

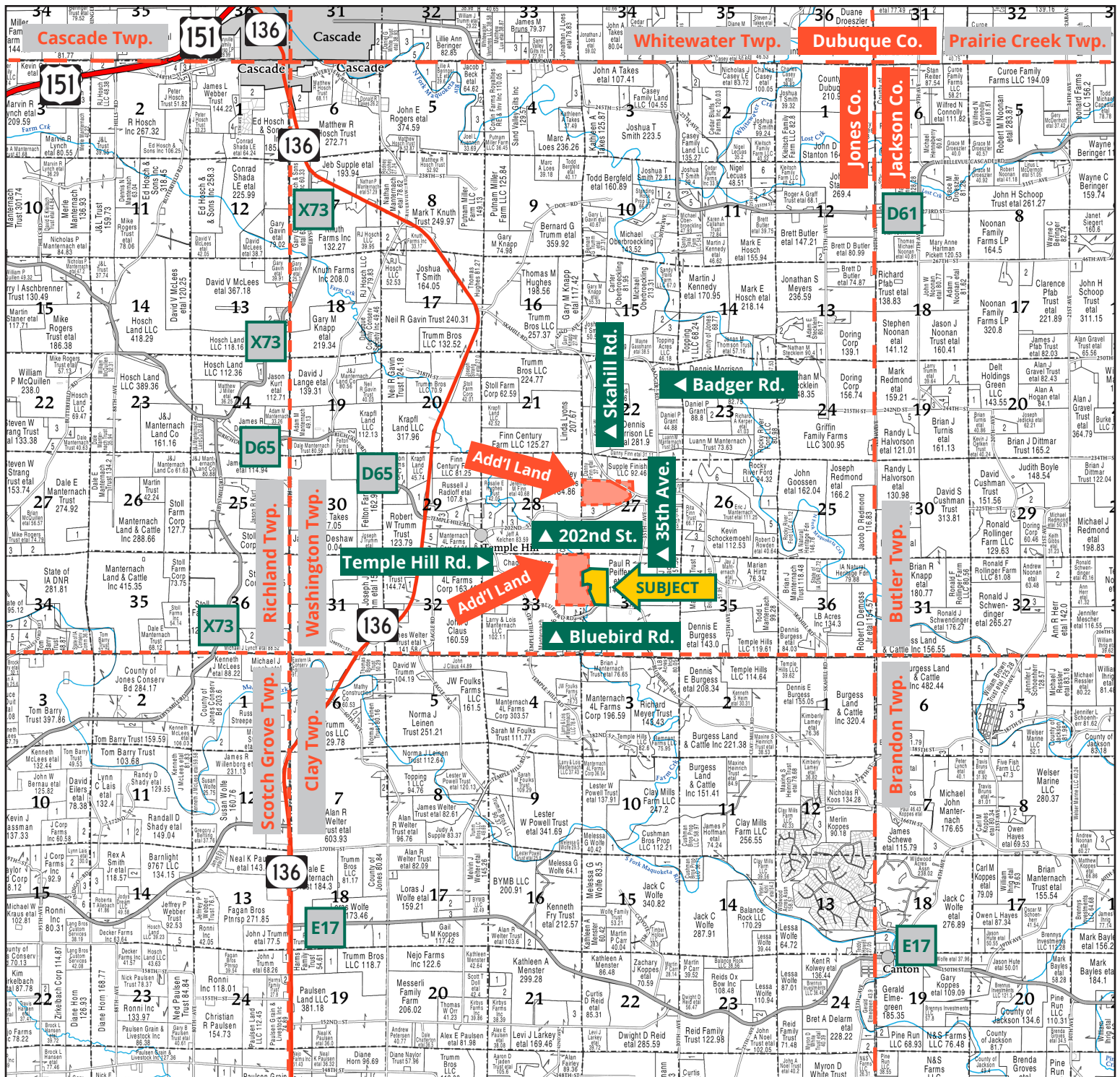
Stanton Farm



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

49.06 Acres, m/l
Jones County, IA

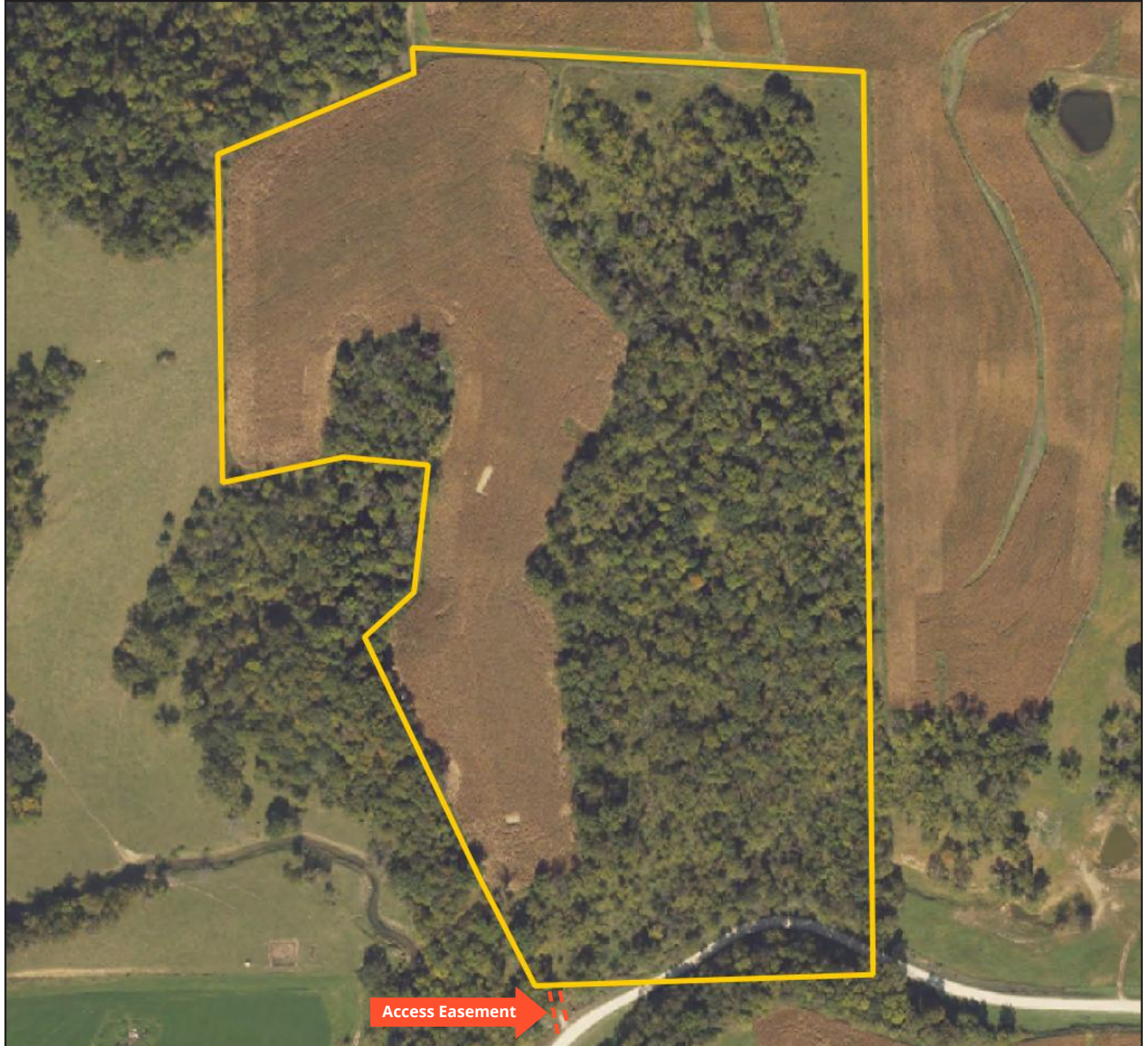


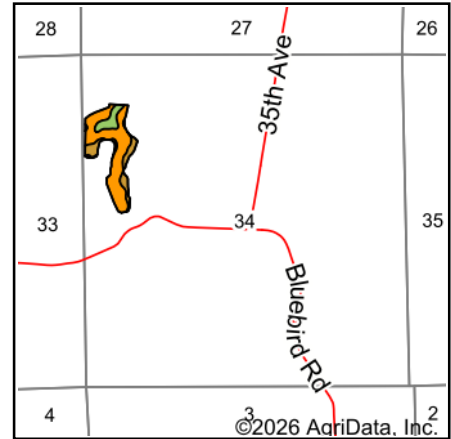
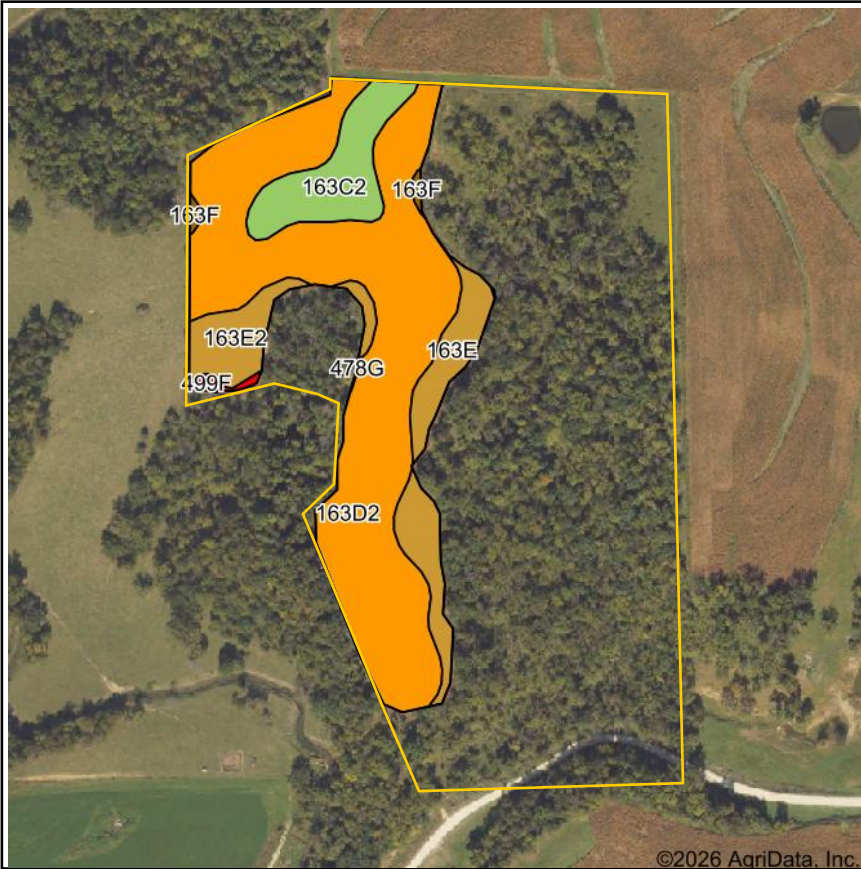
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FSA/Eff. Crop Acres: 17.14 | Soil Productivity: 46.80





State: **Iowa**
 County: **Jones**
 Location: **34-86N-1W**
 Township: **Washington**
 Acres: **17.14**
 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	11.84	69.1%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.92	11.2%		IIIe	72
163E	Fayette silt loam, 14 to 18 percent slopes	1.92	11.2%		IVe	38
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.24	7.2%		IVe	35
499F	Nordness loam, 14 to 30 percent slopes	0.12	0.7%		VIIIs	5
163F	Fayette silt loam, 18 to 25 percent slopes	0.10	0.6%		VIe	21
Weighted Average					3.23	46.8

**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 Section 33 and the W½ NW¼ Section 34 known as Auditor's Parcel 2026-56 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

- \$564,190.00
- \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$745.00*
Gross Surveyed Acres: 49.06
Net Surveyed Acres: 48.39
Tax per Net Taxable Acre: \$15.40*

**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: 17.14
Corn Base Acres: 11.52*
Corn PLC Yield: 143 Bu.
Bean Base Acres: 1.66*
Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/Eff. crop acres is 46.80. 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

None.

Access Easement

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

Comments

This is an attractive Jones County farm with a mixture of mature timber and productive cropland.

Additional Land for Sale

Seller has two additional tracts of land for sale located west 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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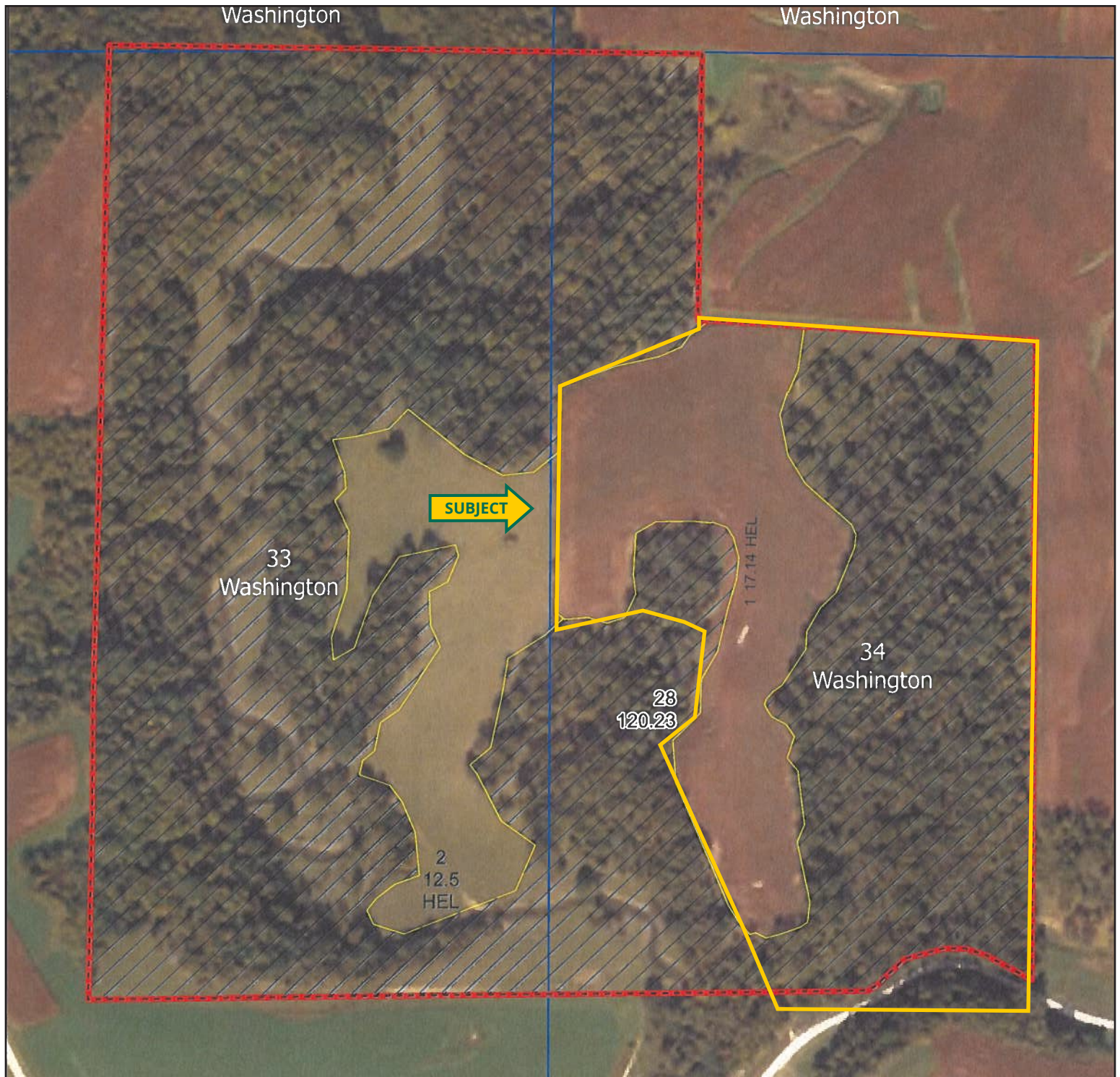
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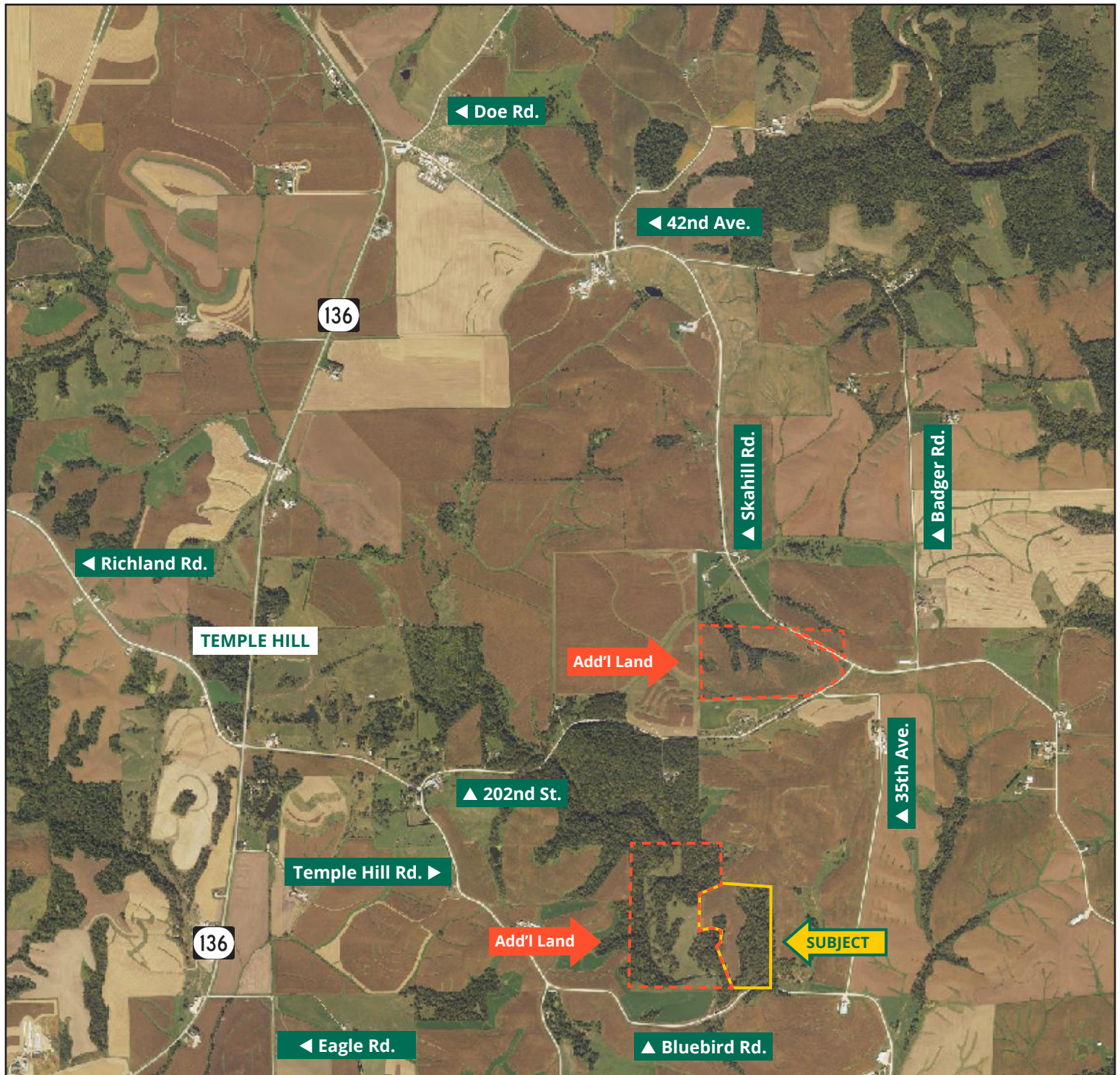
Southwest Corner Looking North



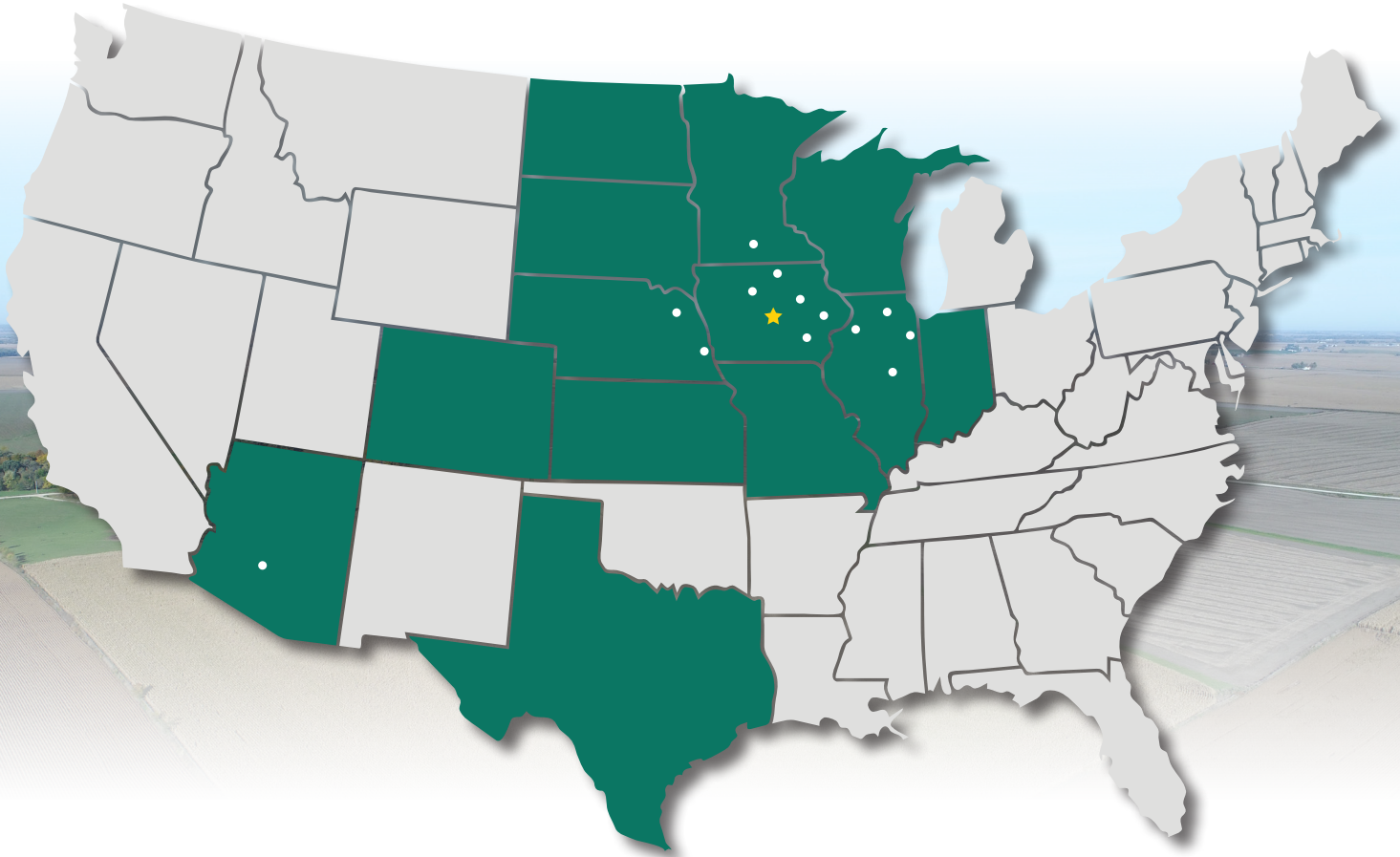
Northwest Corner Looking Southeast







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