

Zimmerman Farms



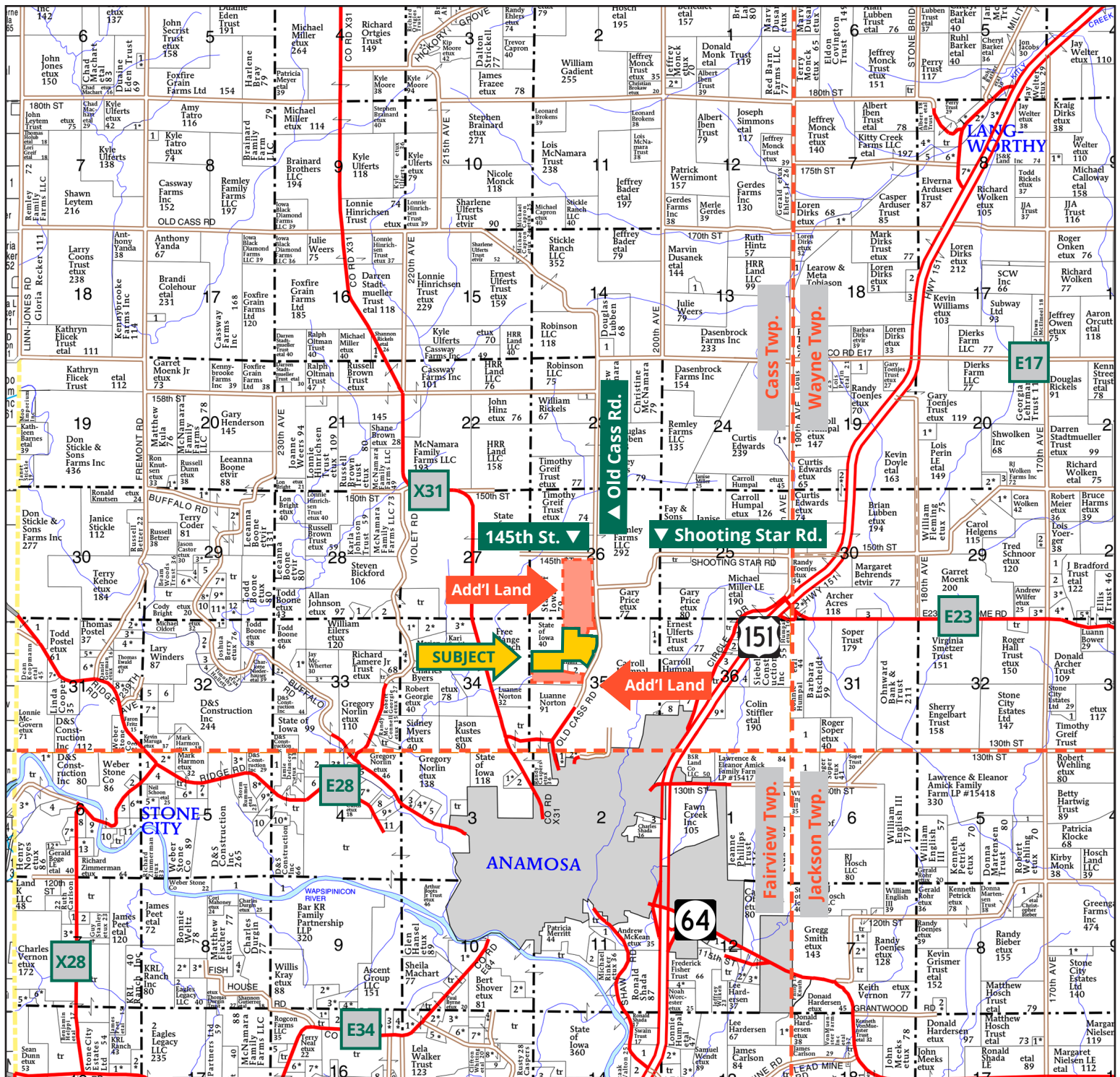
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag



RYAN KAY, AFM, ALC
Licensed Salesperson in IA
319.826.5715
RyanK@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

66.95 Acres, m/l
Jones County, IA



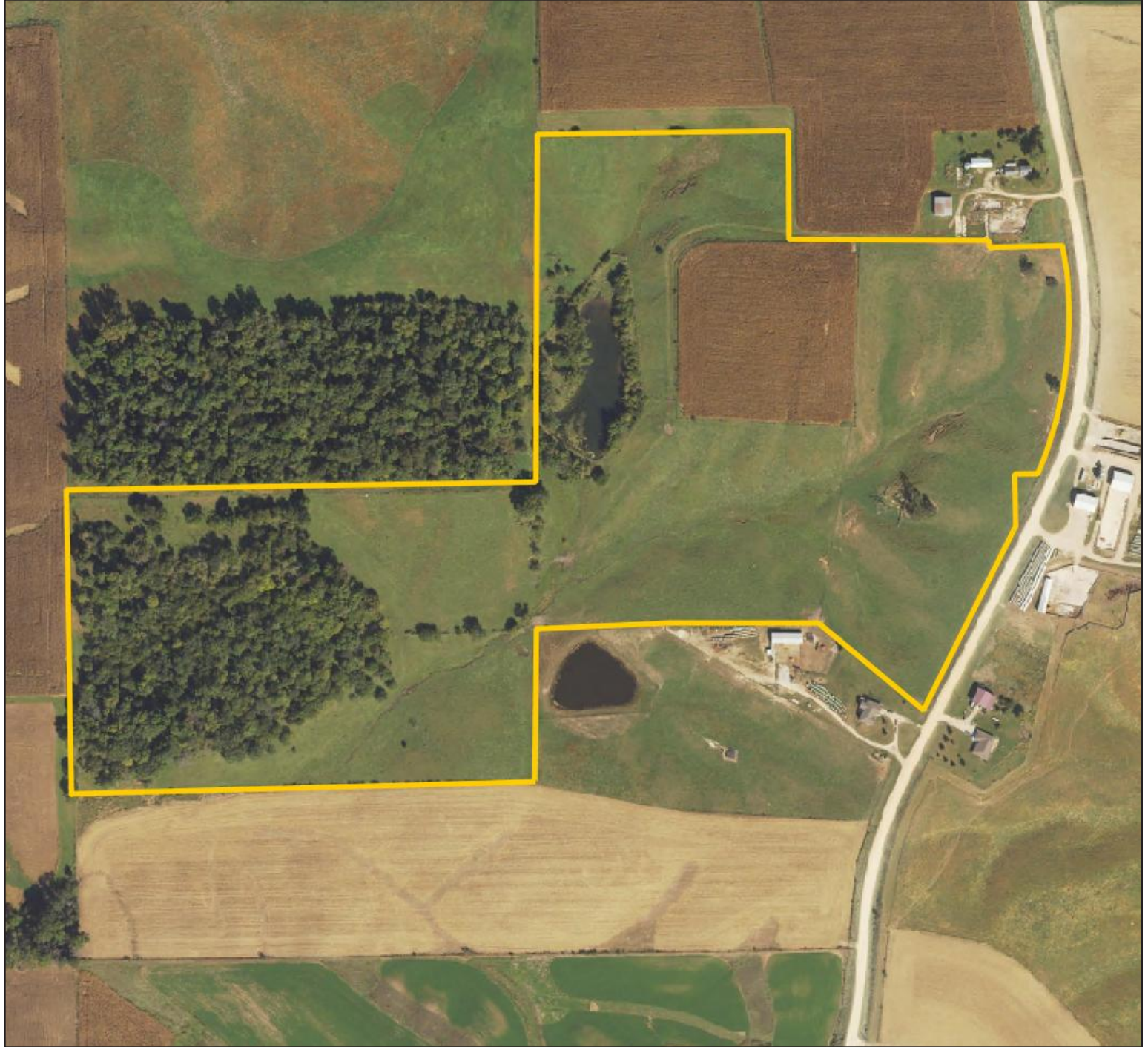
Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | **www.Hertz.ag**

TROY LOUWAGIE, ALC
319.721.4068
 TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

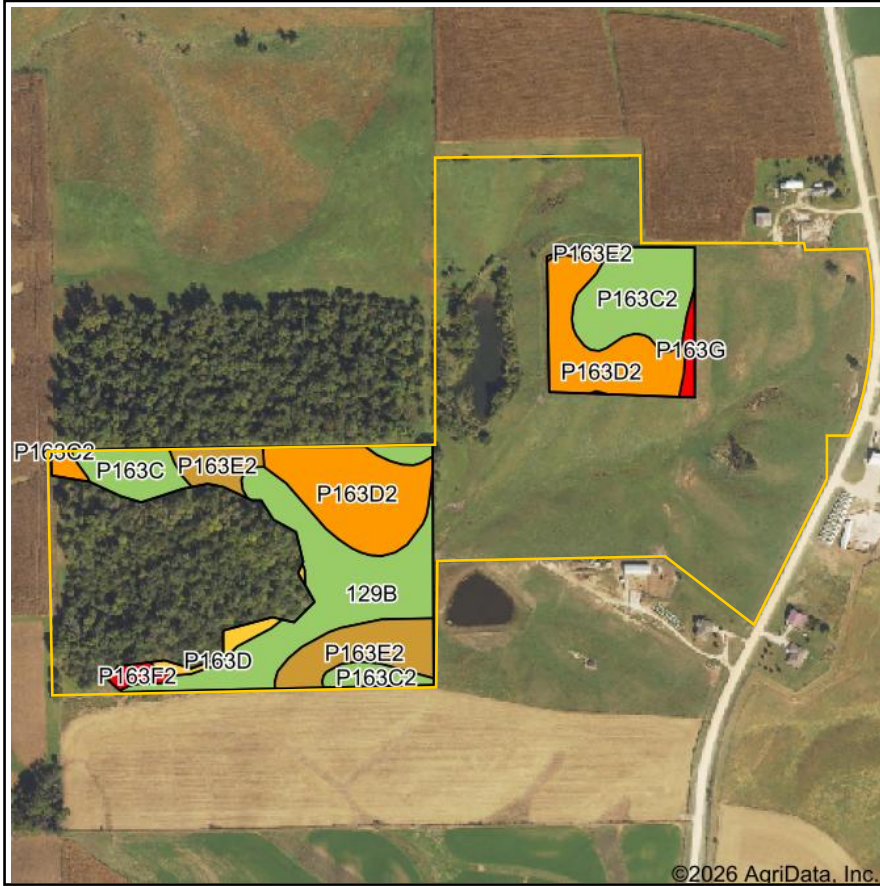
FSA/Eff. Crop Acres: 20.28 | Soil Productivity: 58.00 CSR2



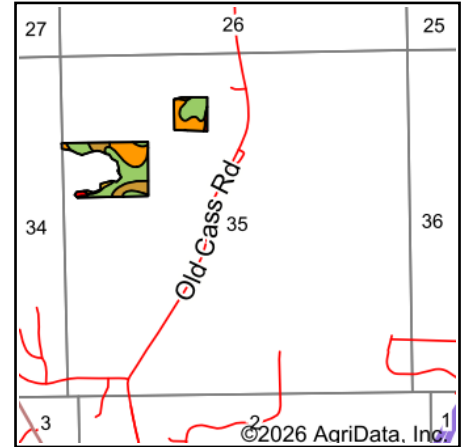
319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **35-85N-4W**
 Township: **Cass**
 Acres: **20.28**
 Date: **7/9/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	6.32	31.2%		IIIe	47
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.19	25.6%		IIw	73
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	3.37	16.6%		IIIe	75
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	2.89	14.3%		IVe	35
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	1.50	7.4%		IIIe	78
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	0.43	2.1%		IIIe	50
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	0.29	1.4%		VIe	19
P163G	Fayette silt loam, paha, 25 to 40 percent slopes	0.29	1.4%		VIIe	5
Weighted Average					2.99	58

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Anamosa: 1 mile north on Old Cass Rd. The property is located west of the road.

Simple Legal

That part of the NE¼ NW¼ of Section 35 and that part of the 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

- \$585,812.50
- \$8,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,139.00*
Net Taxable Acres: 66.95*
Tax per Net Taxable Acre: \$17.01*

**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: 20.28
Oats Base Acres: 0.99*
Oats PLC Yield: 59 Bu.
Corn Base Acres: 11.00*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 4.59*
Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Arenzville-Chaseburg. CSR2 on the FSA/Eff. crop acres is 58.00. 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 land is gently rolling to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

The cattle are currently getting water from the corral at the building site. Buyer and Seller to negotiate a well agreement if the Buyer wants to use the water source from the building site.

Pond

There is a one-acre pond located in the western portion of the farm.

Comments

This is a well-maintained cattle pasture.

Additional Land for Sale

Seller has two additional tracts of land for sale located north and 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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

RYAN KAY, AFM, ALC

319.826.5715

RyanK@Hertz.ag

Southwest Corner Looking Northeast



West Side Looking East

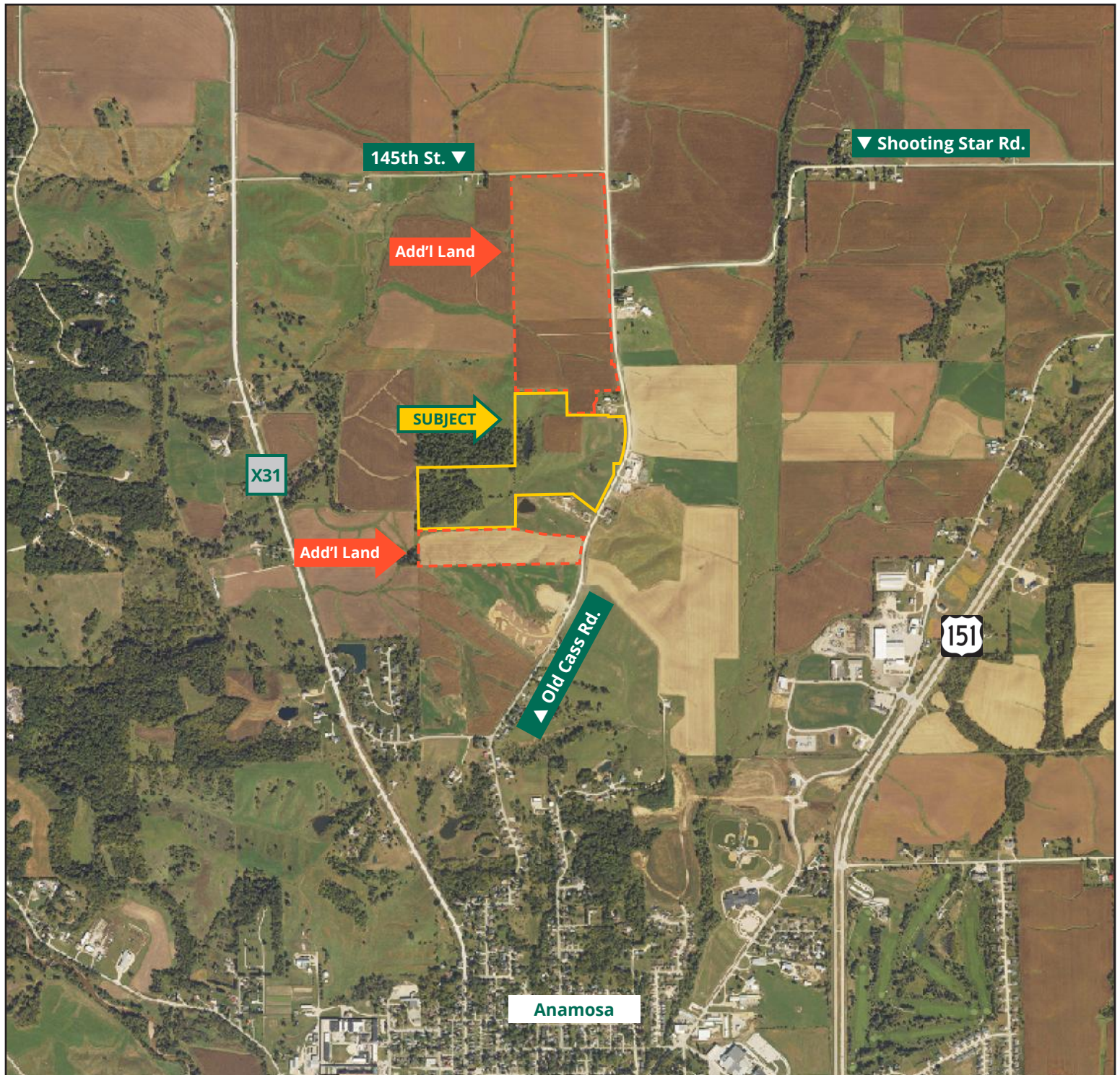


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag



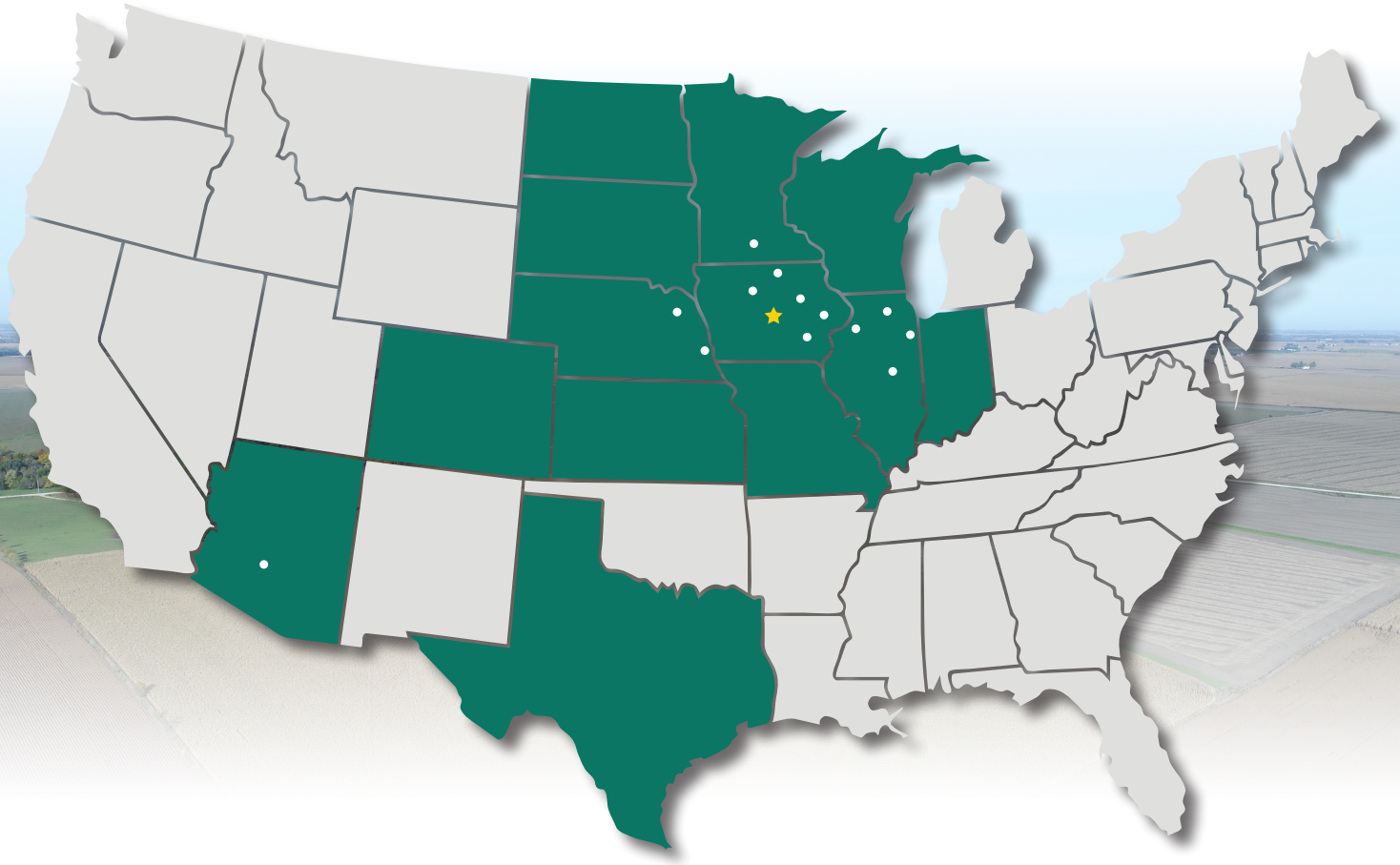


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag