

Suter Farms LLC



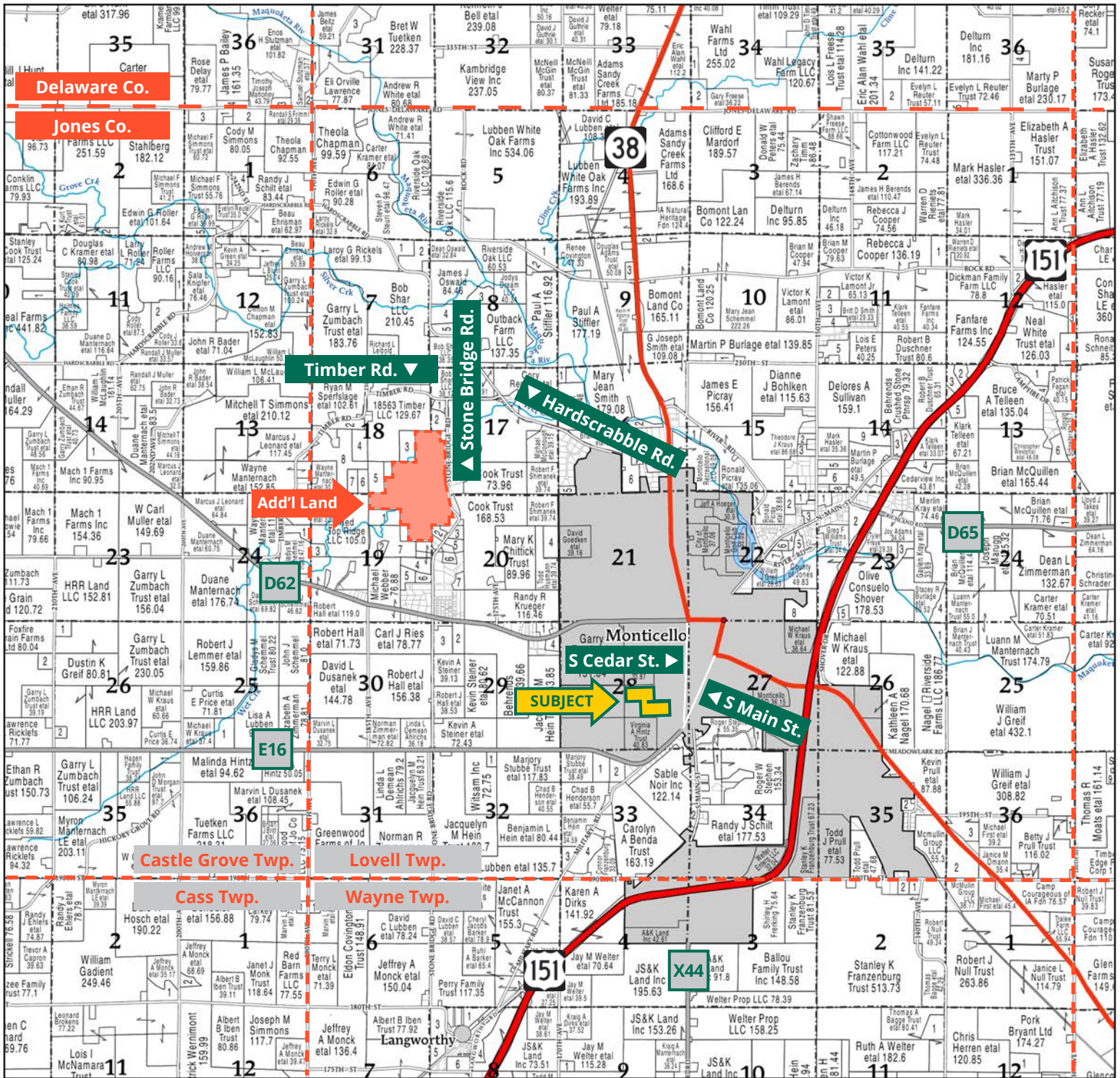
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39.50 Acres, m/l
Jones County, IA



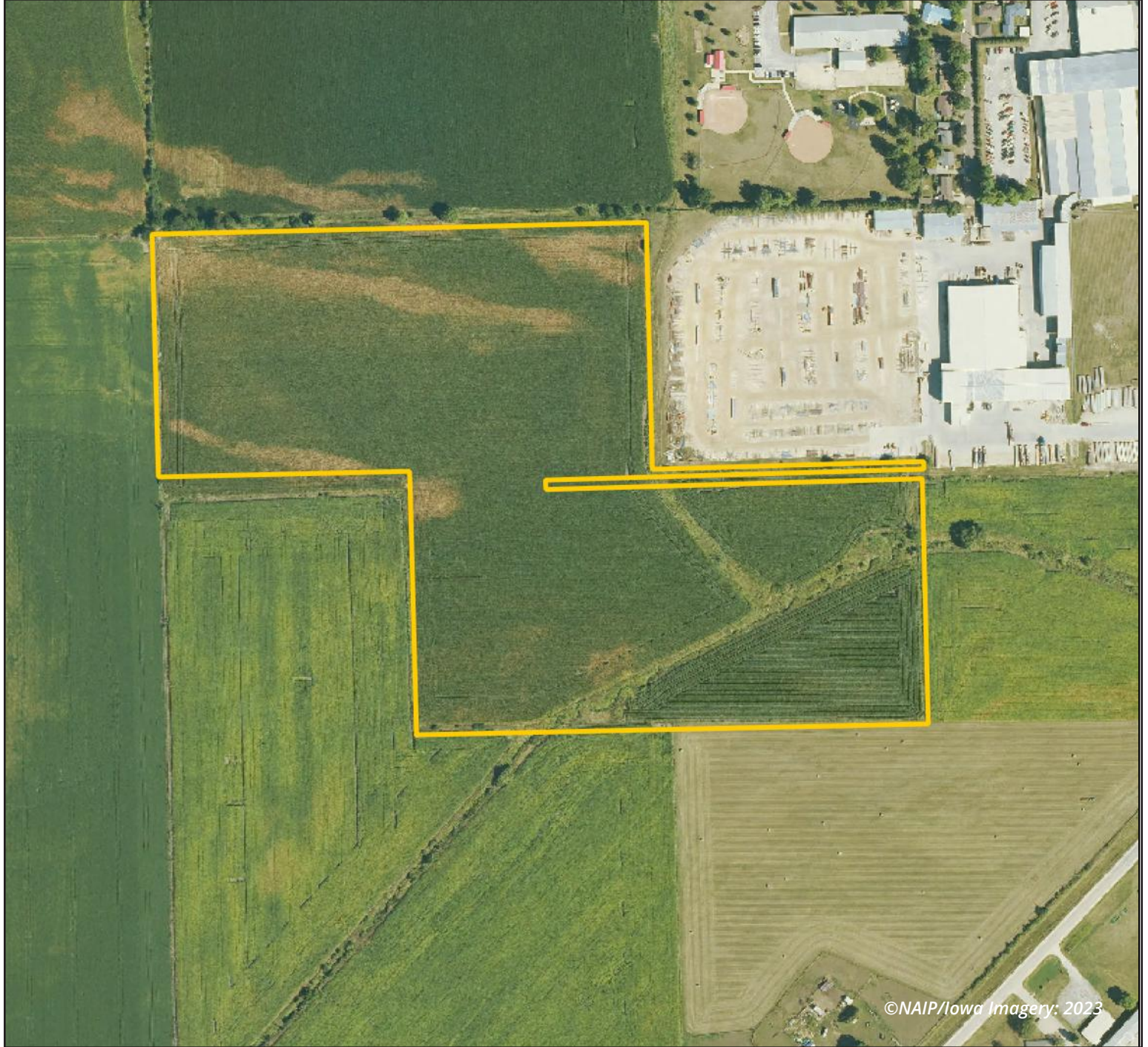
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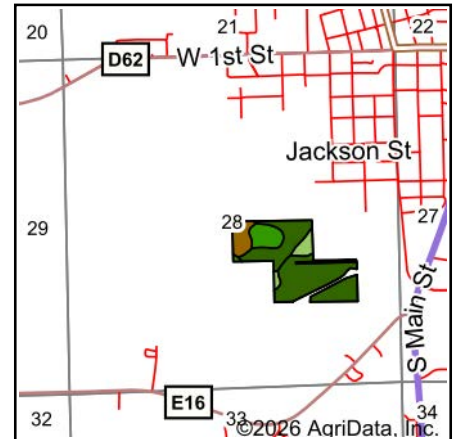
Est. FSA/Eff. Crop Acres: 36.60 | Soil Productivity: 83.10 CSR2



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State: **Iowa**
 County: **Jones**
 Location: **28-86N-3W**
 Township: **Lovell**
 Acres: **36.6**
 Date: **5/11/2026**










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**
489	Ossian silt loam, 0 to 2 percent slopes	17.62	48.2%		IIw	90
981B	Worthen silt loam, 2 to 5 percent slopes	8.54	23.3%		Ile	94
P162C	Downs silt loam, paha, 5 to 9 percent slopes	4.12	11.3%		IIIe	85
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	3.59	9.8%		VIe	25
246	Curran silt loam, 0 to 2 percent slopes	1.94	5.3%		IIw	79
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.56	1.5%		IIw	70
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.23	0.6%		IIw	87
Weighted Average					2.50	83.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Monticello: ½ mile south on S Cedar St. and ¼ mile west on the access easement. The property is located southwest of the access.

Simple Legal

That part of the SE¼ of Section 28, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$651,750.00
- \$16,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,766.00
Gross Acres: 39.50

Net Taxable Acres: 39.50

Tax per Net Taxable Acre: \$44.71

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 4349, Tract 313
FSA/Eff. Crop Acres: 36.60*
Corn Base Acres: 28.10*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 8.28*
Bean PLC Yield: 54 Bu.

**Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

Soil Types/Productivity

Primary soils are Ossian, Worthen and Downs. CSR2 on the estimated FSA/ Eff. crop acres is 83.10. 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 level.

Drainage

There is some tile in this farm. Contact a listing agent for the tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

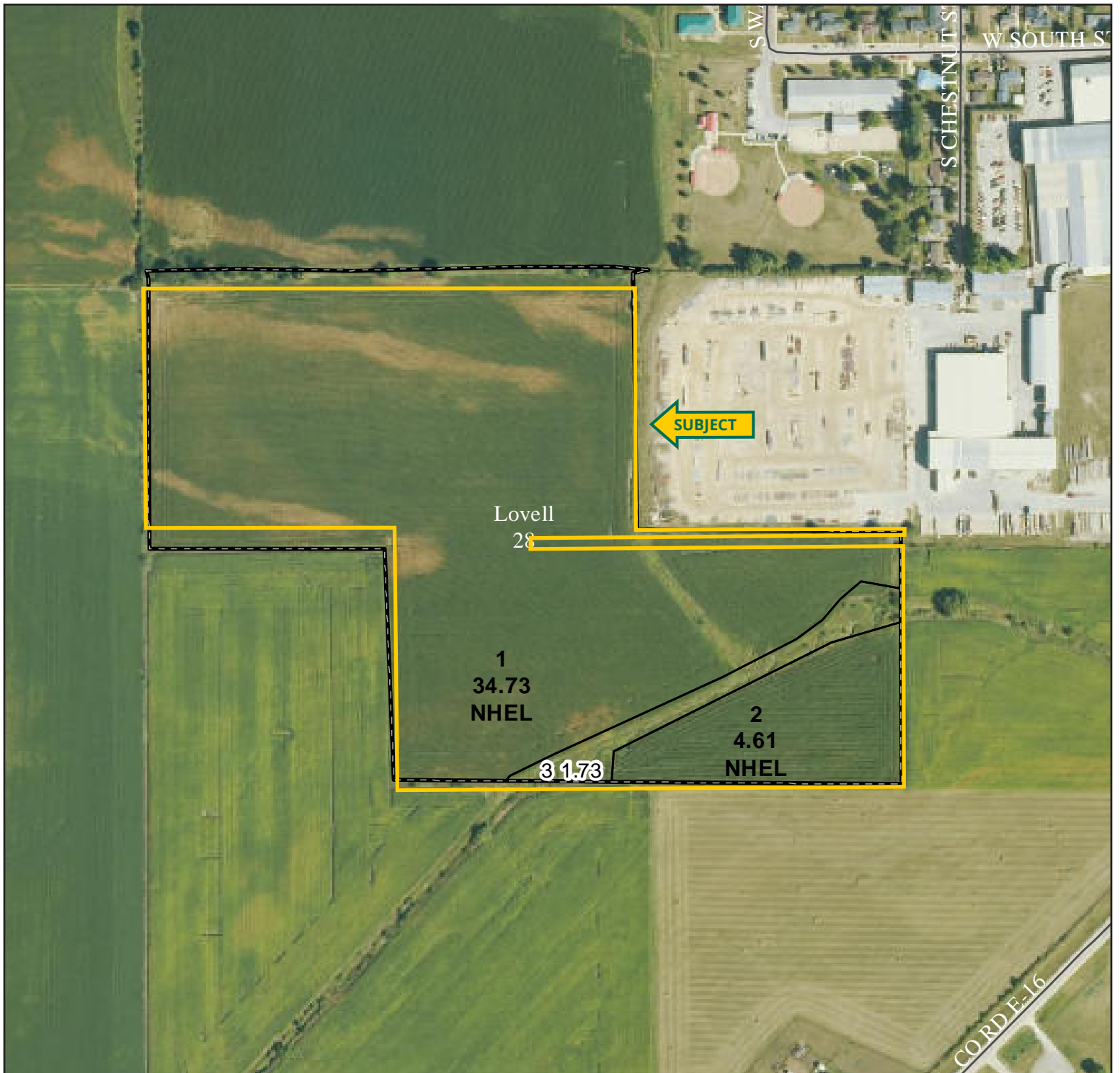
This is a highly productive Jones County farm with an 83.10 CSR2. The farm is ideally located within the city limits, on the west side of Monticello.

Additional Land for Sale

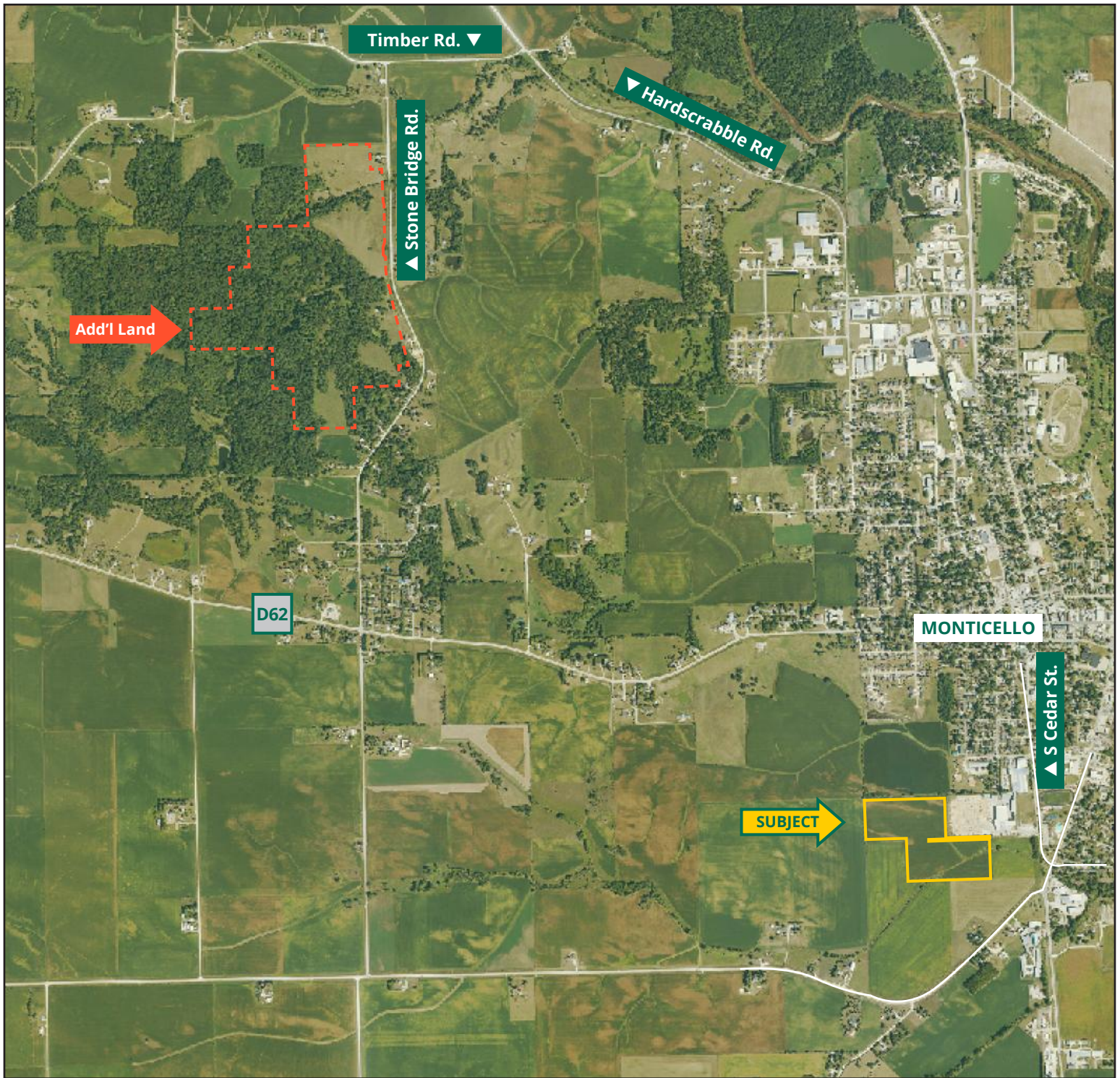
Seller has an additional tract of land for sale located northwest of this property. See Additional Land Aerial Photo.



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.





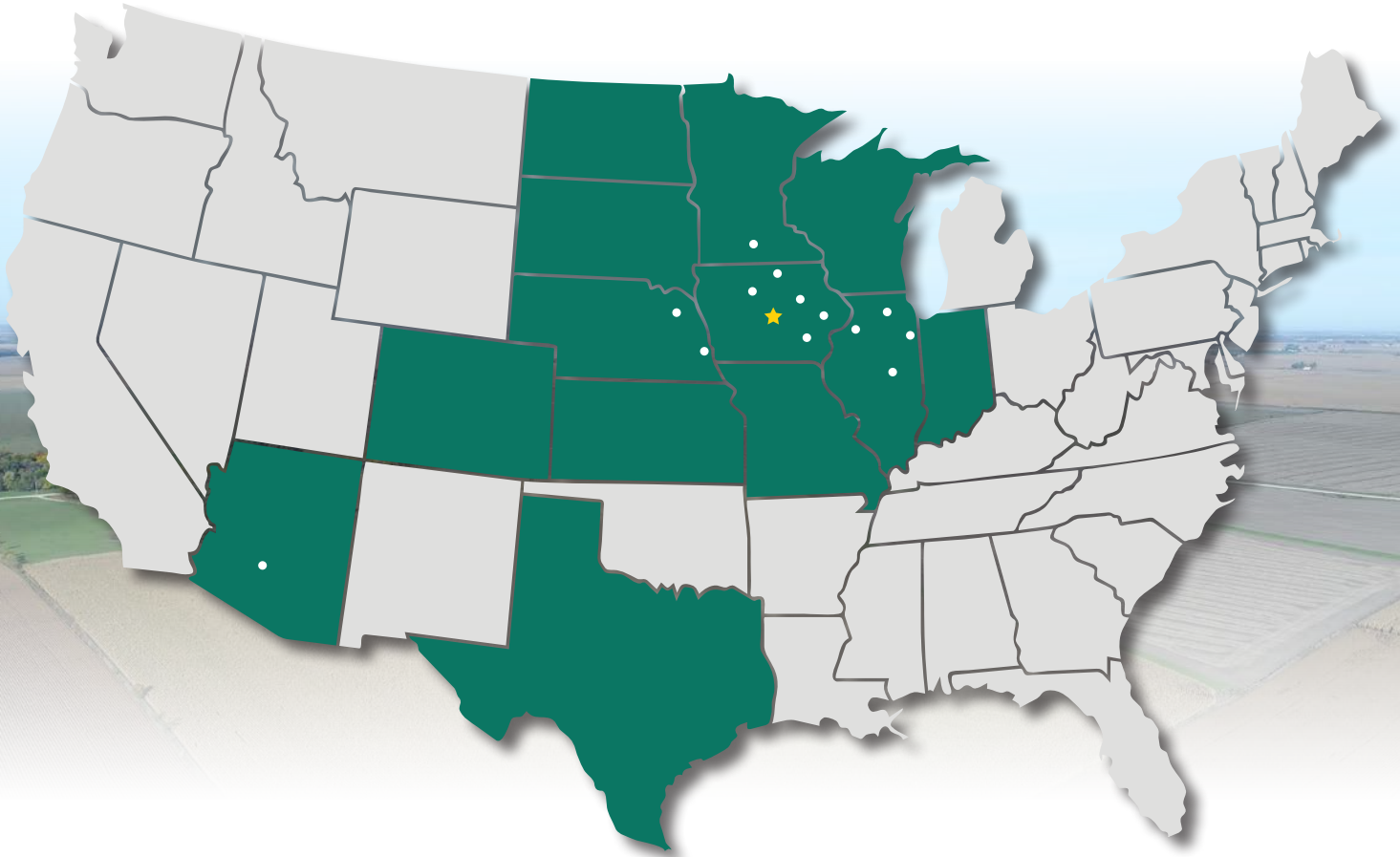


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