Hertz Real Estate Services

LAND FOR SALE

Income-Producing Recreational Farm



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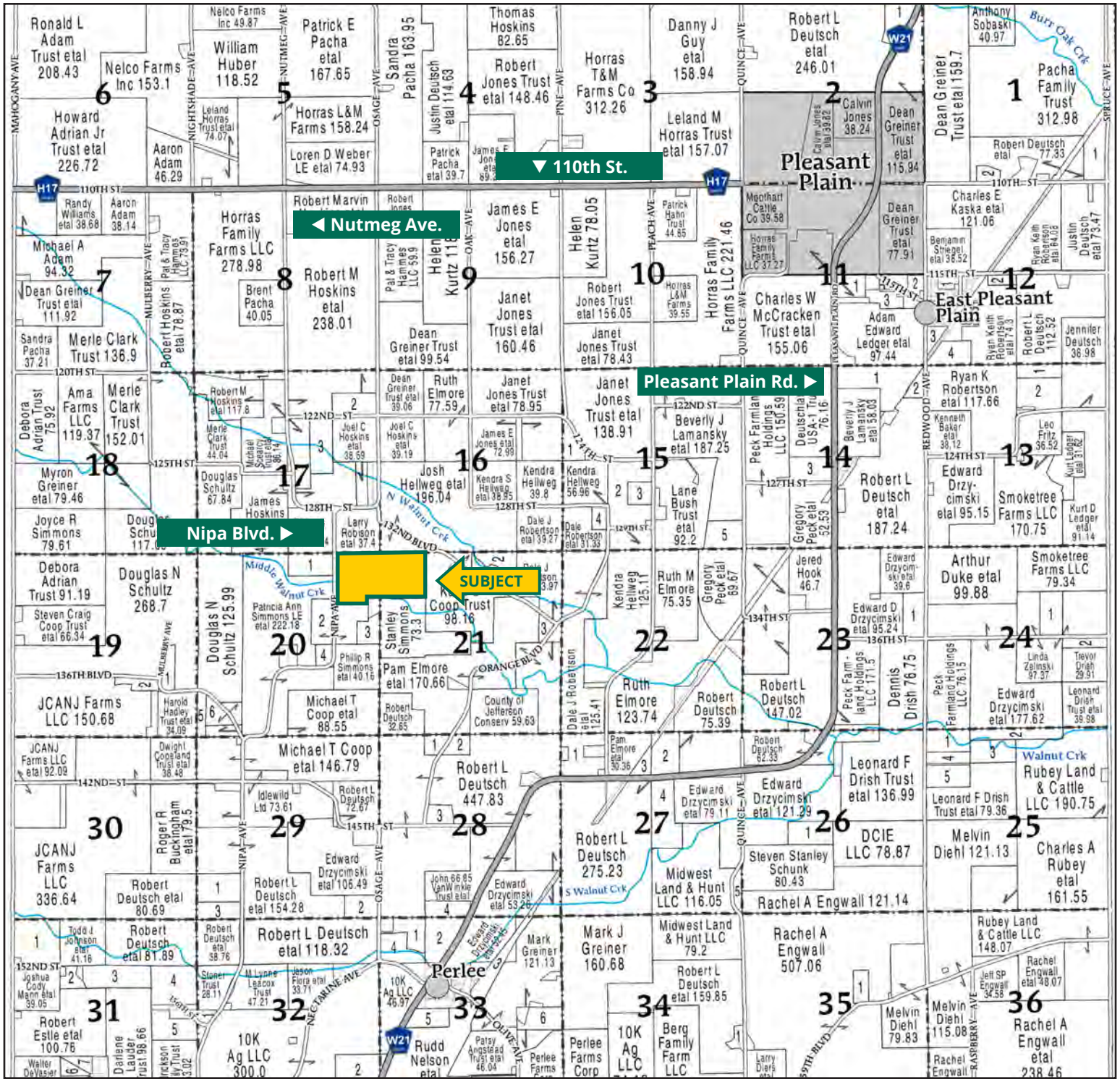
RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

83.68 Acres, m/l
Jefferson County, IA

PLAT MAP

Penn Township, Jefferson County, IA



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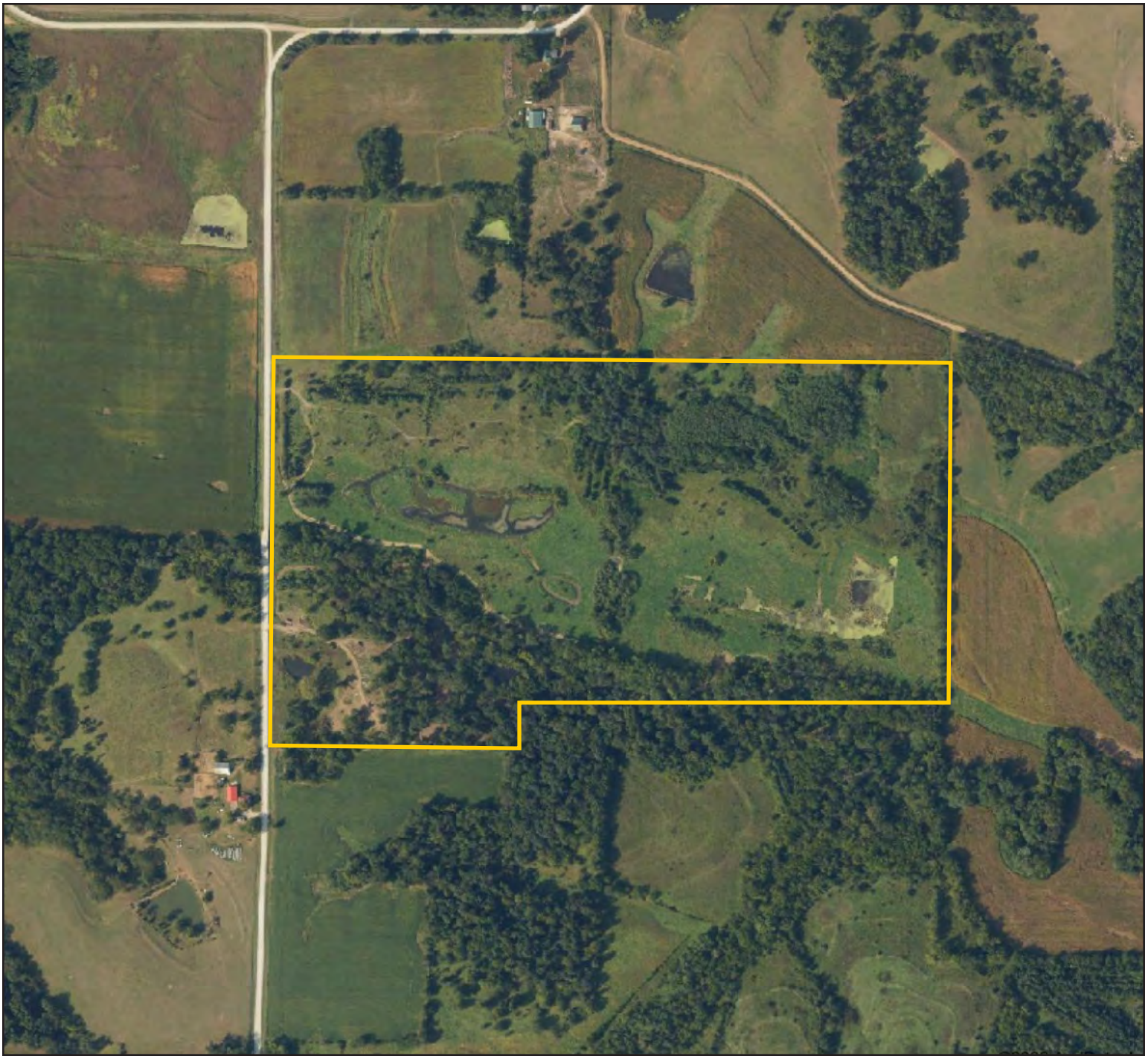
319.800.9316
RachelleH@Hertz.ag

AERIAL PHOTO

83.68 Acres, m/l, Jefferson County, IA

FSA/Eff. Crop Acres: 15.26 | CRP Acres: 49.14 | Soil Productivity: 62.50 CSR2



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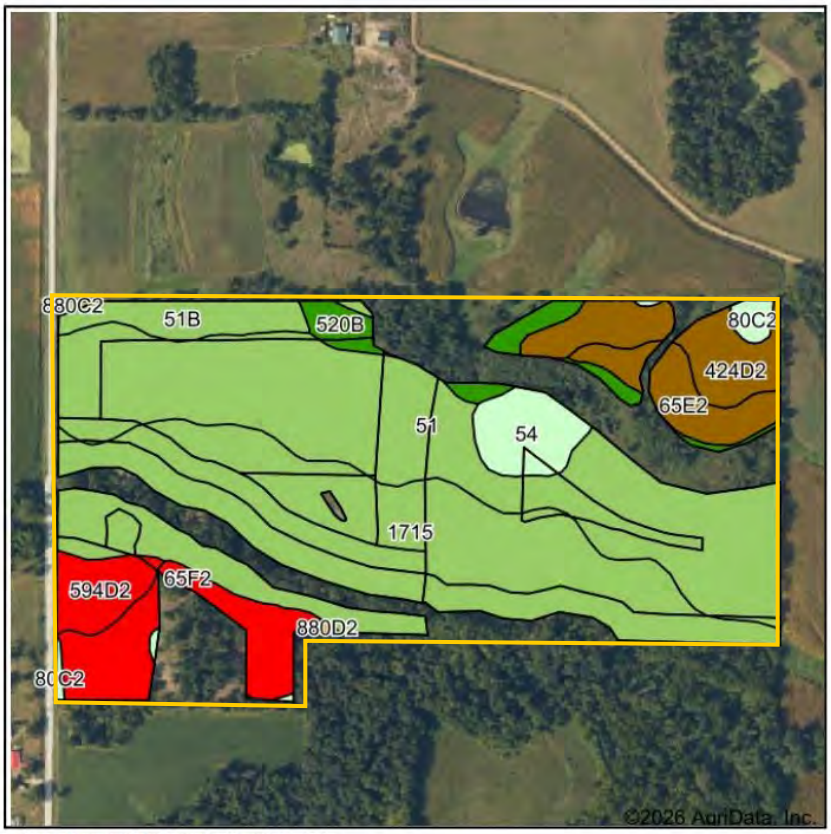
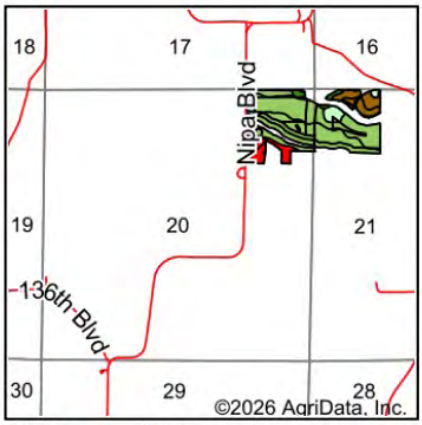
SOIL MAP

15.26 FSA/Eff. Crop Acres
49.14 CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **20-73N-9W**
Township: **Penn**
Acres: **64.4**
Date: **5/20/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA101, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	22.37	34.7%		IIw	74
51	Vesser silt loam, 0 to 2 percent slopes	21.55	33.5%		IIw	74
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	4.39	6.8%		VIIe	10
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	3.82	5.9%		IVe	24
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.60	4.0%		VIe	29
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.36	3.7%		IIw	60
51B	Vesser silt loam, 2 to 5 percent slopes	2.30	3.6%		IIw	74
520B	Coppock silt loam, 2 to 5 percent slopes	2.21	3.4%		IIw	80
594D2	Galland clay loam, 9 to 14 percent slopes, moderately eroded	1.91	3.0%		IVe	8
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	0.71	1.1%		IIIe	69
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.18	0.3%		IIIe	71
				Weighted Average	**2.69**	**62.5**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

83.68 Acres, m/l, Jefferson County, IA

Location
From Pleasant Plain: 3 miles west on 110th St., then 2 miles south on Nutmeg Ave., then a ½ mile south on Nipa Blvd. The property is on the east side of the road.

Simple Legal
NE¼ NE¼ and part of the N½ SE¼ NE¼ of Section 20 and NW¼ NW¼ of Section 21, all in Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
PRICE REDUCED!
- ~~$548,000~~ $539,000
- ~~$6,548.76/acre~~ $6,441.20/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2025-2026: $1,576.00
Gross Acres: 83.68
Net Taxable Acres: 82.57
Tax per Net Taxable Acre: $19.09

FSA Data
Farm Number 4192, Tract 3642
FSA/Eff. Crop Acres: 15.26
CRP Acres: 49.14
Corn Base Acres: 0.10
Corn PLC Yield: 106 Bu.

NRCS Classification
Tract contains a wetland or farmable wetland.

CRP Contracts
There are 5.28 acres enrolled in a CP-21 contract that pays $1,496.00 annually and expires 09/30/2029.

There are 33.86 acres enrolled in a CP-5A, CP-21, CP-22, CP-27 & CP-28 contract that pays $9,728.00 annually and expires 09/30/2030.

There are 10.00 acres enrolled in a CP-9 contract that pays $1,940.00 annually and expires 09/30/2030.

Soil Types/Productivity
Primary soils are Nodaway-Vesser-Ackmore and Vesser. CSR2 on the FSA/Eff. crop acres and CRP acres is 62.50. 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 steep.

Drainage
Natural.

Water & Well Information
There are two ponds on the property.

Comments
This versatile property offers a combination of income and recreation, with a potential building site. The CRP contracts provide over $13,000 in annual income and incredible habitat for both waterfowl and whitetail deer.



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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PROPERTY PHOTOS

83.68 Acres, m/l, Jefferson County, IA

Looking Northeast



Looking Southwest



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CRP Pond



Wildlife Habitat



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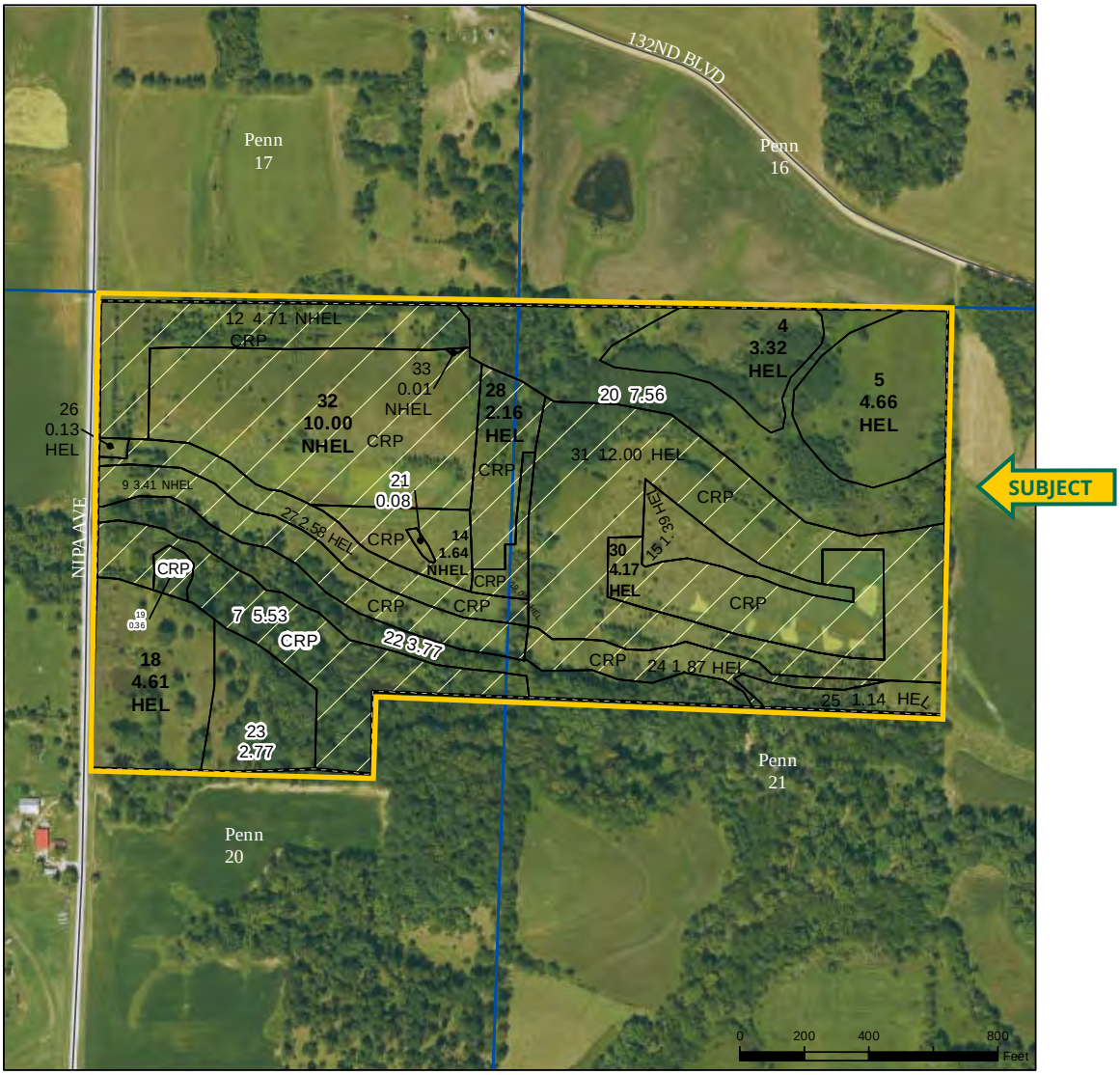
FSA MAP

15.16 FSA/Eff. Crop Acres
49.14 CRP Acres

United States Department of Agriculture

Jefferson County, Iowa



Legend

Non-Cropland | CRP | Iowa PLSS
Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 58.51 acres

2026 Program Year
Map Created February 25, 2026

Farm **4192**
Tract **3642**

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USDA is an equal opportunity provider, employer, and lender.

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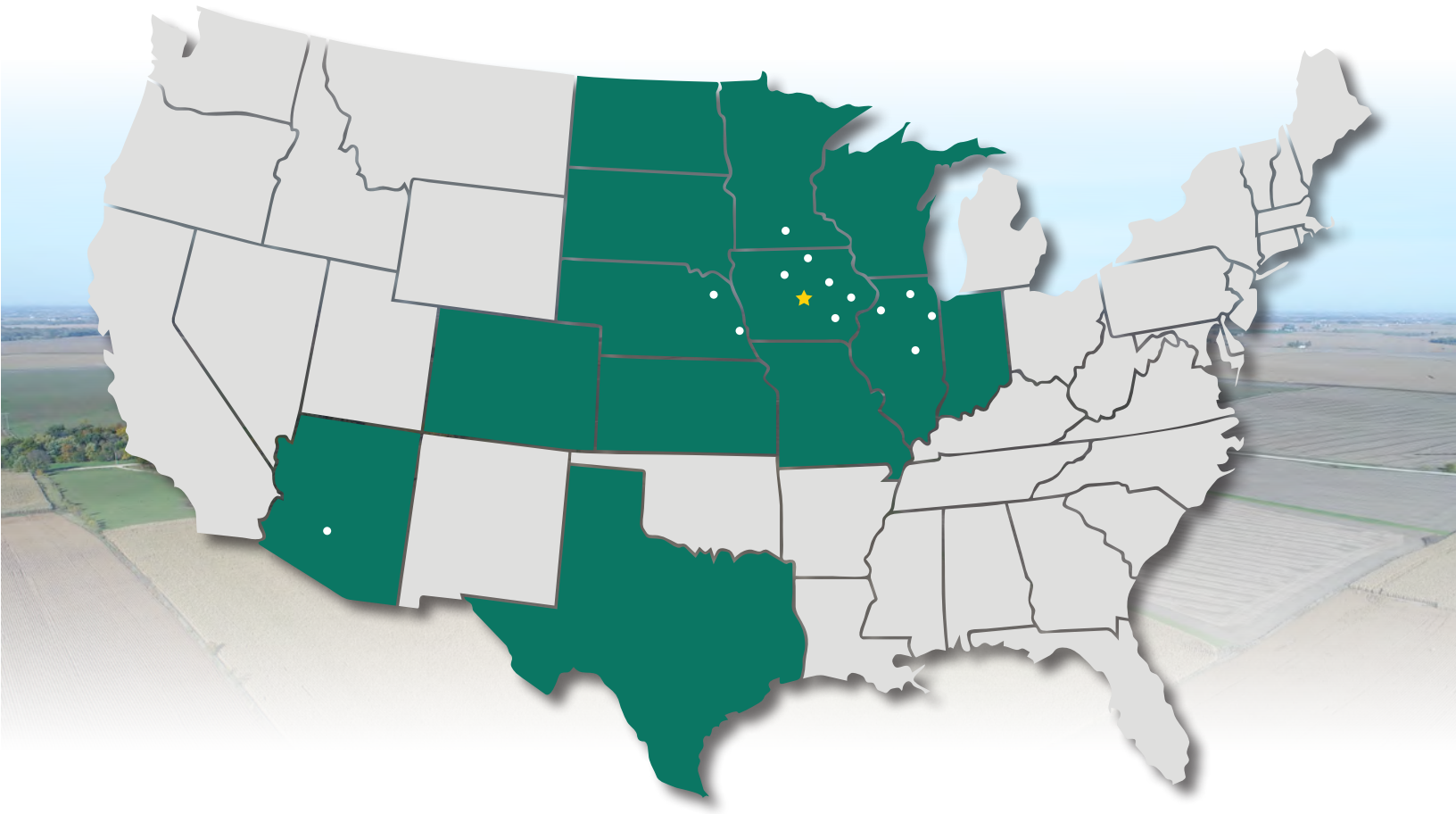
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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