

Zimmerman Farms



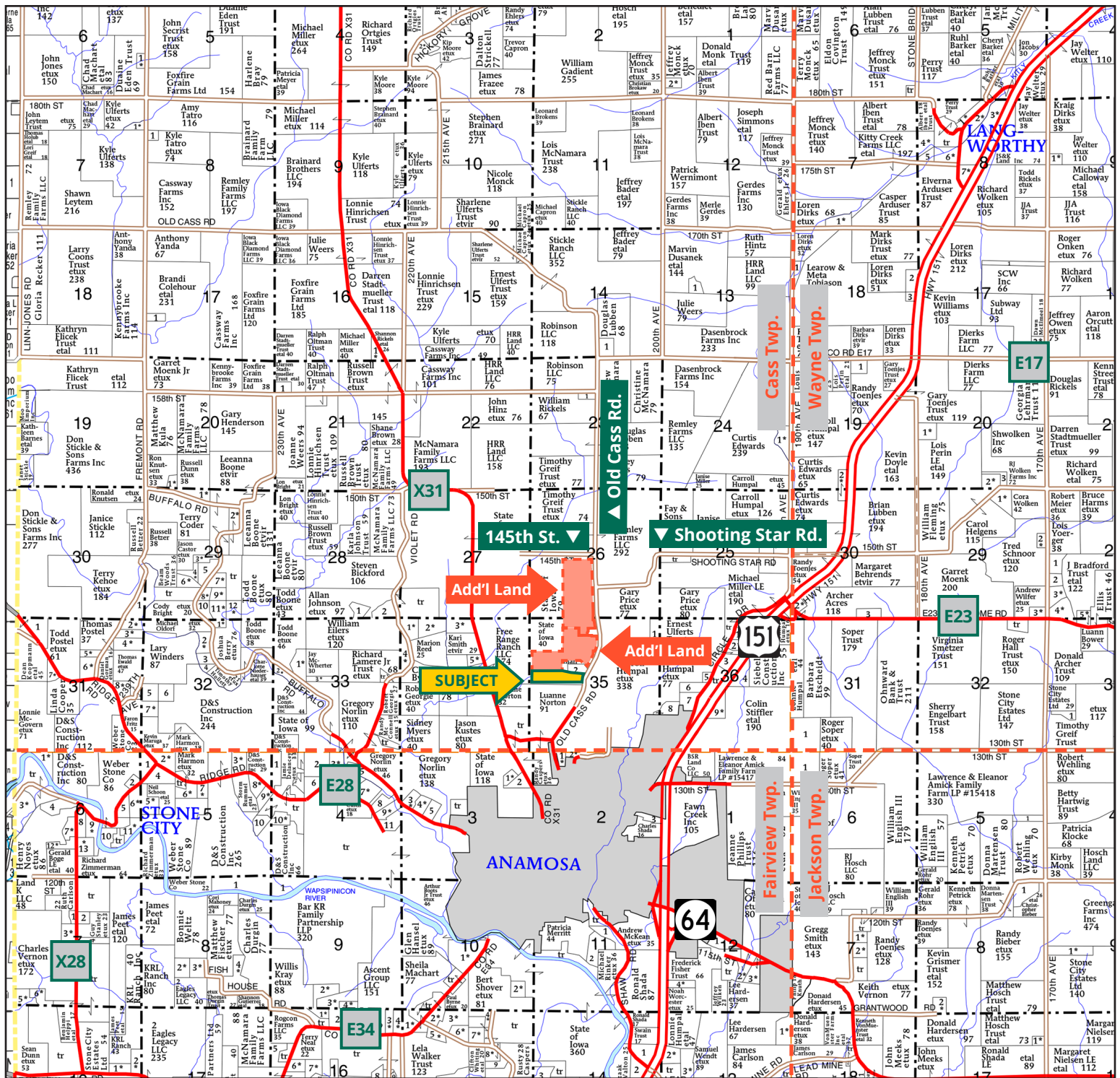
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22.60 Acres, m/l
Jones County, IA



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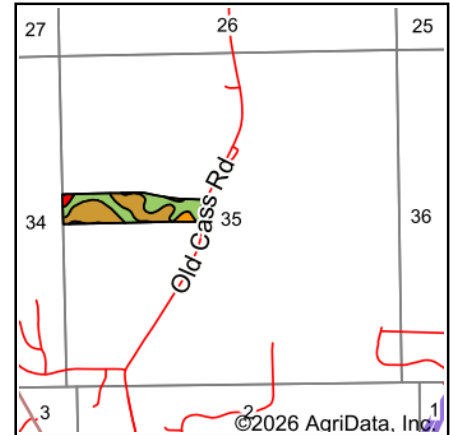
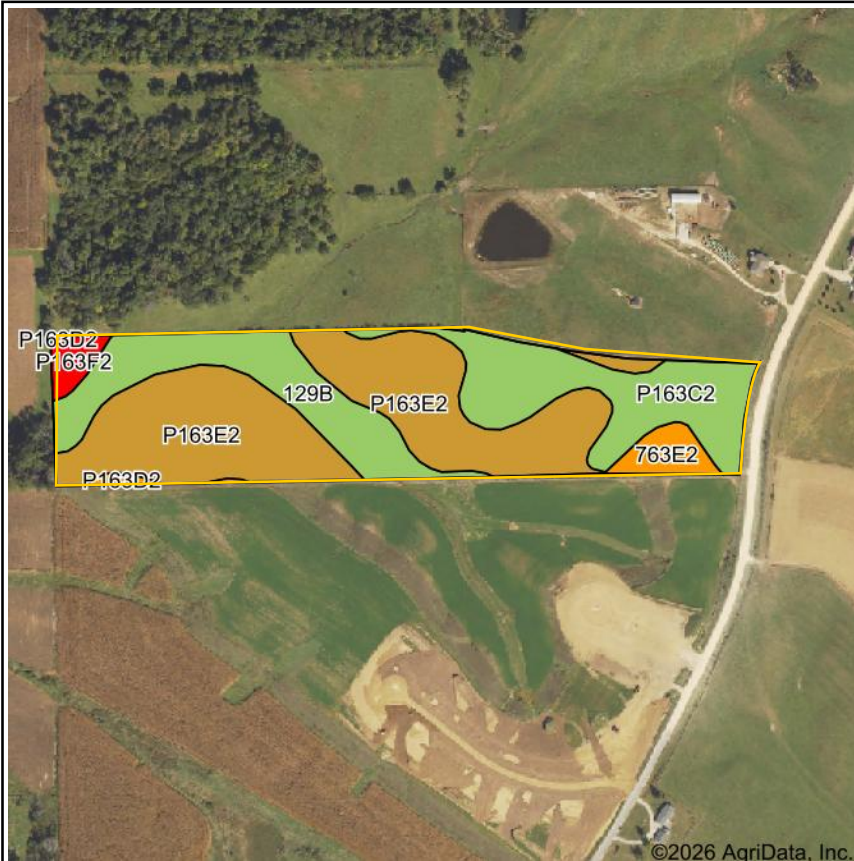
FSA/Eff. Crop Acres: 22.14 | Soil Productivity: 51.90 CSR2



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State: **Iowa**
 County: **Jones**
 Location: **35-85N-4W**
 Township: **Cass**
 Acres: **22.14**
 Date: **7/9/2026**



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**
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	11.05	50.0%		IVe	35
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	5.07	22.9%		IIIe	75
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.45	20.1%		IIW	73
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	0.85	3.8%		IVe	46
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	0.54	2.4%		VIe	19
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	0.18	0.8%		IIIe	47
Weighted Average					3.41	51.9

**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 S½ S½ NW¼ of Section 35 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

- \$259,900.00
- \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$756.00*
Net Taxable Acres: 22.60*
Tax per Net Taxable Acre: \$33.45*

**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: 22.14
Oats Base Acres: 1.08*
Oats PLC Yield: 59 Bu.
Corn Base Acres: 12.01*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 5.01*
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 51.90. 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

None.

Comments

This is a productive 22.60-acre farm with a 51.90 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located north 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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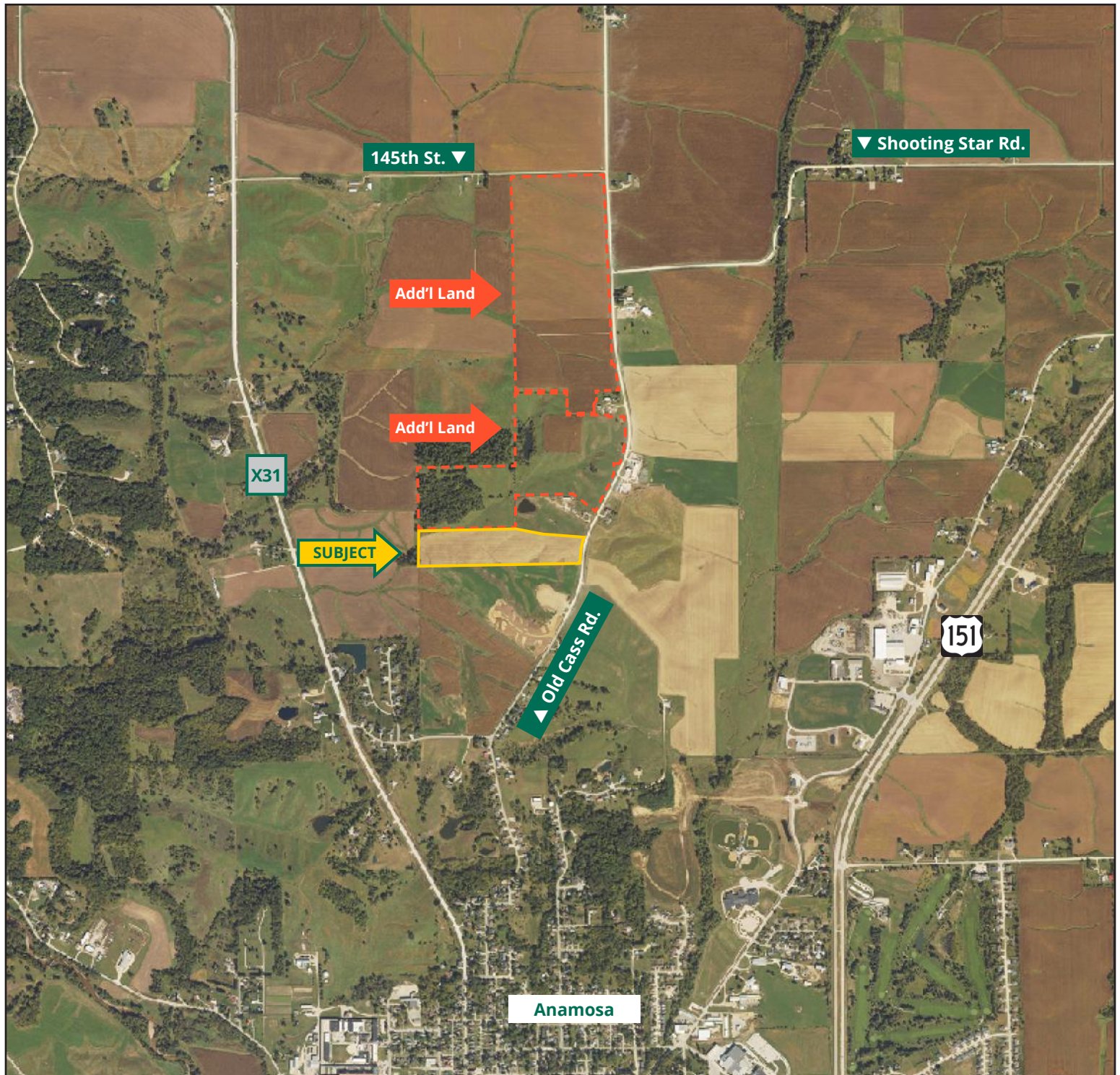
Southwest Corner Looking Northeast



Southeast Corner Looking Northwest





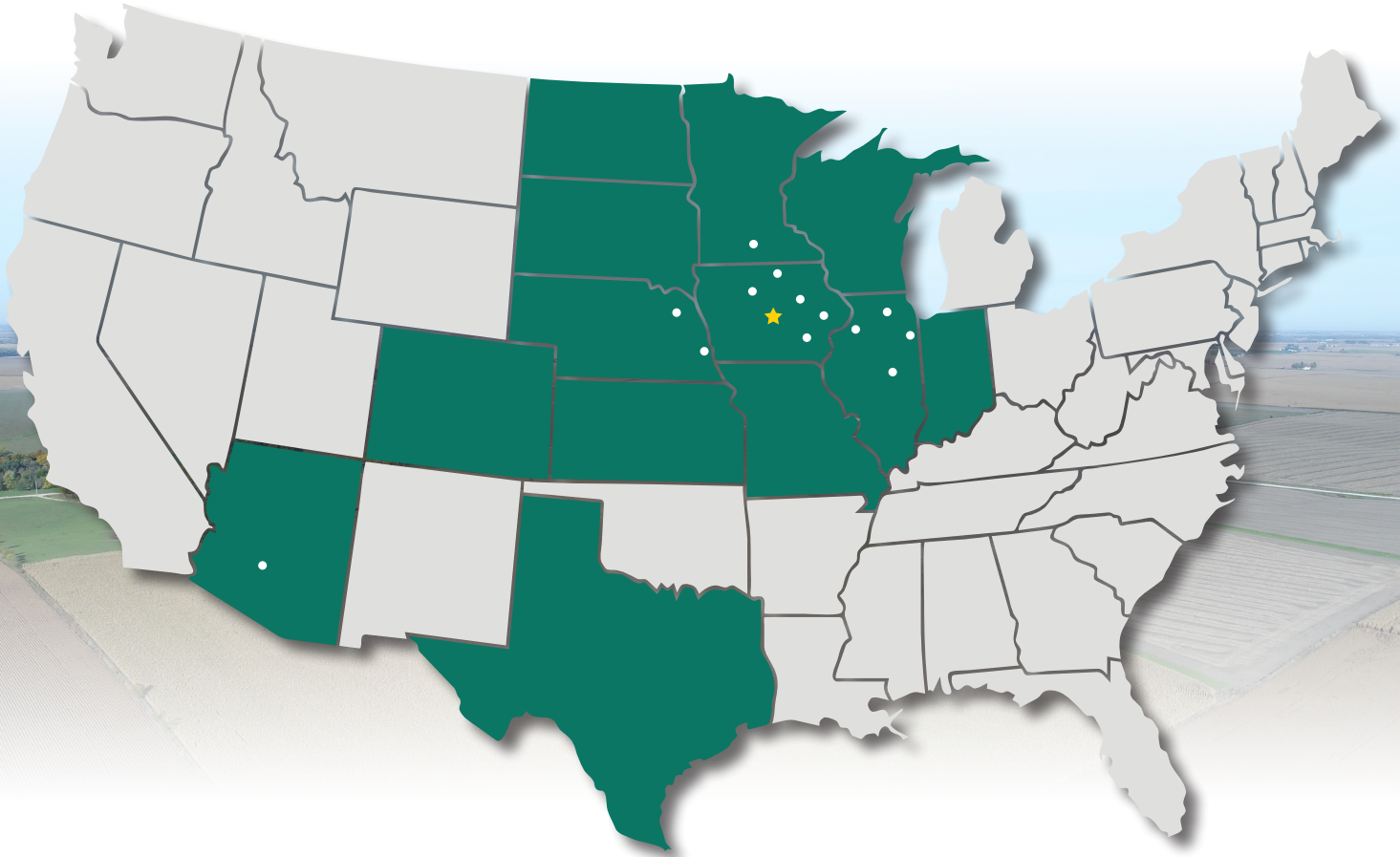


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