

Zimmerman Farms



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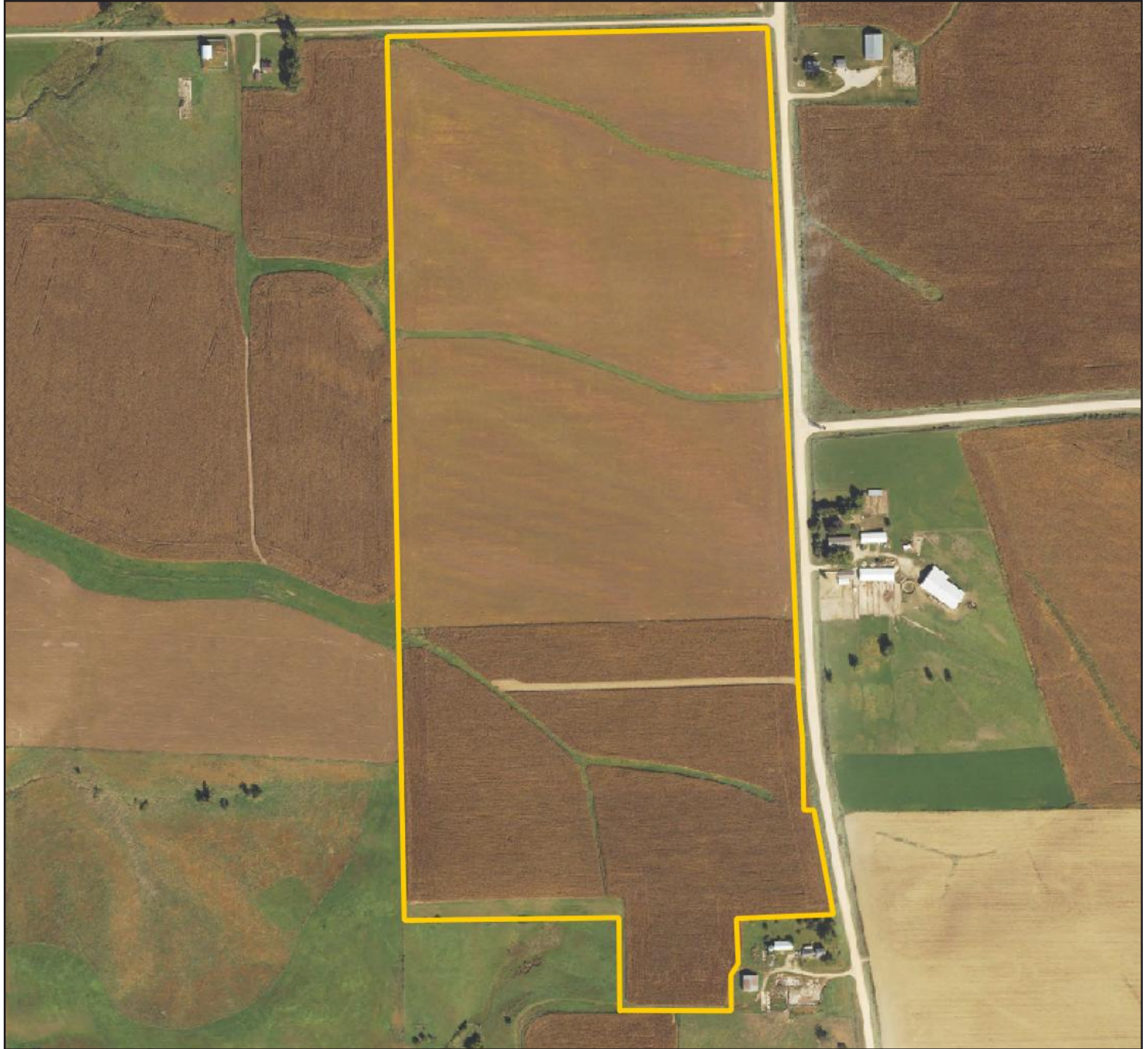
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

90.90 Acres, m/l
Jones County, IA



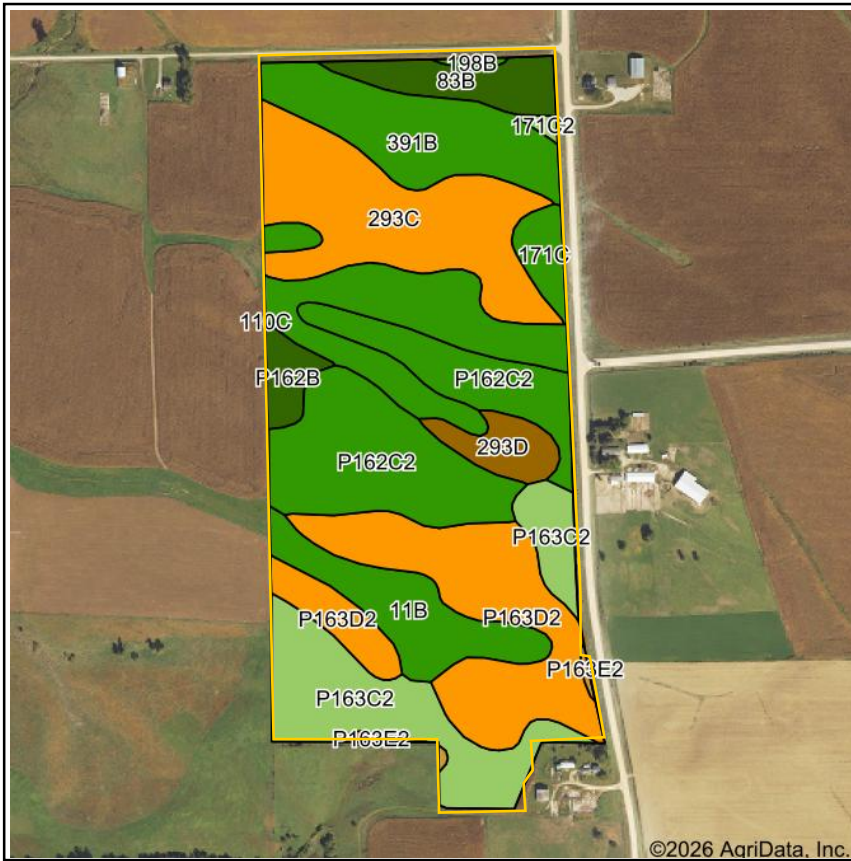
FSA/Eff. Crop Acres: 89.25 | Soil Productivity: 69.70 CSR2



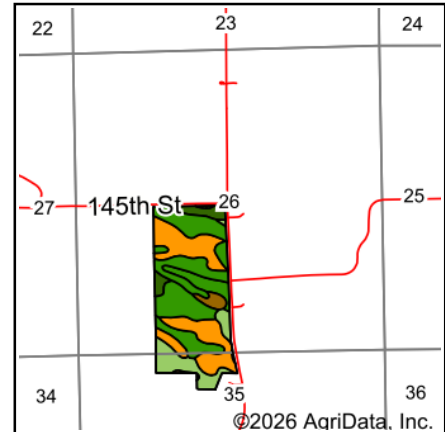
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **26-85N-4W**
 Township: **Cass**
 Acres: **89.25**
 Date: **7/9/2026**



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**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.10	20.2%		IIw	87
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	15.72	17.6%		IVe	82
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	14.60	16.4%		IIIe	47
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	13.26	14.9%		IIIe	44
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	11.45	12.8%		IIIe	75
11B	Colo-Ely complex, 0 to 5 percent slopes	6.16	6.9%		IIw	86
83B	Kenyon loam, 2 to 5 percent slopes	3.44	3.9%		Ile	90
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	2.37	2.7%		Vle	25
P162B	Downs silt loam, paha, 2 to 5 percent slopes	1.63	1.8%		Ile	90
171C	Bassett loam, 5 to 9 percent slopes	1.63	1.8%		IIIe	80
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	0.40	0.4%		IVe	35
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.25	0.3%		IIIe	77
198B	Floyd loam, 1 to 4 percent slopes	0.24	0.3%		IIw	89
Weighted Average					2.93	69.7

Location

From Anamosa: 1¼ miles north on Old Cass Rd. The property is located west of the road.

Simple Legal

E½ SW¼ of Section 26, that part of the N½ NE¼ NW¼ of Section 35 and that part of the NW¼ NW¼ NE¼ of Section 35, all in Township 85 North, Range 4 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,204,425.00
- \$13,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,612.00*
Net Taxable Acres: 90.90*
Tax per Net Taxable Acre: \$39.74*

**Taxes estimated due to tax parcel split. Jones County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 2881, Part of Tract 291
FSA/Eff. Crop Acres: 89.25
Oats Base Acres: 4.34*
Oats PLC Yield: 59 Bu.
Corn Base Acres: 48.40*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 20.20*
Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soils are Clyde-Floyd, Downs and Fayette. CSR2 on the FSA/Eff. crop acres is 69.70. 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 to rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Jones County farm with a 69.70 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located south 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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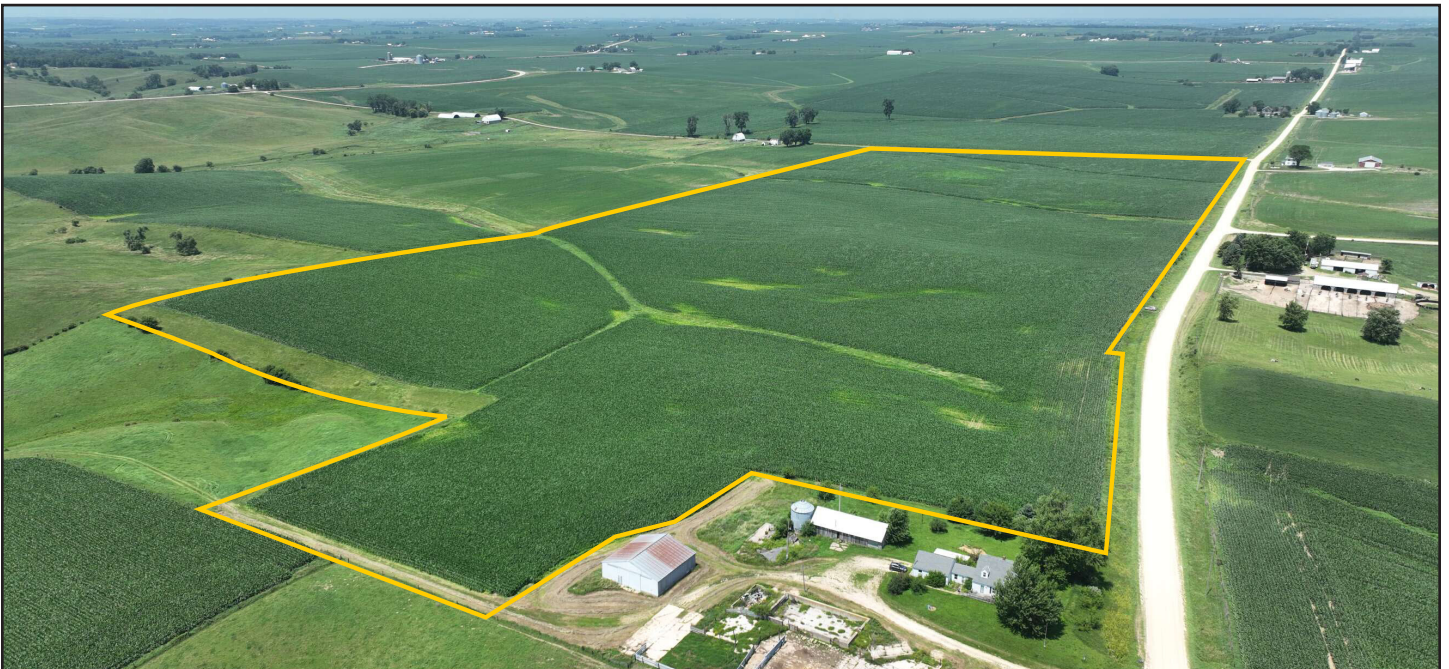
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Northwest Corner Looking Southeast



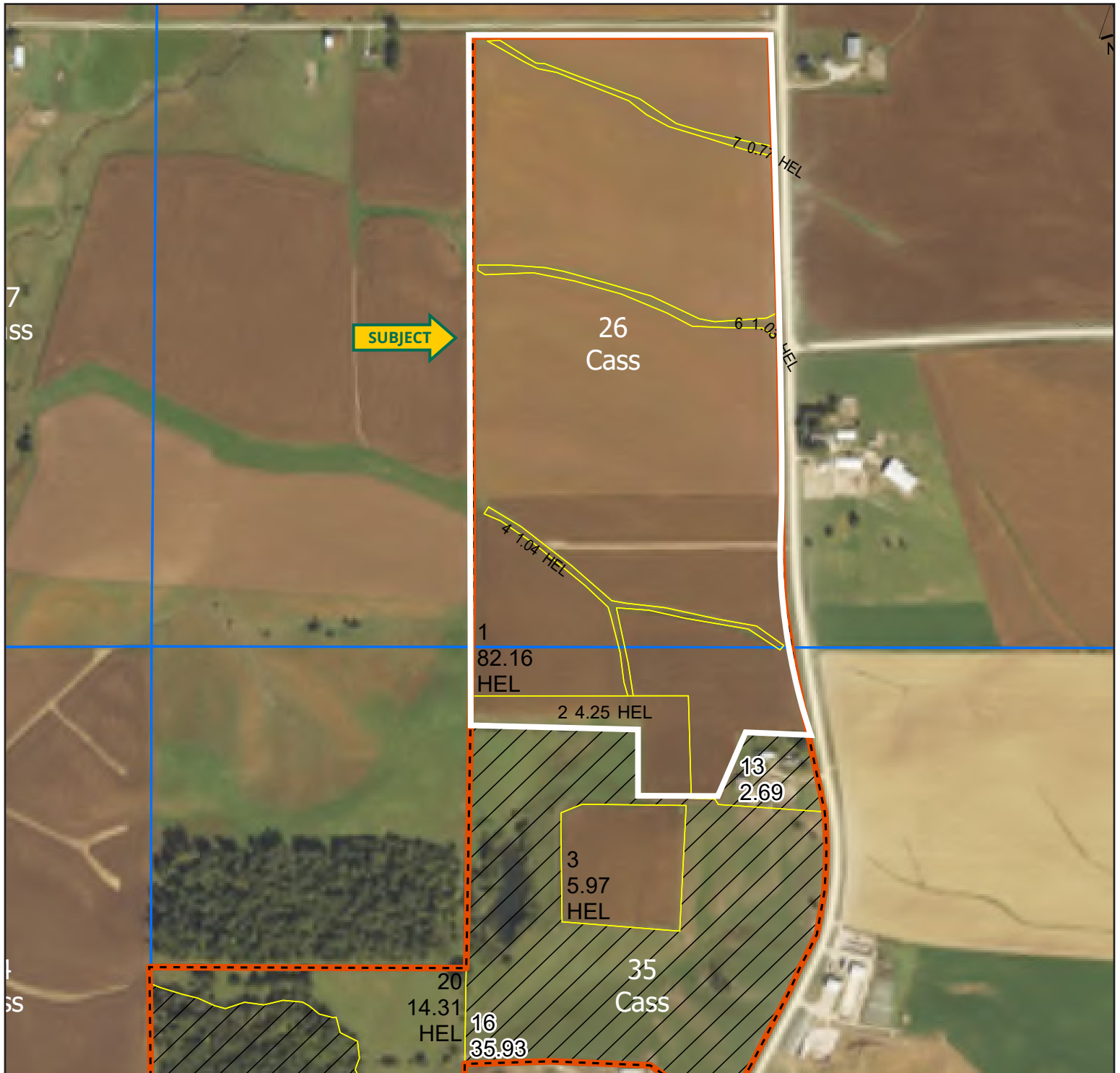
Southeast Corner Looking Northwest

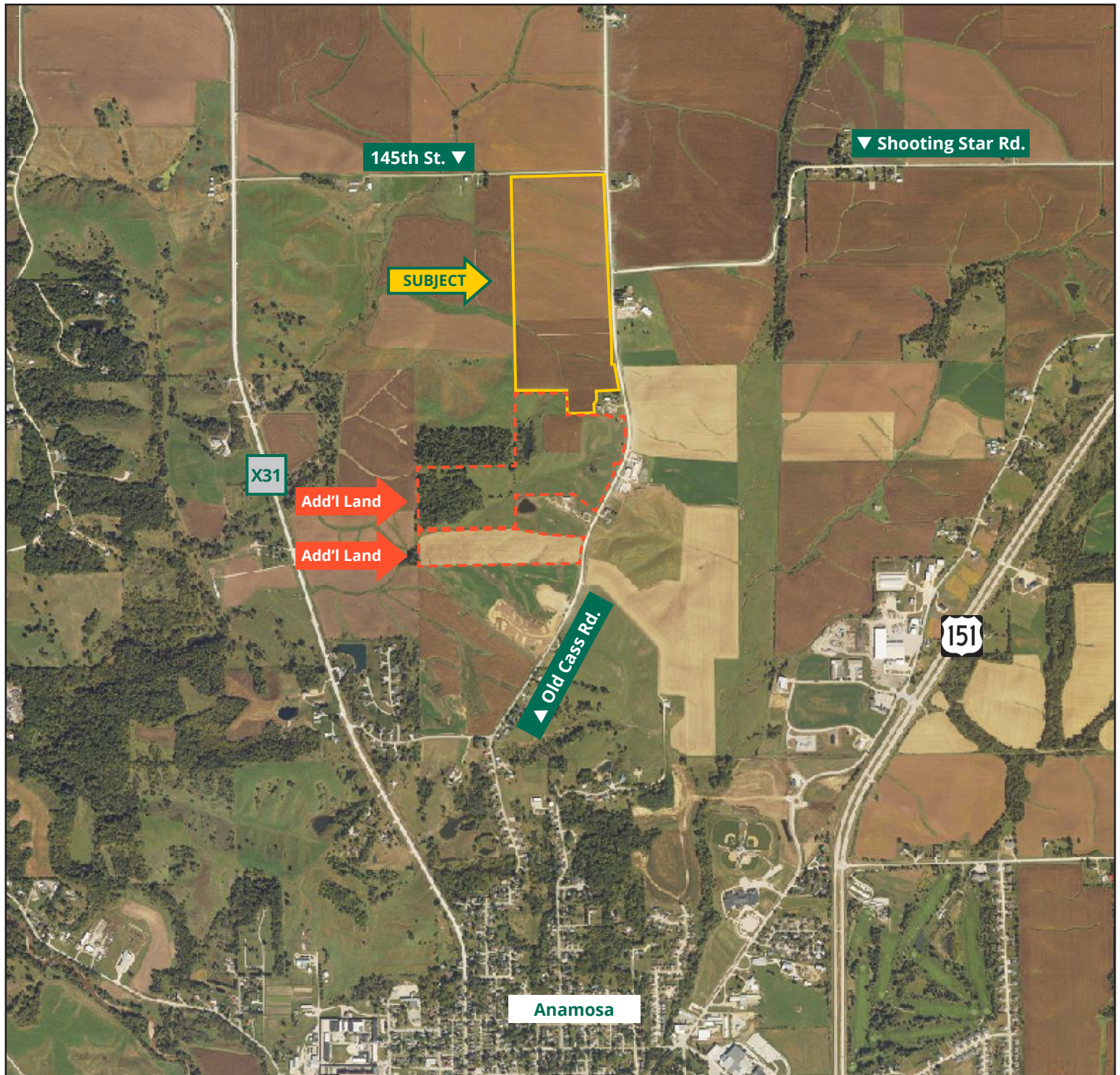


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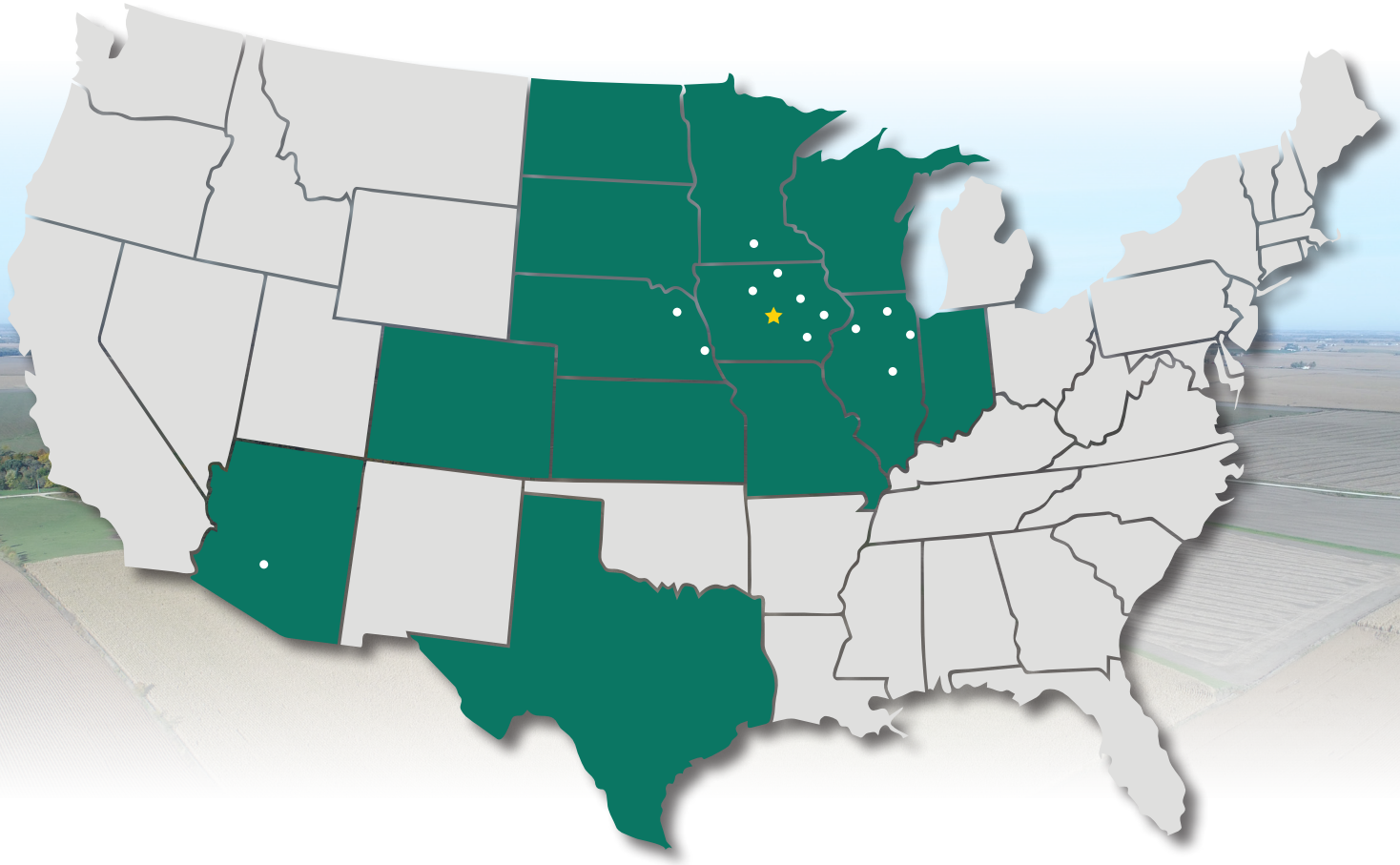


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