, one full bath, and a simple two-room layout. An enclosed 300 square-foot porch provides additional functional space.

In addition, the property includes a 40' x 60' pole building constructed in 1970, ideal for equipment storage, livestock use, or other agricultural purposes.

Water & Well Information

The well is located in the well pit east of the pole building.

Septic System

There is a septic system located north of the cabin.

Timber

This timber has been extensively managed over the past 25 years.

Comments

This is one of the most attractive recreational farms in eastern Iowa. It includes a mixture of well-managed timber, attractive cabin, livestock shed and rolling pasture. Deer Creek crosses through this farm. This farm provides excellent habitat for deer and turkey.

Additional Land for Sale

Seller has an additional tract of land for sale located southeast 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.

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South Side Looking Northwest



Central Looking North



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Pasture



Barn



From the Barn Looking Northeast



Barn Looking East



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Central Looking East



Cabin



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Cabin



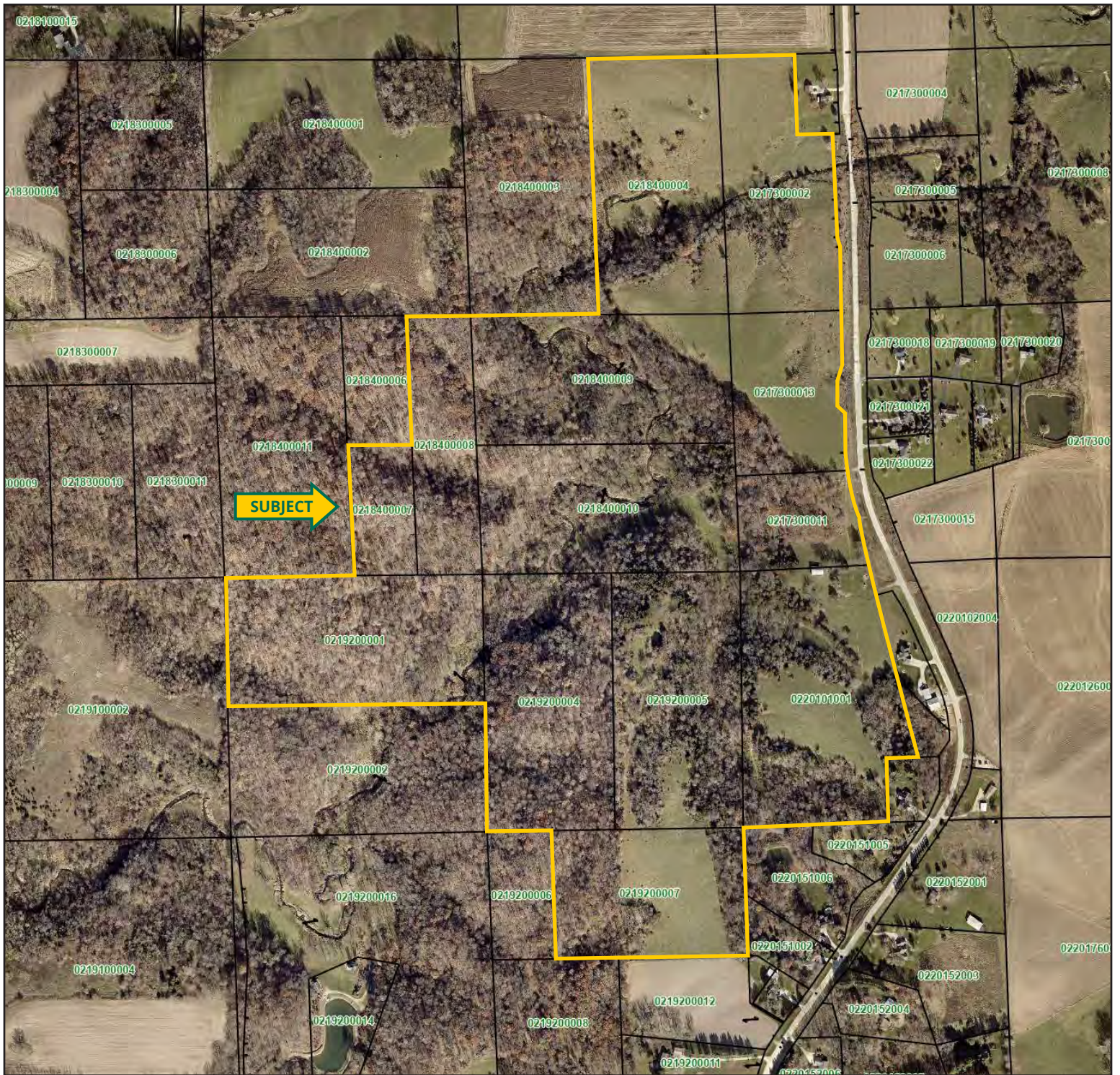
Cabin



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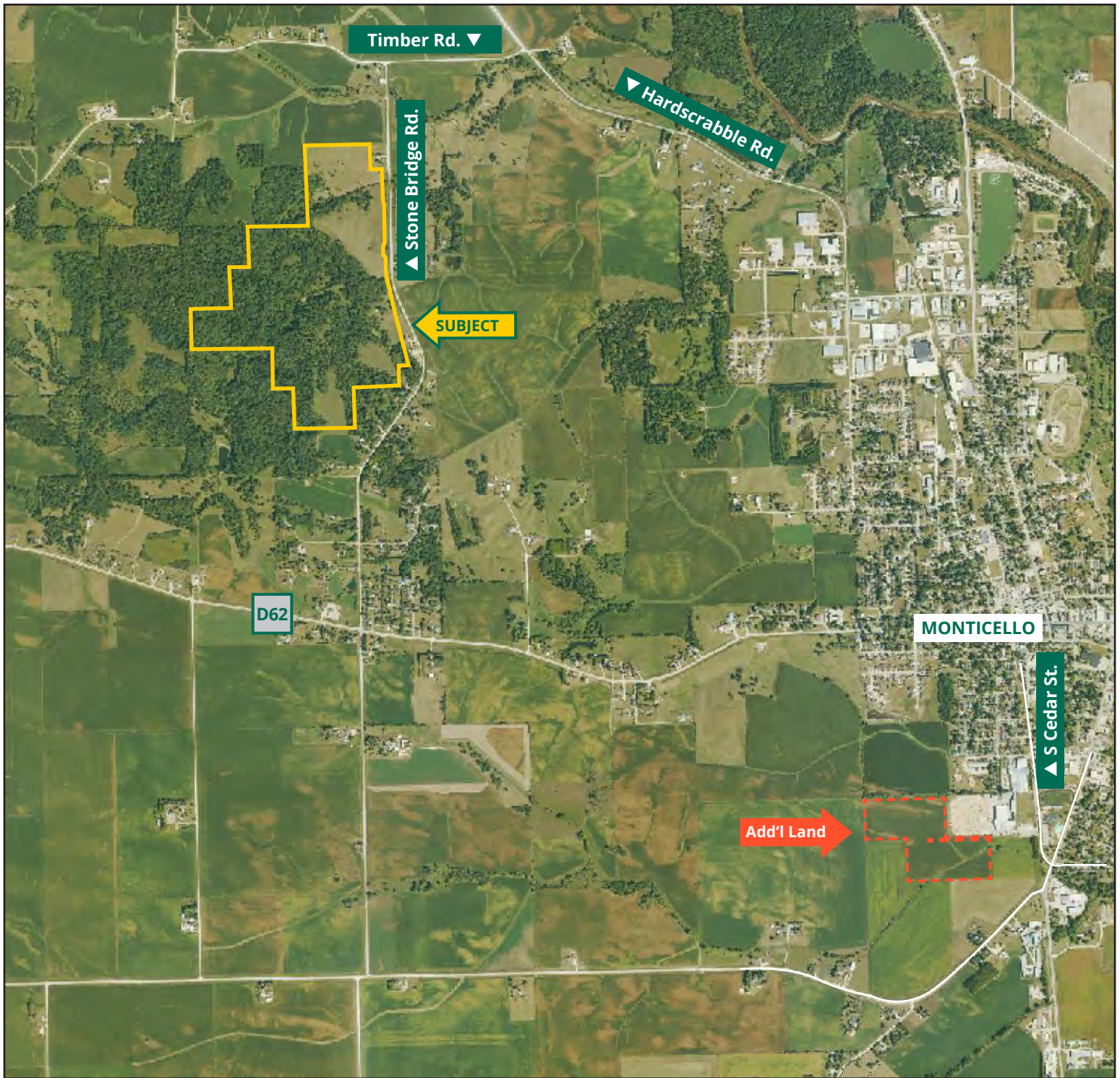
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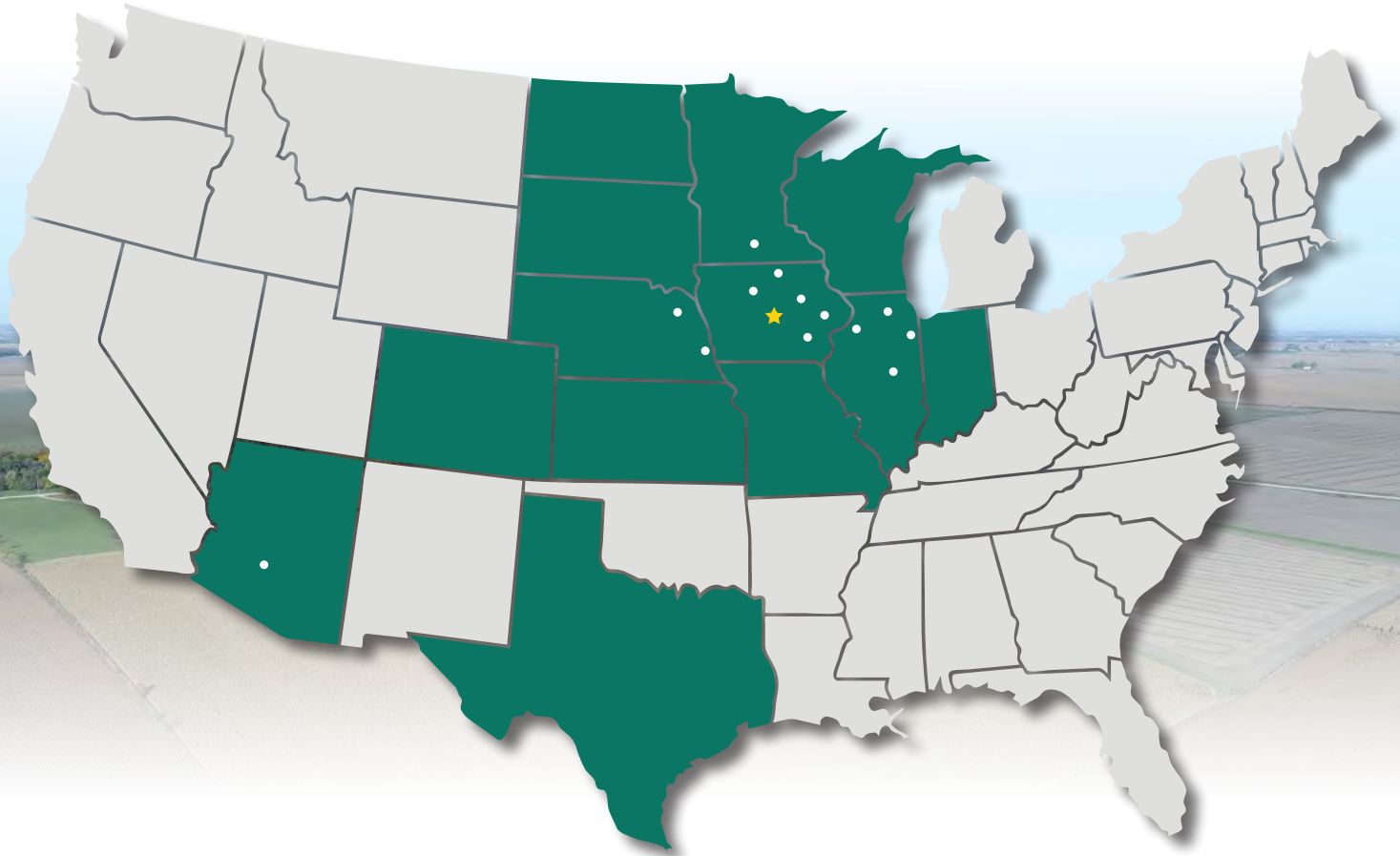


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