

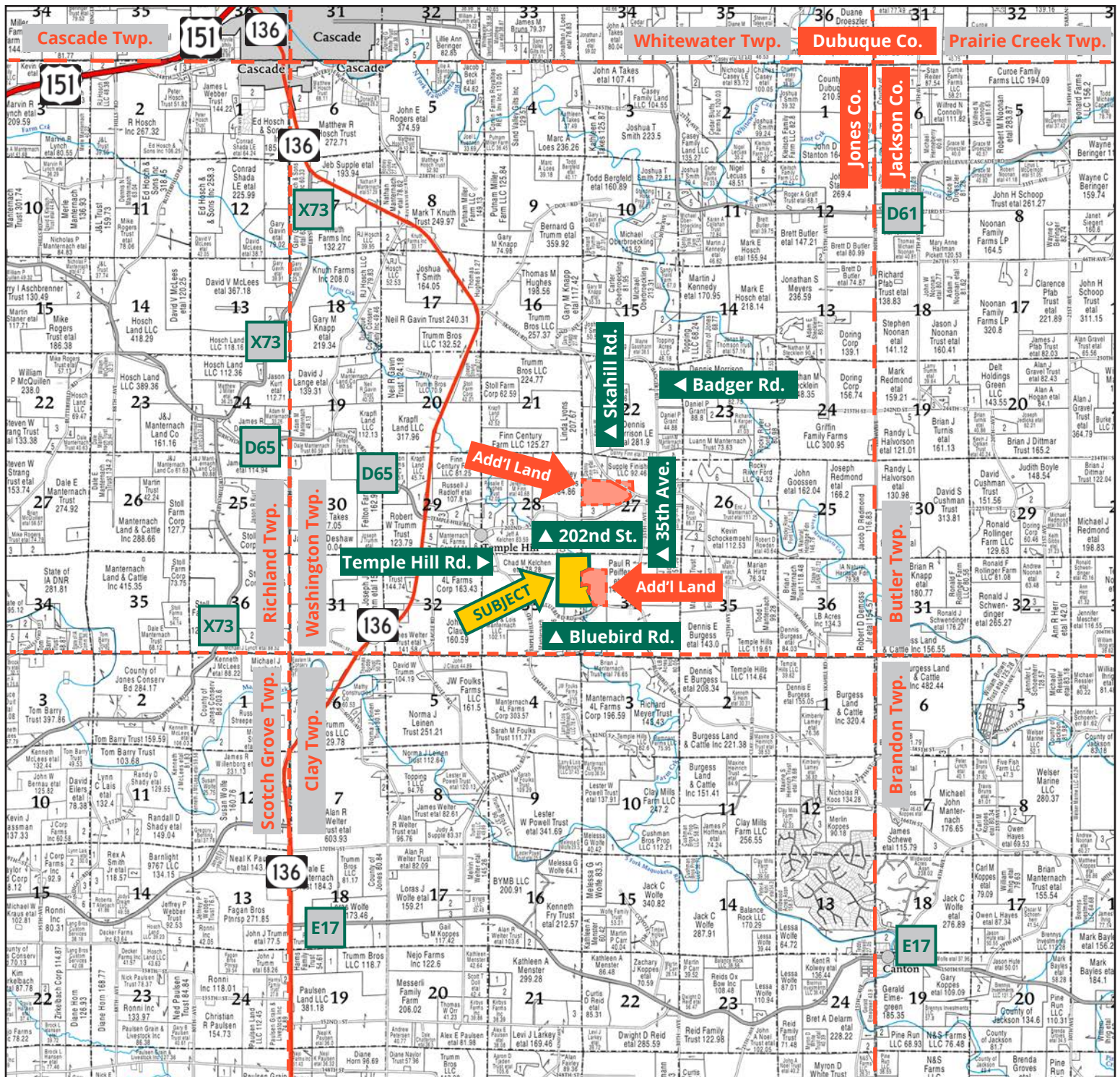
Stanton Farm



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

99.97 Acres, m/l
Jones County, IA

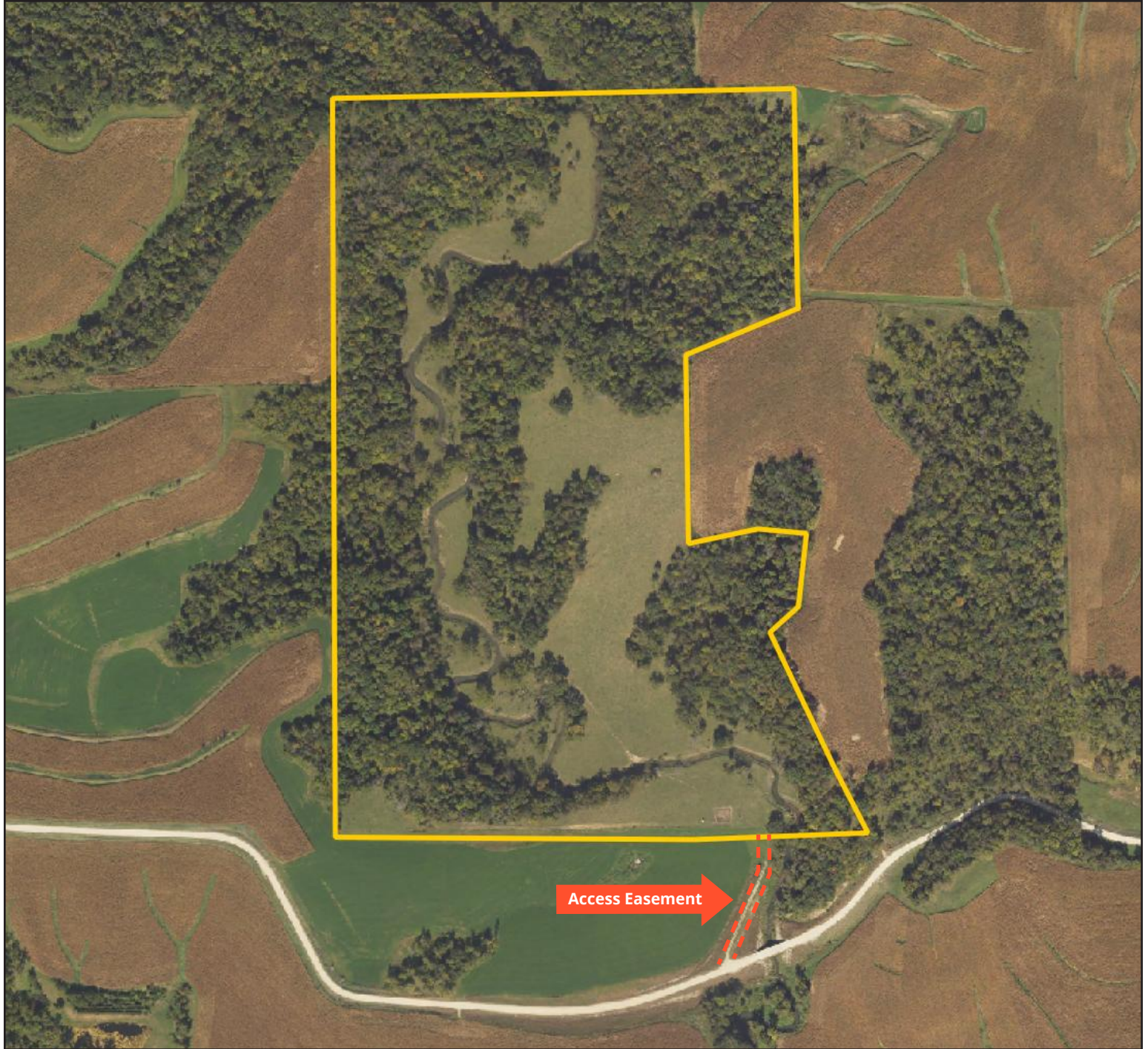


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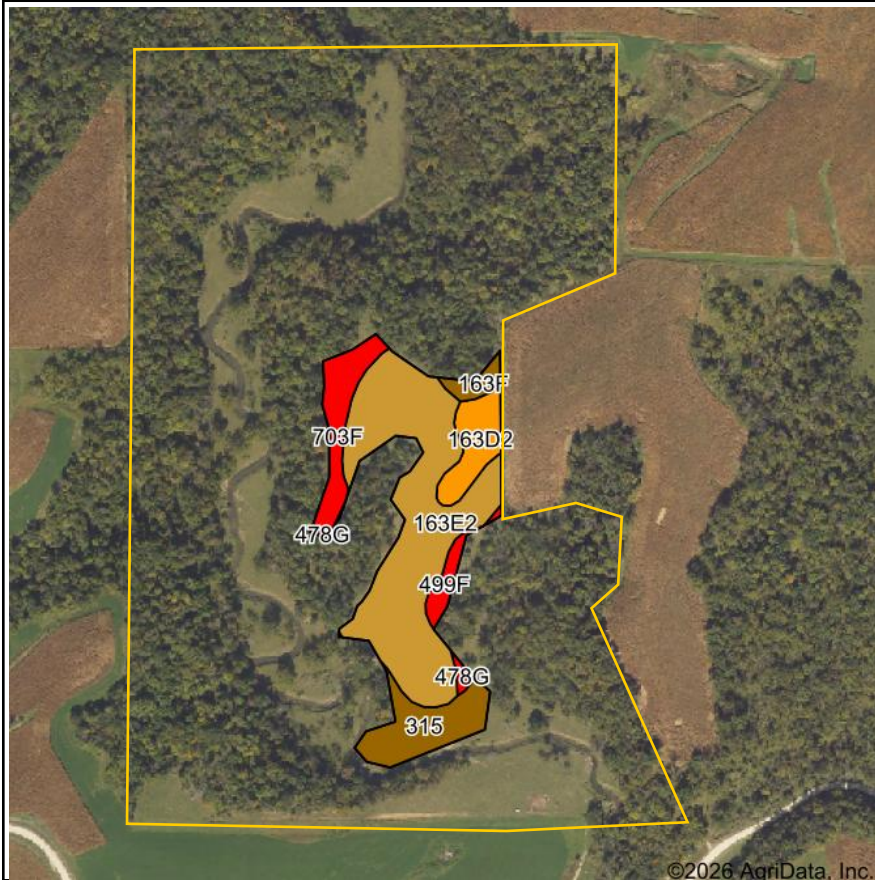
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FSA/Eff. Crop Acres: 12.50 | Soil Productivity: 29.60 CSR2

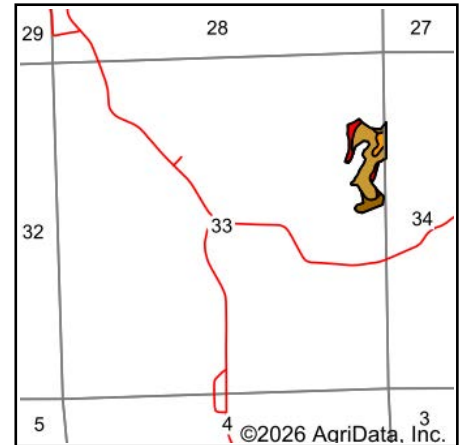


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **33-86N-1W**
 Township: **Washington**
 Acres: **12.5**
 Date: **9/25/2026**



Maps Provided By:



Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	7.37	59.0%		IVe	35
315	Perks-Chaseburg complex, 0 to 2 percent slopes, frequently flooded	1.73	13.8%		IIIIs	24
703F	Dubuque silt loam, 18 to 25 percent slopes	1.32	10.6%		VIe	6
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.13	9.0%		IIIe	46
499F	Nordness loam, 14 to 30 percent slopes	0.43	3.4%		VIIIs	5
163F	Fayette silt loam, 18 to 25 percent slopes	0.36	2.9%		VIe	21
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.16	1.3%		VIIIs	5
Weighted Average					4.18	29.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cascade: 5 miles southeast on IA-136 and 1½ miles southeast on Temple Rd. and ¾ mile east on Bluebird Rd. The access easement is on the north side of the road.

Simple Legal

That part of the E½ NE¼ of Section 33 and W½ NW¼ of Section 34 know as Auditor's Parcel 2026-55 all in Township 86 North, Range 1 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$949,715.00
- \$9,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$937.00*

Gross Surveyed Acres: 99.97

Net Surveyed Acres: 99.97

Tax per Net Taxable Acre: \$9.37*

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

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 1356, Part of Tract 1598

FSA/Eff. Crop Acres: 12.50

Corn Base Acres: 8.40*

Corn PLC Yield: 143 Bu.

Bean Base Acres: 11.52*

Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Perks-Chaseburg. CSR2 on the FSA/Eff. crop acres is 29.60. 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.

Buildings/Improvements

None.

Water & Well Information

Creek water is used for the livestock.

Reserved Items

The tenant reserves the mineral feeder and two smaller plastic bunks.

Access Easement

There is a 30'-wide easement providing access to this farm from Bluebird Rd.

Comments

This is a unique Jones County farm with an attractive mixture of pasture, mature timber and creek. This property makes an excellent cattle farm or recreational property.

Additional Land for Sale

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



Northwest Corner Looking Southeast



Southeast Corner Looking Northwest



Southwest Corner Looking Northeast



South Looking North

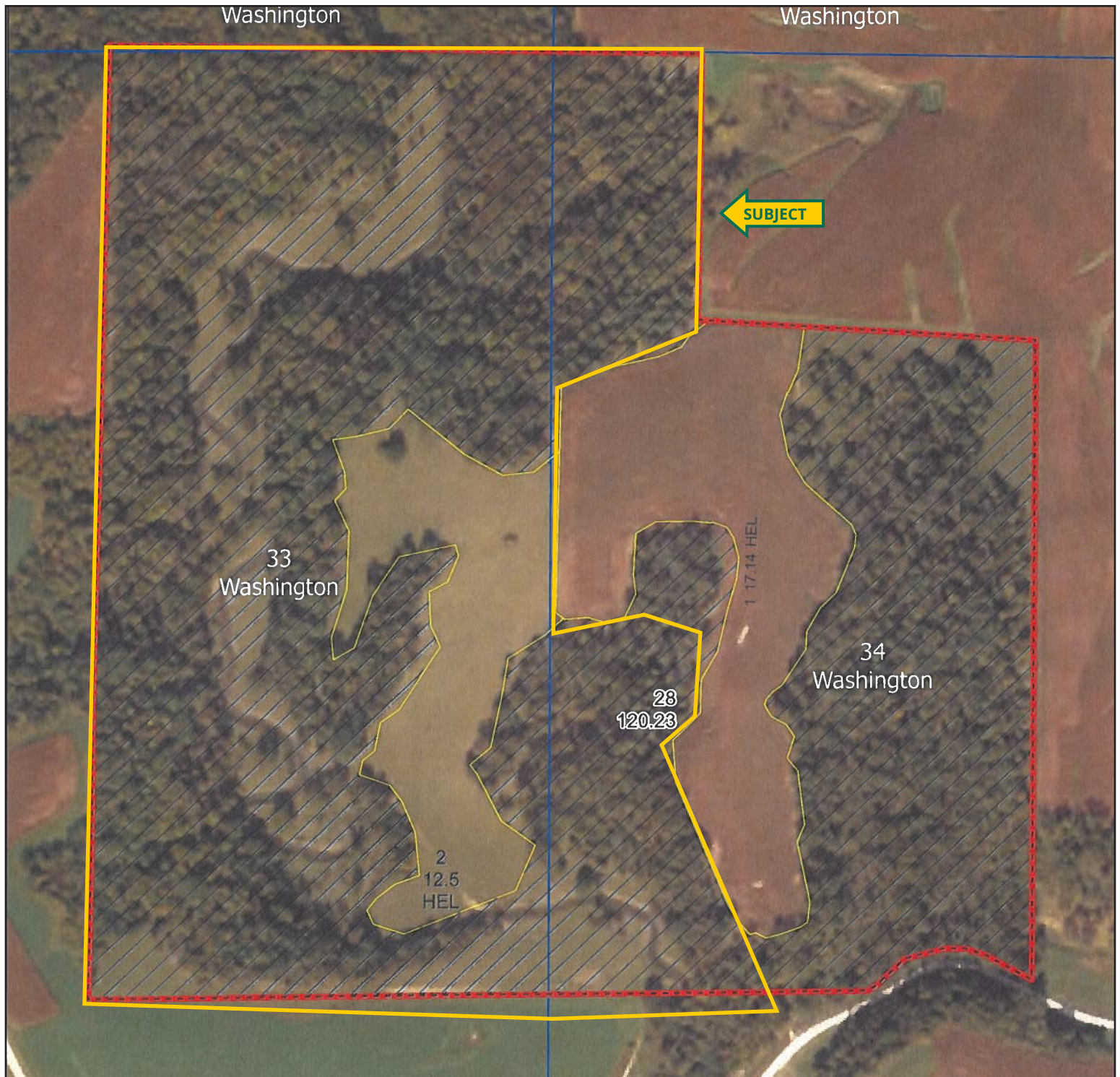


Livestock Enclosure



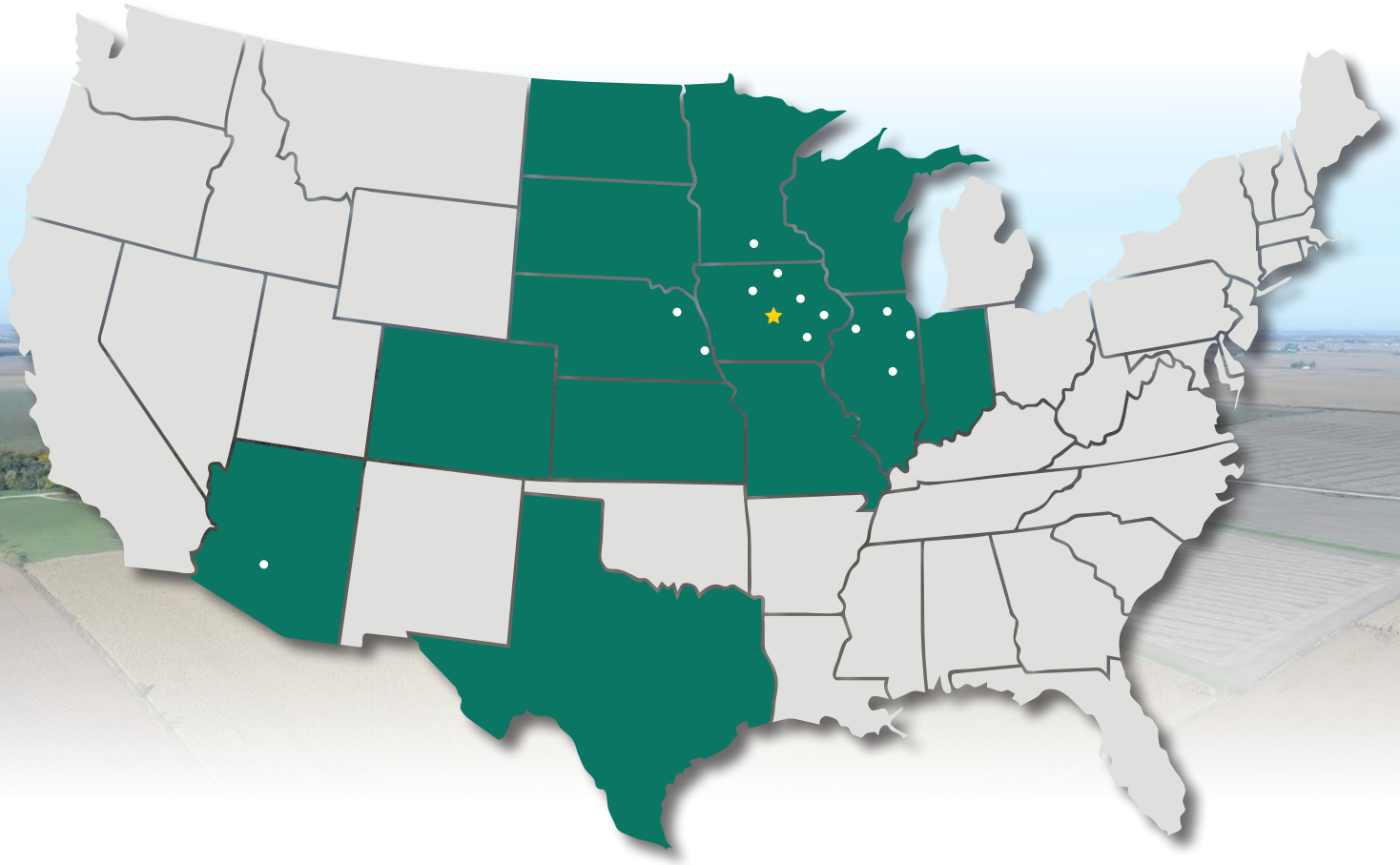
Livestock Enclosure







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