

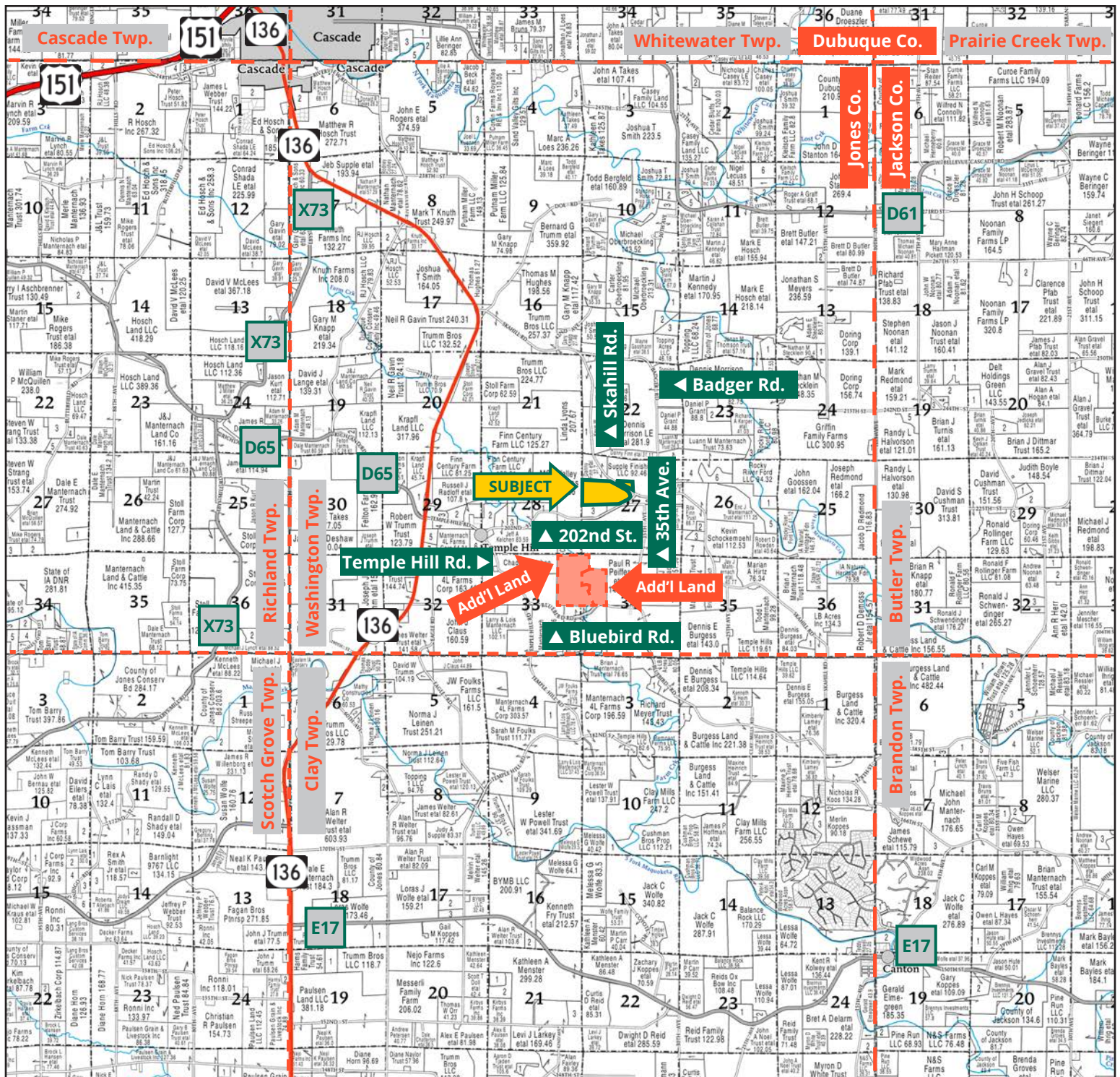
Stanton Farm



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

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

74.64 Acres, m/l
Jones County, IA

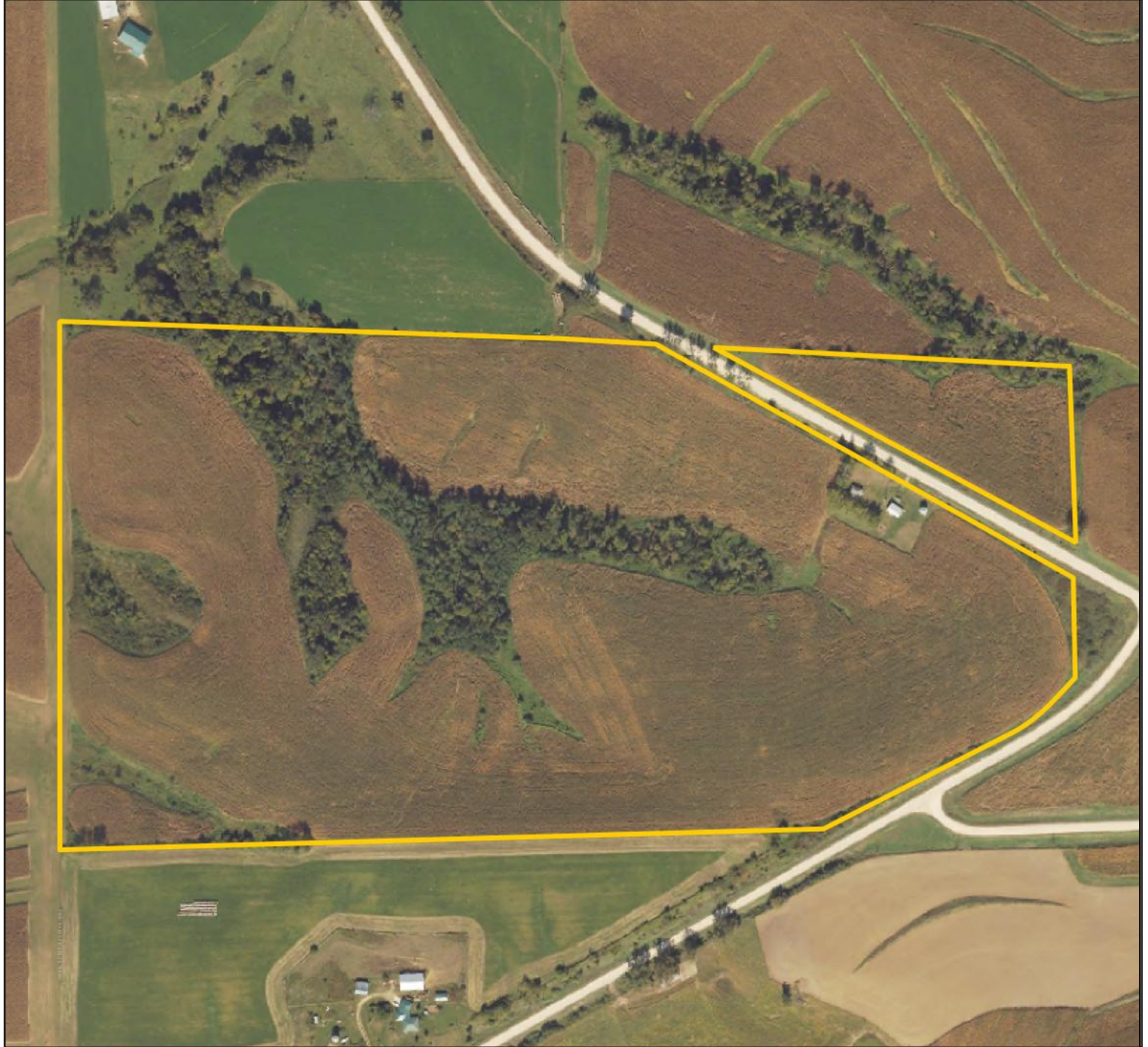


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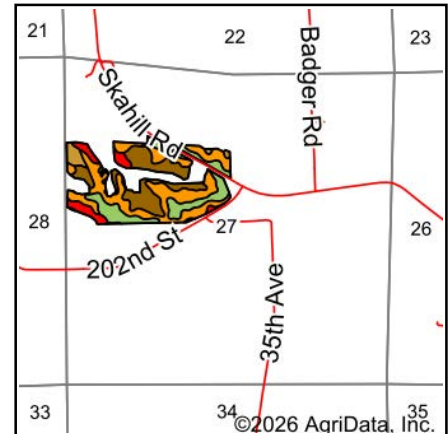
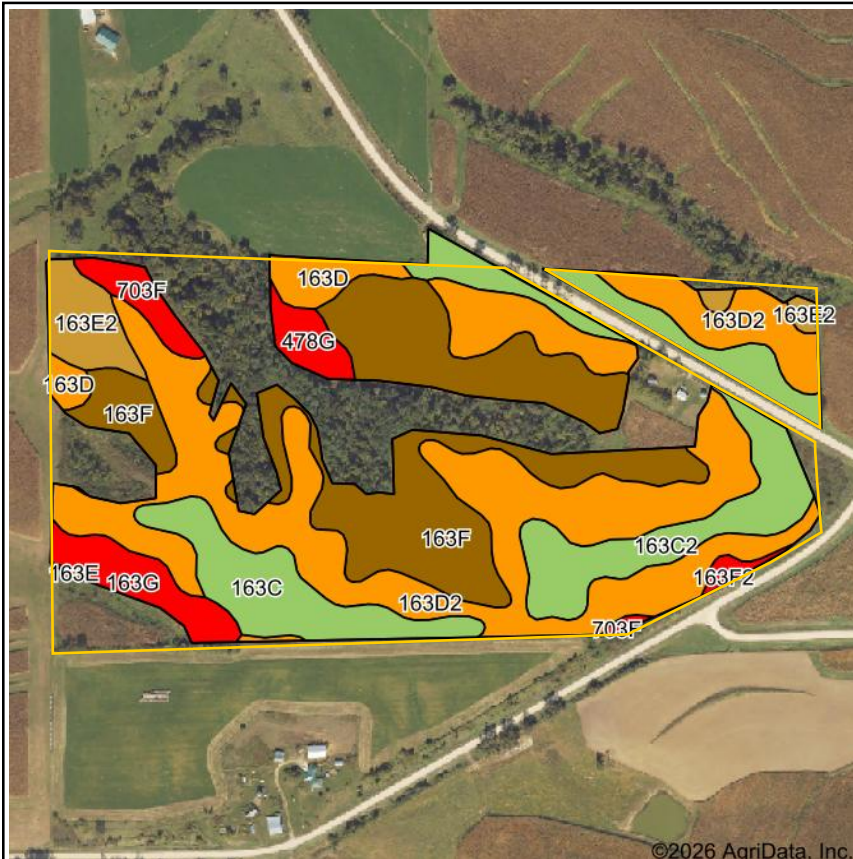
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FSA/Eff. Crop Acres: 59.45 | Soil Productivity: 41.50 CSR2



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State: **Iowa**
 County: **Jones**
 Location: **27-86N-1W**
 Township: **Washington**
 Acres: **59.45**
 Date: **9/25/2026**



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**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	22.69	37.9%		IIIe	46
163F	Fayette silt loam, 18 to 25 percent slopes	15.25	25.7%		VIe	21
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.00	13.5%		IIIe	72
163C	Fayette silt loam, 5 to 9 percent slopes	4.45	7.5%		IIIe	75
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.41	4.1%		IVe	35
163G	Fayette silt loam, 25 to 40 percent slopes	2.21	3.7%		VIIe	5
163D	Fayette silt loam, 9 to 14 percent slopes	1.66	2.8%		IIIe	49
703F	Dubuque silt loam, 18 to 25 percent slopes	1.28	2.2%		VIe	6
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	1.16	2.0%		VIIIs	5
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.34	0.6%		VIe	18
Weighted Average					4.12	41.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cascade: 3 miles southeast on IA-136 and 2½ miles southeast on Skahill Rd. The property is on either side of the road.

Simple Legal

That part of the S½ NW¼ of Section 27, Township 86 North, Range 1 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Address

20693 Skahill Rd.
Cascade, IA 52033

Price & Terms

- \$933,000.00
- \$12,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$1,622.00
Gross Surveyed Acres: 74.64
Net Surveyed Acres: 74.64

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 1356, Tract 1597
FSA/Eff. Crop Acres: 59.45
Corn Base Acres: 49.21
Corn PLC Yield: 143 Bu.
Bean Base Acres: 3.03
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/Eff. crop acres is 41.50. 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

The farm is rolling.

Drainage

Drainage is natural.

House & Buildings

This property includes a 2-bedroom, 1-bathroom frame home built in 1940 with 784 square feet of above-grade living space and a full basement. The home is in poor condition. Additional improvements include a 24' x 36' steel utility building built in 1971 and an 18' x 16' steel grain bin built in 1985.

Water & Well Information

The well is located on the building site, west of the entrance gate.

Septic System

The septic system is not within county code requirements. Buyer would be responsible for installation of a new system within 90 days of closing, or demolition of the house within one year of closing. Buyer to sign a binding agreement with the Jones County Health Department at closing.

LP Tank

The 500-gallon LP tank is reserved and will be removed before closing.

Reserved Use of Grain Bin

Tenant reserves use of the grain bin until May 1, 2027.

Comments

This is a productive Jones County farm with good soils.

Additional Land for Sale

Seller has two additional tracts of land for sale located south of this property. See Additional Land Aerial Photo.

Offer Acceptance Period

All offers shall be submitted to Broker by 3:00 P.M., CDT, October 20, 2026. Seller will review all offers and respond no later than 1:00 PM, CDT, October 22, 2026. Seller reserves the right to accept, counter, negotiate, or refuse any and all offers.

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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Northwest Corner Looking Southeast



Southwest Corner Looking Northeast



East of Building Site Looking West



Building Site



House

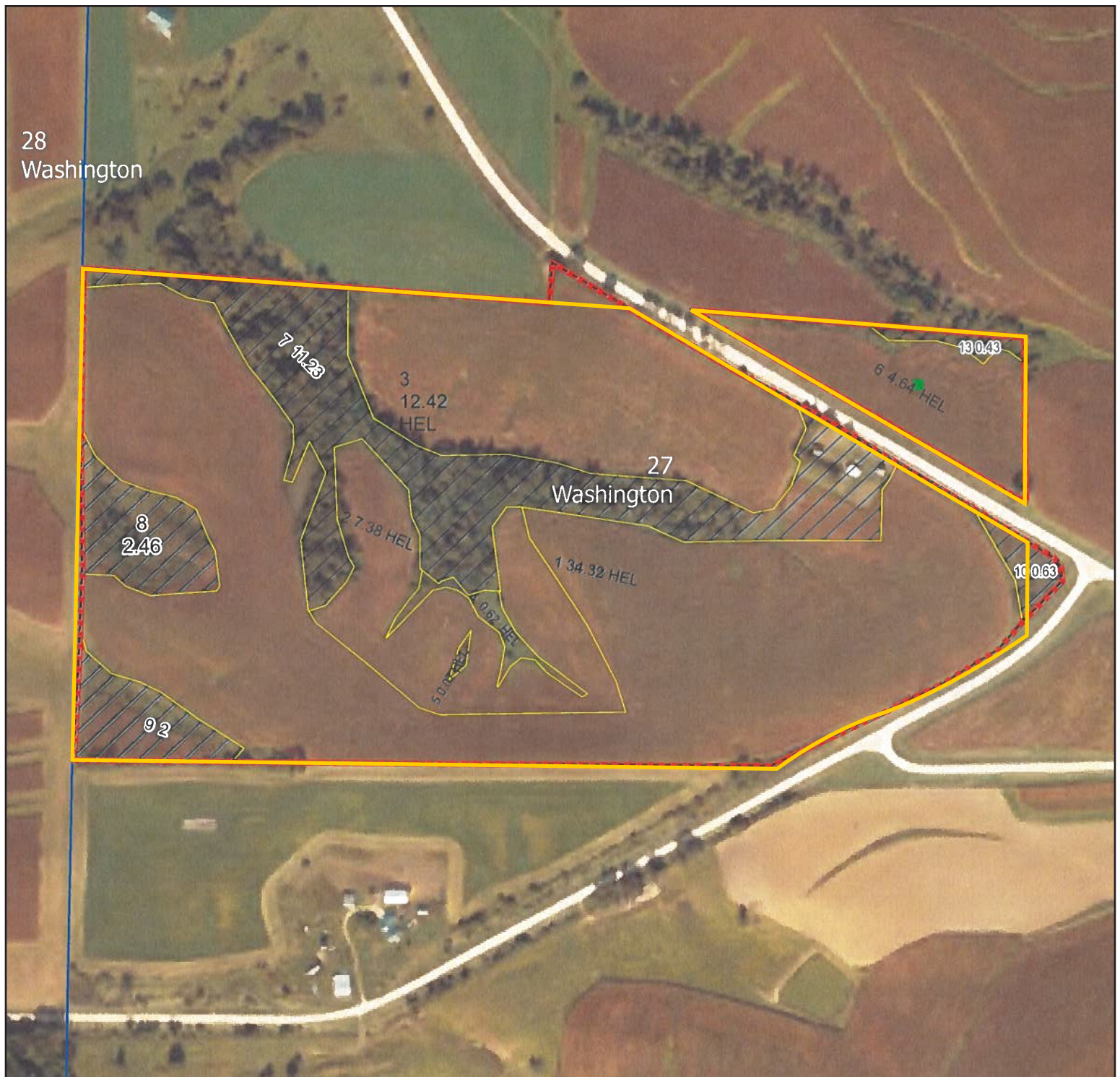


Grain Bin



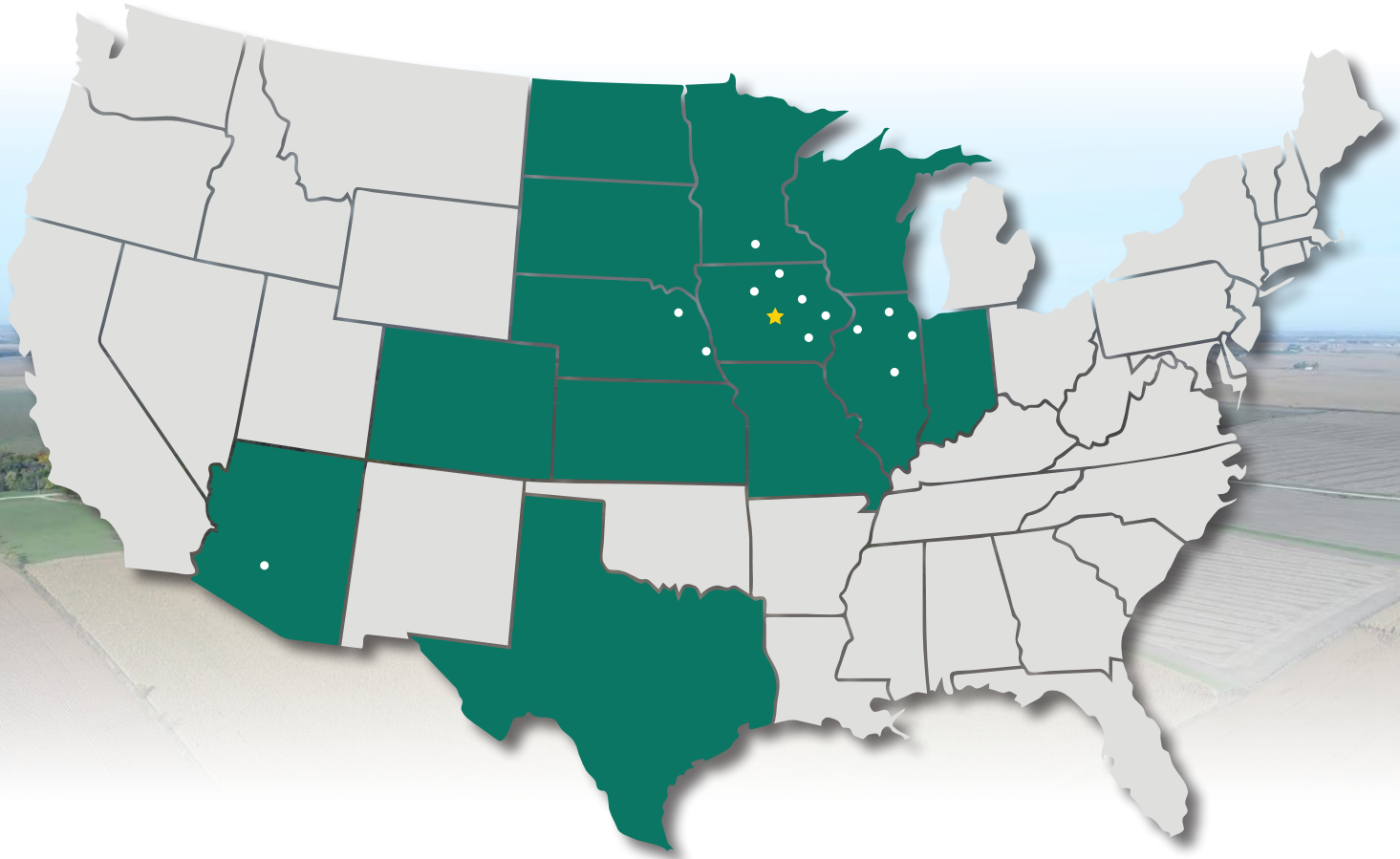
Utility Building







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