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LAND FOR SALE

Brunscheen Farm



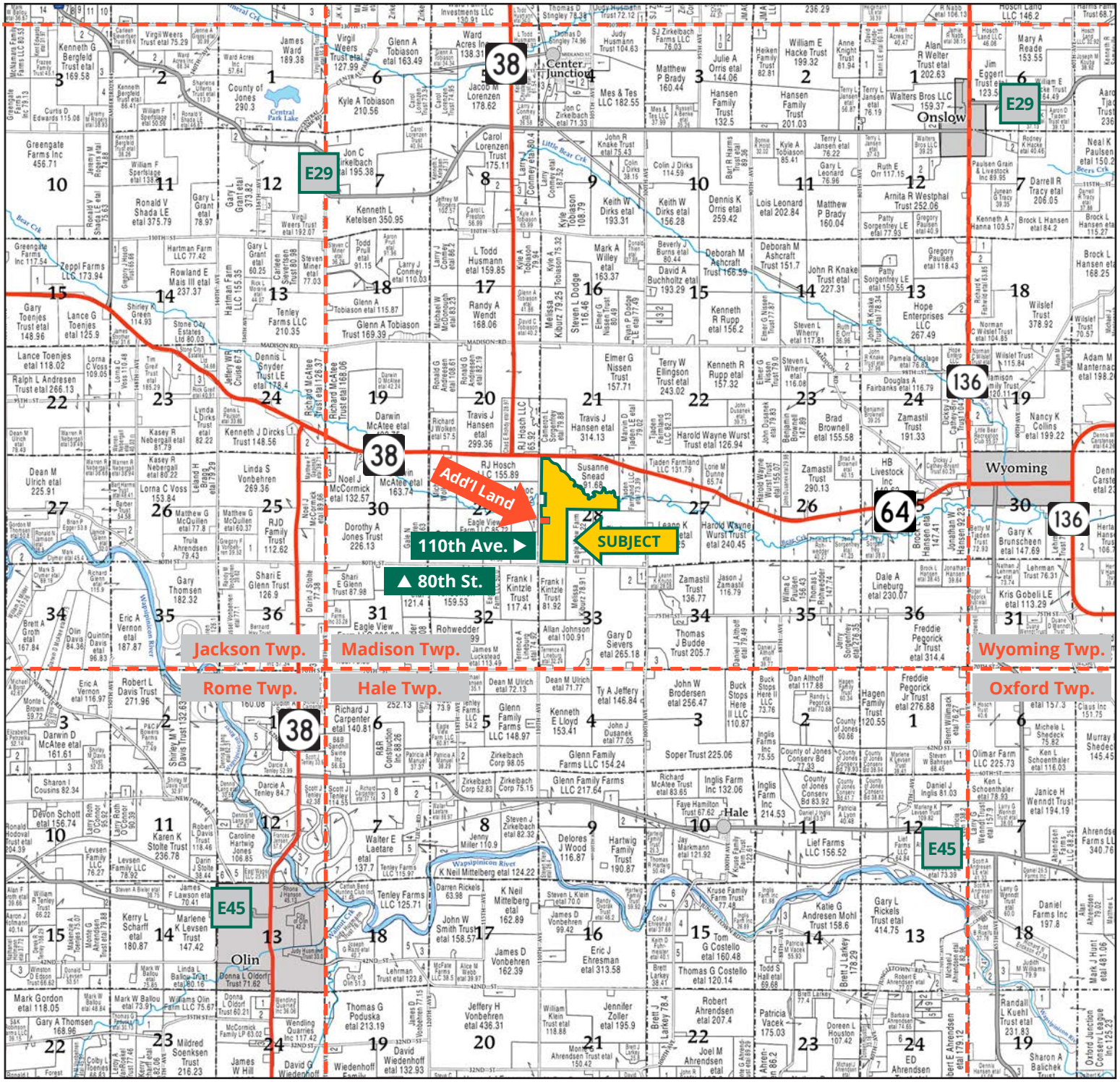
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196.19 Acres, m/l
Jones County, IA

PLAT MAP

Madison Township, Jones County, IA



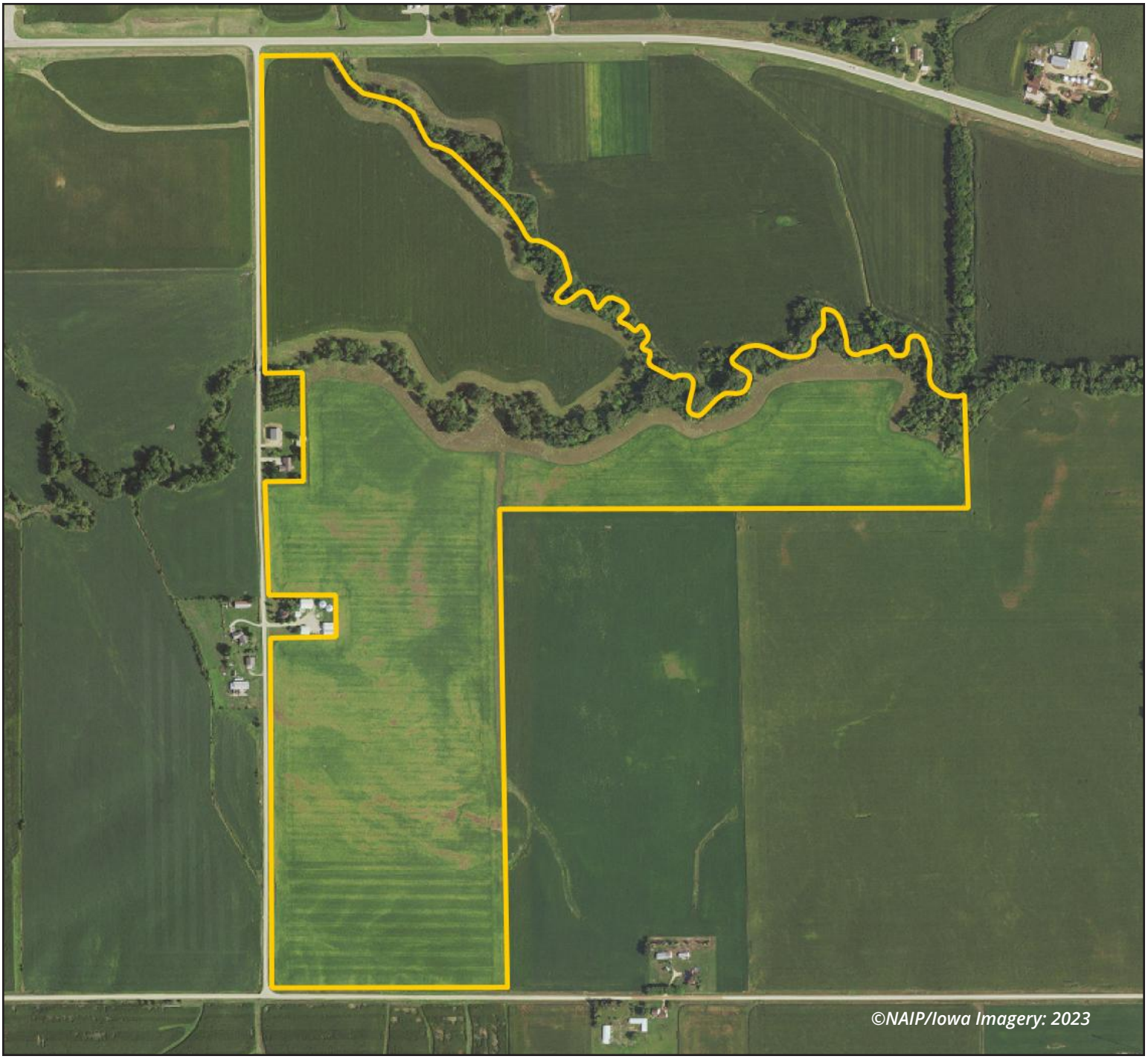
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AERIAL PHOTO

196.19 Acres, m/l, Jones County, IA

Est. FSA/Eff. Crop Acres: 170.60 | CRP Acres: 15.95 | Soil Productivity: 81.20 CSR2



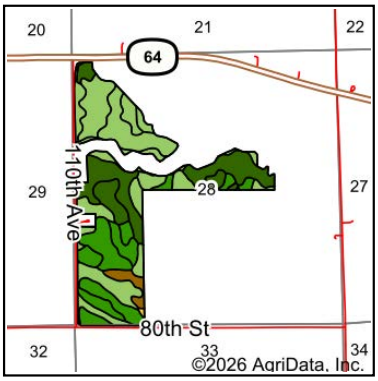
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SOIL MAP

170.60 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jones**
Location: **28-84N-2W**
Township: **Madison**
Acres: **170.6**
Date: **10/16/2026**

Maps Provided By:

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Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
489	Ossian silt loam, 0 to 2 percent slopes	34.81	20.4%		IIw	90
246	Curran silt loam, 0 to 2 percent slopes	21.12	12.4%		IIw	79
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	16.22	9.5%		IIw	79
771B	Waubeek silt loam, 2 to 5 percent slopes	11.41	6.7%		IIe	89
P162C	Downs silt loam, paha, 5 to 9 percent slopes	11.09	6.5%		IIIe	85
462B	Downs silt loam, terrace, 2 to 5 percent slopes	10.55	6.2%		IIe	90
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	9.60	5.6%		IIIe	78
246B	Curran silt loam, 2 to 5 percent slopes	9.08	5.3%		IIe	74
11B	Colo-Ely complex, 0 to 5 percent slopes	8.44	4.9%		IIw	86
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	7.96	4.7%		IIw	75
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.99	3.5%		IIw	73
761	Franklin silt loam, 1 to 3 percent slopes	5.29	3.1%		Iw	85
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.98	2.9%		IIw	78
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	4.97	2.9%		VIe	25
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	4.18	2.5%		IVe	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.34	2.0%		IIw	78
171B	Bassett loam, 2 to 5 percent slopes	1.24	0.7%		IIe	85
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	0.33	0.2%		IIIe	54
				Weighted Average	**2.26**	**81.2**

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PROPERTY INFORMATION

196.19 Acres, m/l, Jones County, IA

Location
From Wyoming: At the intersection of IA-136 and IA-64, 3¾ miles west on IA-64. The property is located south of the road.

Simple Legal
That part of the W½ SW¼ and the N½ of Section 28, Township 84 North, Range 2 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms
- $2,795,707.50
- $14,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $7,539.00*
Net Taxable Acres: 196.19*
Tax per Net Taxable Acre: $38.43*
**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
Part of Farm 5772, Tract 10838
FSA/Eff. Crop Acres: 146.27*
CRP Acres: 13.53
Corn Base Acres: 146.27*
Corn PLC Yield: 174 Bu.

Part of Farm 5772, Tract 11520
FSA/Eff. Crop Acres: 24.33
CRP Acres: 2.42
Corn Base Acres: 24.33*
Corn PLC Yield: 174 Bu.
**Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

CRP Contracts
There are 15.95 acres enrolled in CP-21 contracts that pay $300 per acre, a total of $4,785 annually, and expire September 30, 2036.

Soil Types/Productivity
Primary soils are Ossian and Curran. CSR2 on the estimated FSA/Eff. crop acres is 81.20. 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 gently rolling.

Drainage
Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements
None.

Water & Well Information
None.

Lime Reimbursement
Buyer to reimburse tenant $3,090 at closing for lime applied in Fall 2025. Contact agent for details.

Comments
This is a high-quality Jones County farm with an 81.20 CSR2.

Additional Land for Sale
Seller has an additional tract of land for sale located on the west side 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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Southeast Corner Looking Northwest

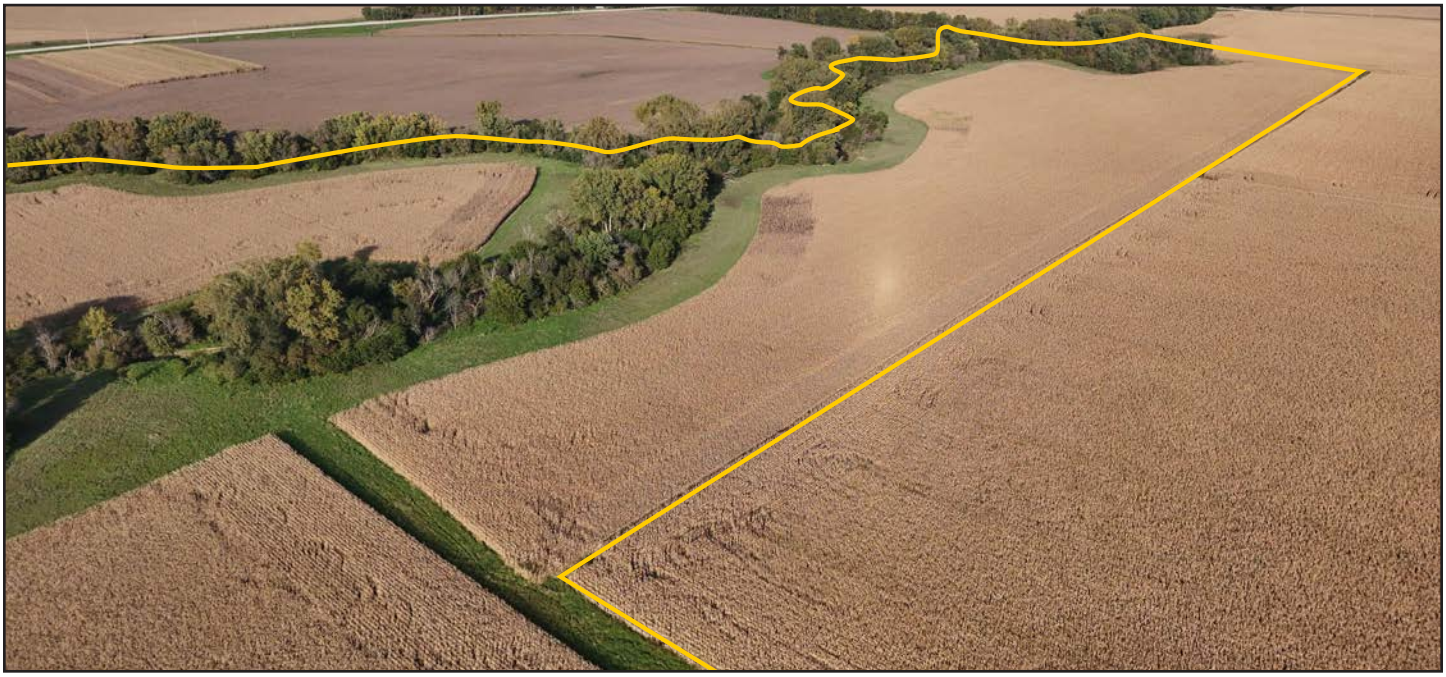


Northwest Looking Southeast



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Central Looking Northeast



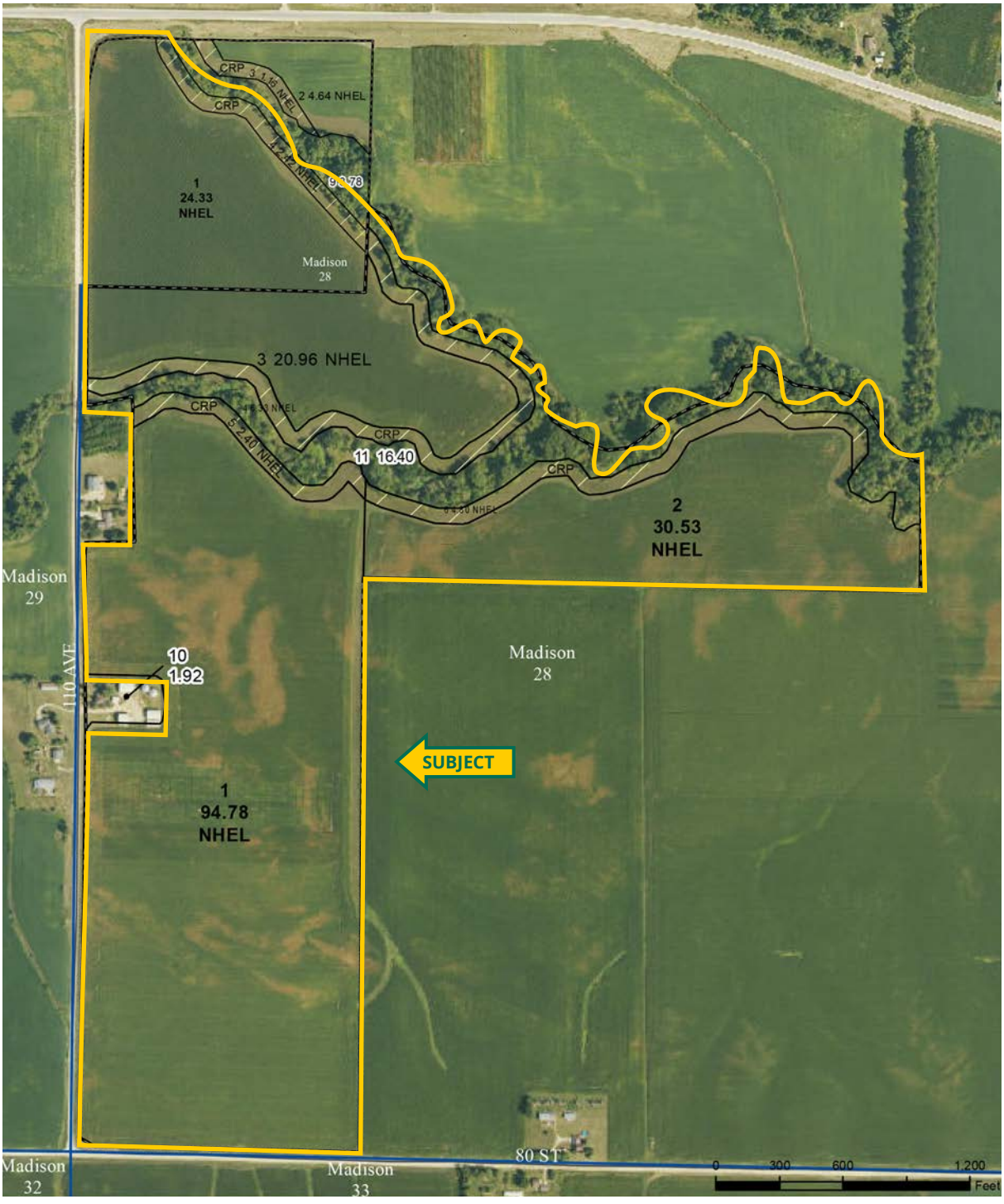
East Looking West



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FSA MAP

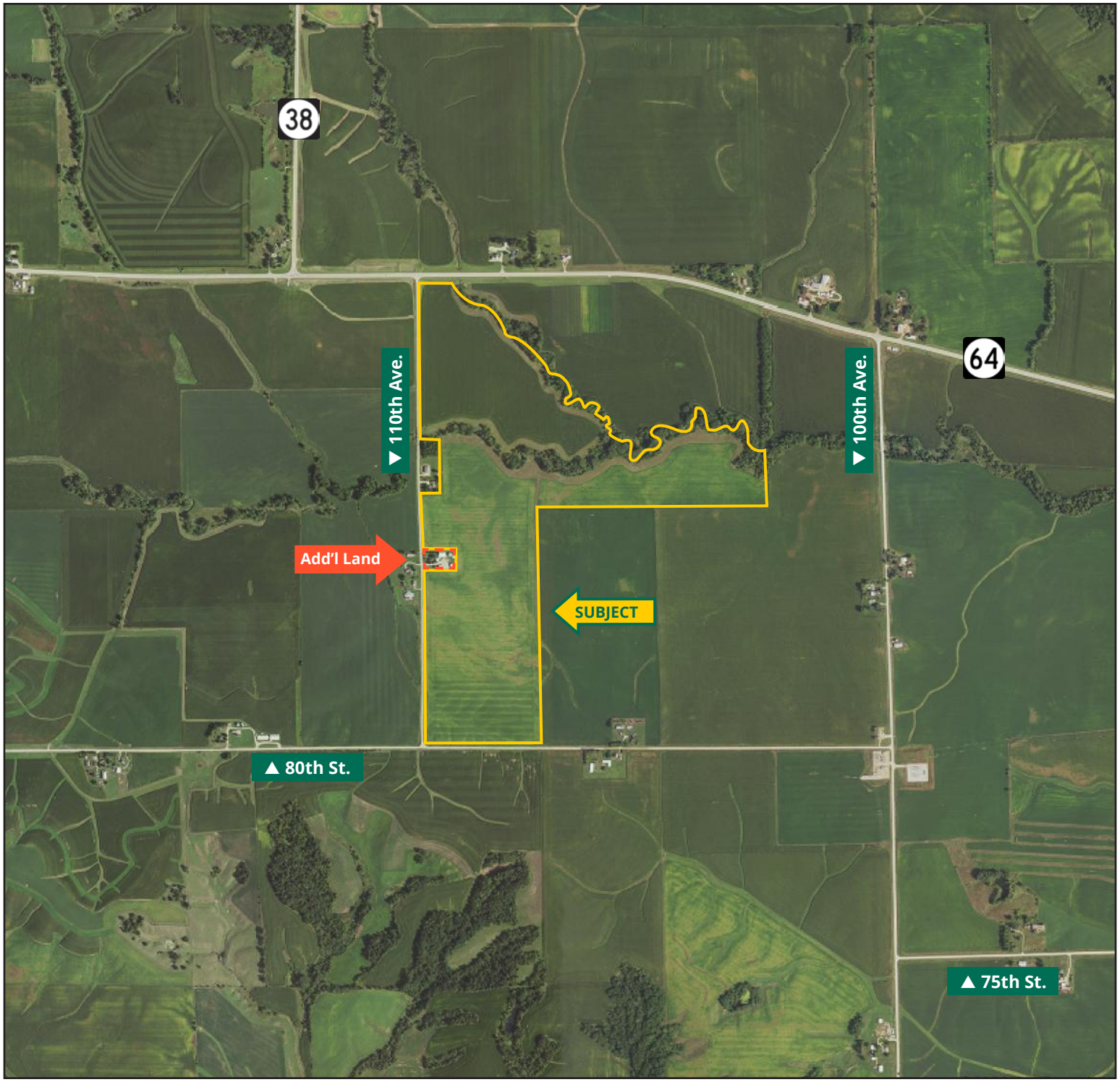
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15.95 CRP Acres



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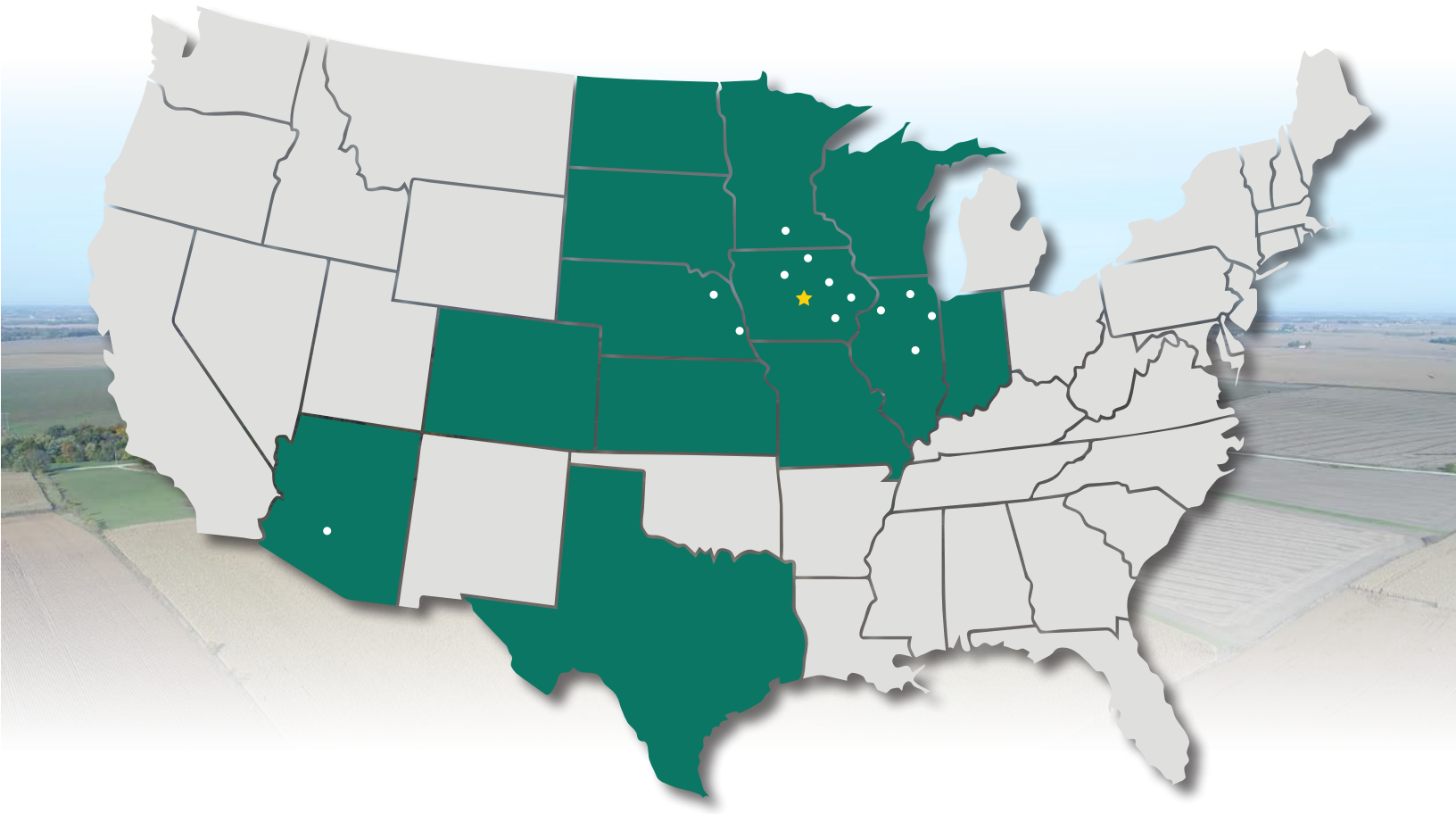
ADDITIONAL LAND

Aerial Photo



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