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J & L Trust Farm



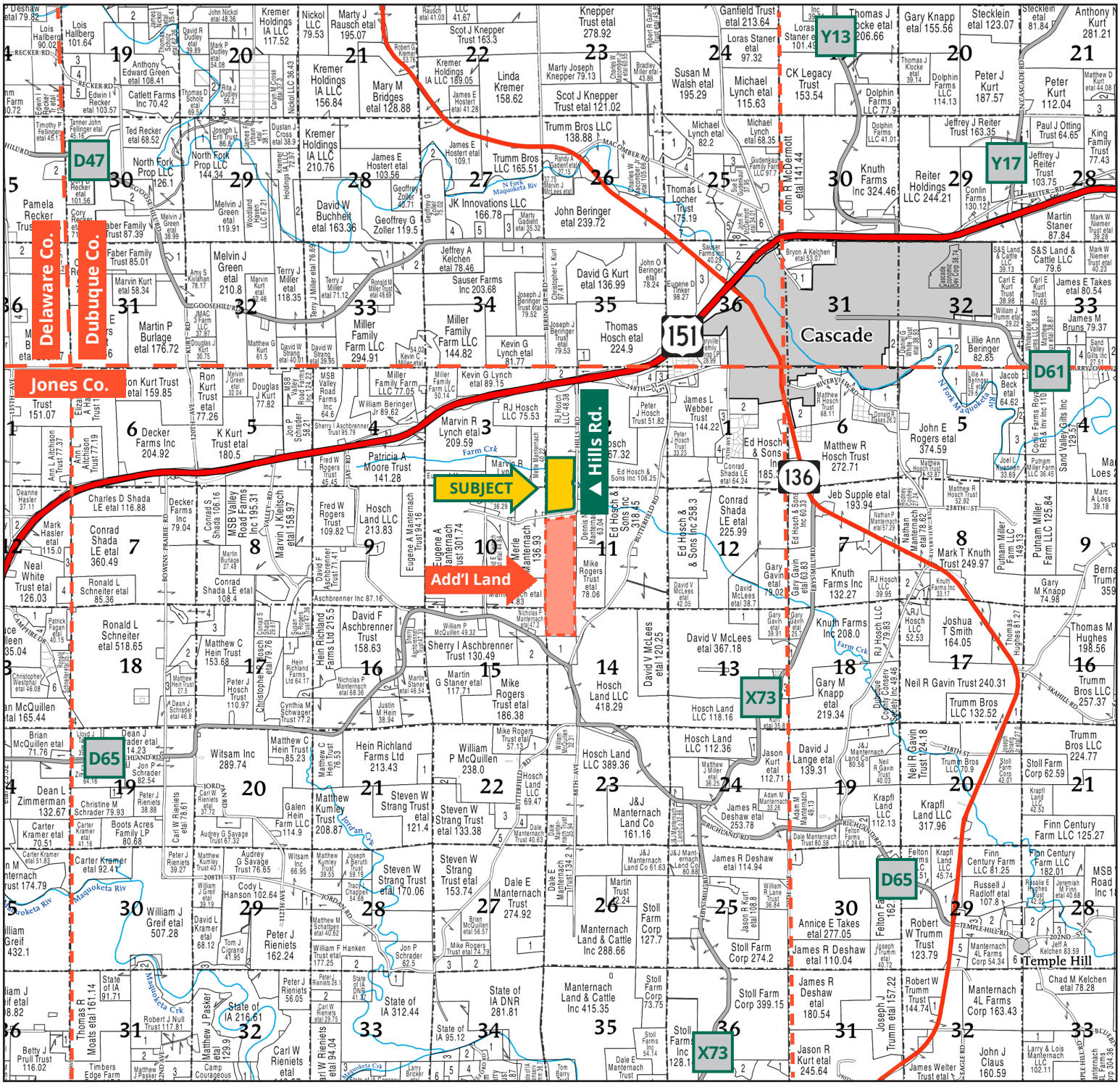
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319.721.4068
TroyL@Hertz.ag

72.90 Acres, m/l
Jones County, IA

PLAT MAP

Richland Township, Jones County, IA



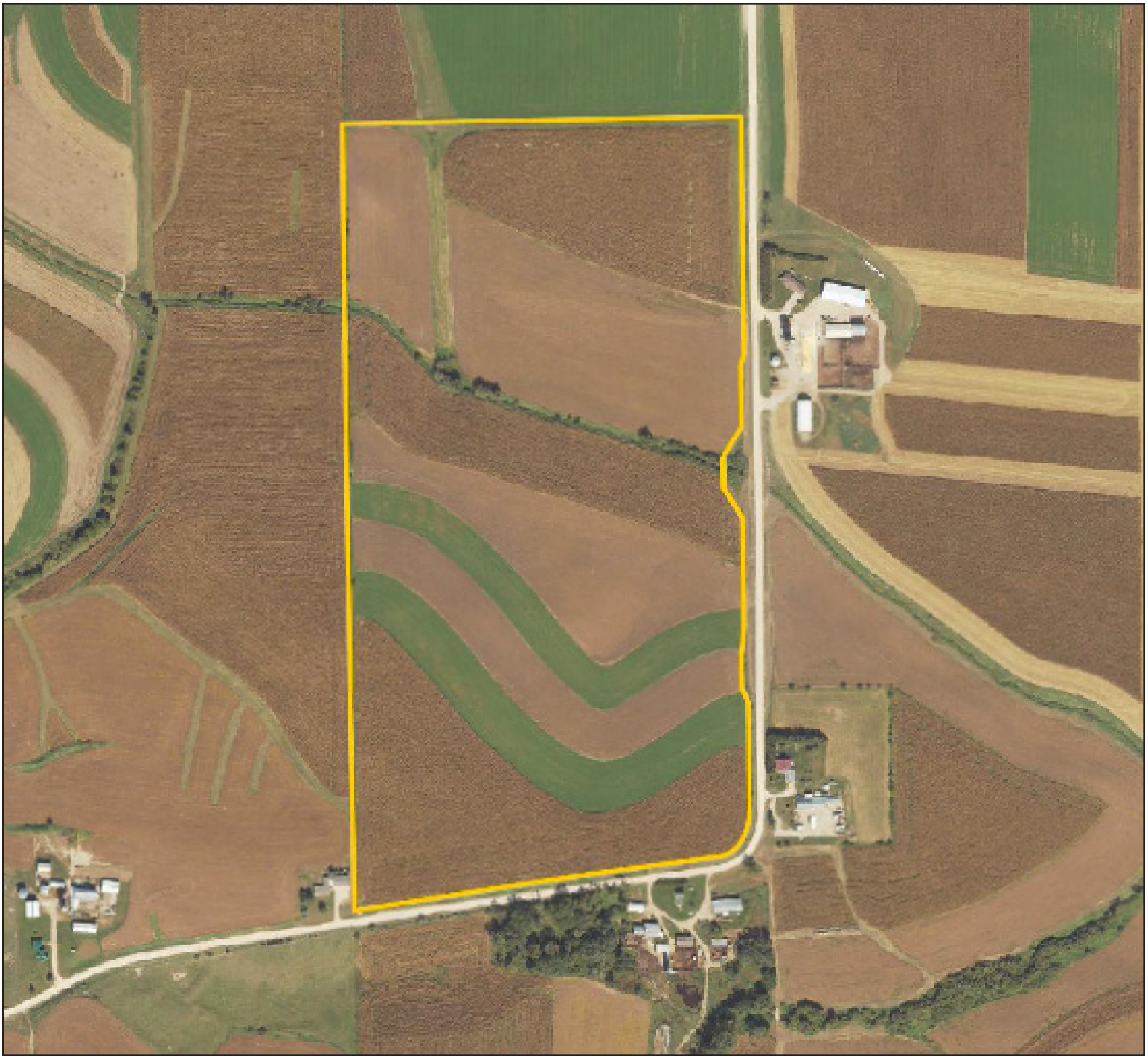
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AERIAL PHOTO

72.90 Acres, m/l, Jones County, IA

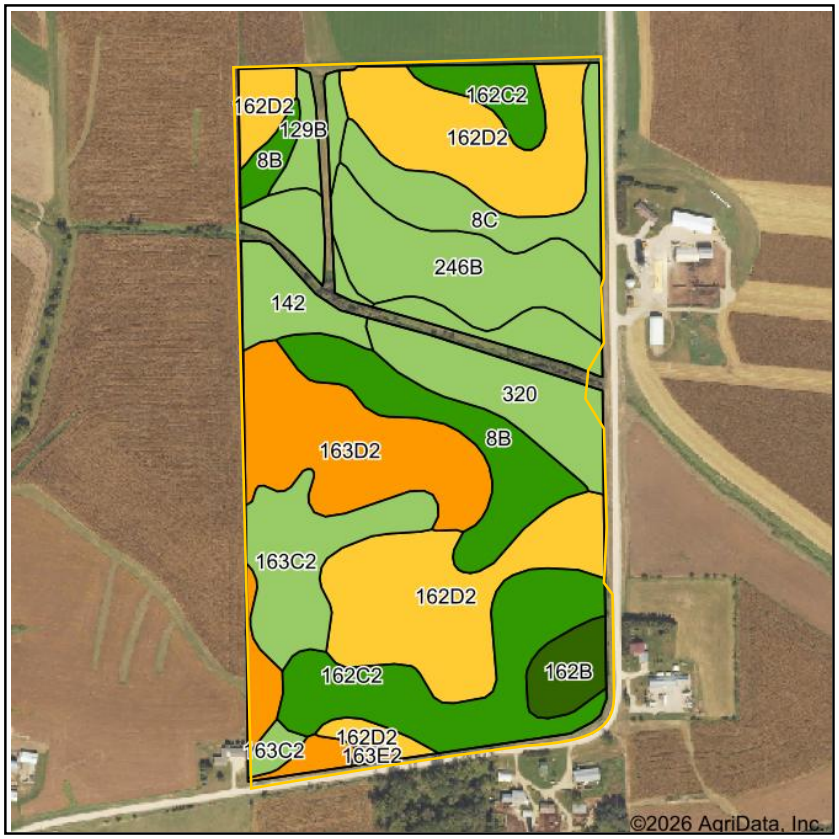
Est. FSA/Eff. Crop Acres: 71.52 | Soil Productivity: 67.80 CSR2



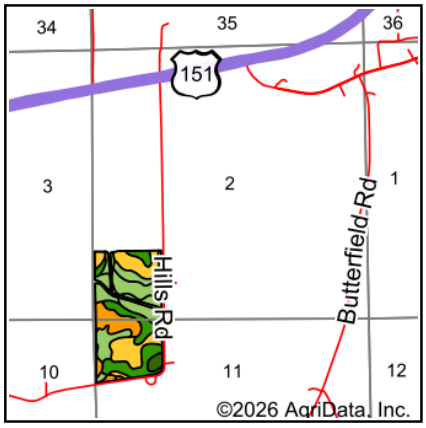
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SOIL MAP

71.52 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jones**
Location: **2-86N-2W**
Township: **Richland**
Acres: **71.52**
Date: **10/19/2026**

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N W E S

Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	17.43	24.4%		IIIe	54
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	9.42	13.2%		IIIe	46
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	9.20	12.9%		IIIe	80
246B	Curran silt loam, 2 to 5 percent slopes	6.47	9.0%		IIe	74
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	6.34	8.9%		IIw	75
8B	Judson silty clay loam, 2 to 5 percent slopes	6.03	8.4%		IIe	84
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	5.44	7.6%		IIIe	72
8C	Judson silty clay loam, 5 to 9 percent slopes	4.07	5.7%		IIIe	79
142	Chaseburg silt loam, 0 to 2 percent slopes	3.81	5.3%		IIw	79
162B	Downs silt loam, 2 to 6 percent slopes	1.74	2.4%		IIe	90
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.37	1.9%		IIw	73
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.20	0.3%		IVe	35
				Weighted Average	**2.64**	**67.8**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

72.90 Acres, m/l, Jones County, IA

Location
From Cascade: At the intersection of IA-136 and US-151, 1 mile southwest on US-151 and ¾ mile south on Hills Rd. The property is on the west side of the road.

Simple Legal
The SW¼ SW¼ of Section 2; AND that part NW¼ NW¼ of Section 11 lying north of the road; ALL IN Township 86 North, Range 2 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms
- $1,308,555.00
- $17,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $2,472.00*
Net Taxable Acres: 72.90*
Tax per Net Taxable Acre: $33.91*
**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 1055, Part of Tract 1367
FSA/Eff. Crop Acres: 71.52*
Oats Base Acres: 7.97*
Oats PLC Yield: 54 Bu.
Corn Base Acres: 54.06*
Corn PLC Yield: 140 Bu.
Bean Base Acres: 8.52*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

Soil Types/Productivity
Primary soils are Downs and Fayette. CSR2 on the estimated FSA/Eff. crop acres is 67.80. 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 land is rolling.

Drainage
Drainage is natural.

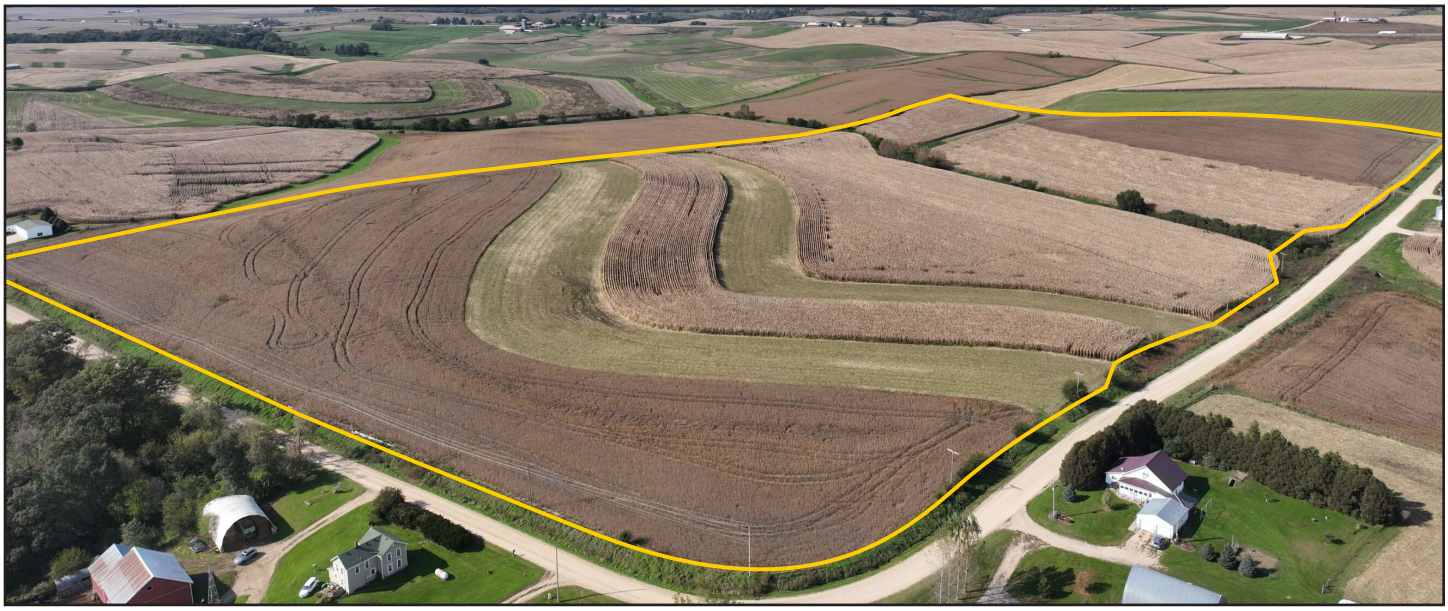
Buildings/Improvements
None.

Water & Well Information
None.

Corn Stalks
The tenant intends to bale the corn stalks following the 2026 corn harvest.

Comments
This is a productive Jones County farm with a 67.80 CSR2.

Additional Land for Sale
Seller has an additional tract of land for sale located south 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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PROPERTY PHOTOS

72.90 Acres, m/l, Jones County, IA

Northeast Looking Southwest



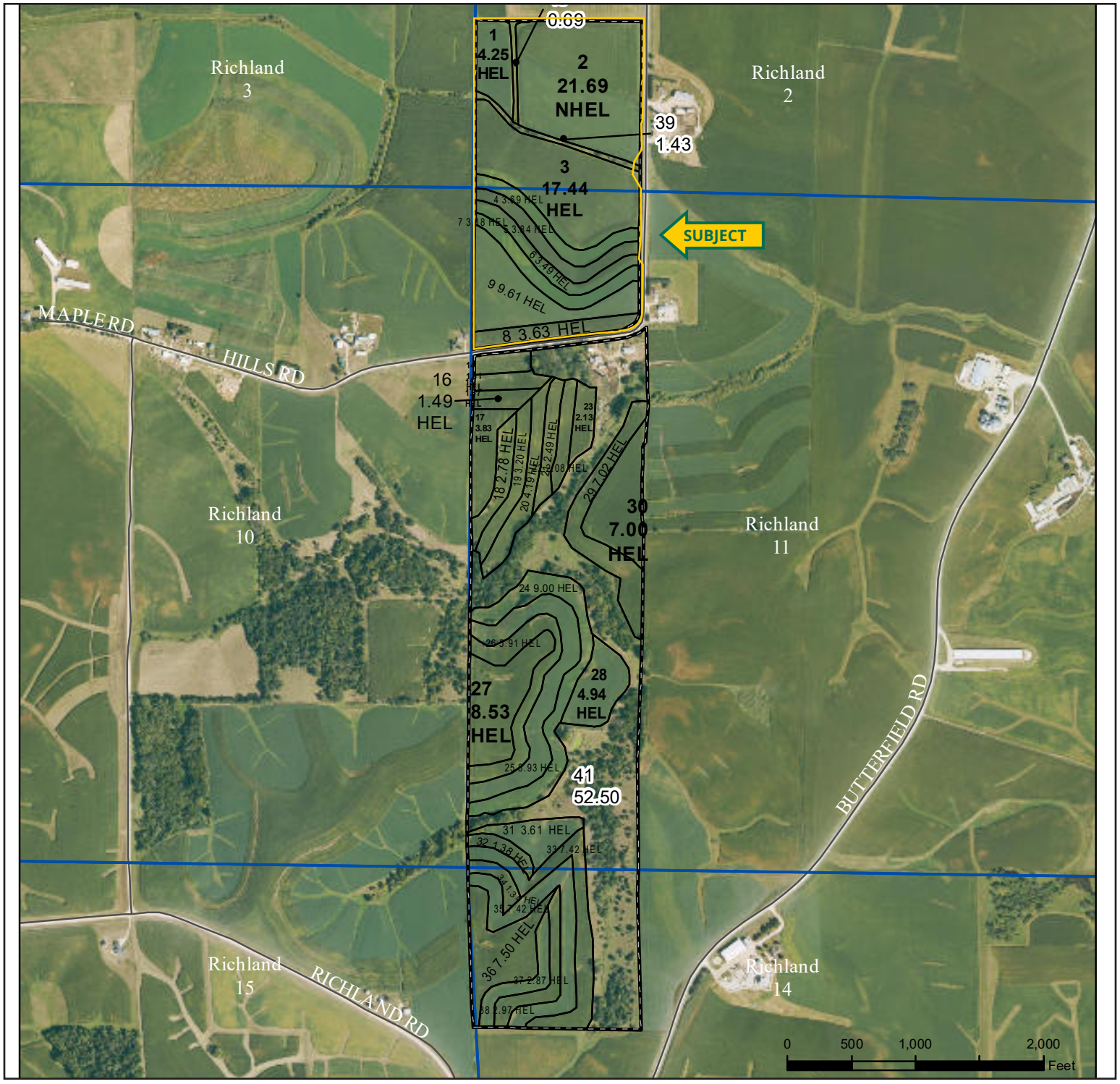
Northwest Looking Southeast



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FSA MAP

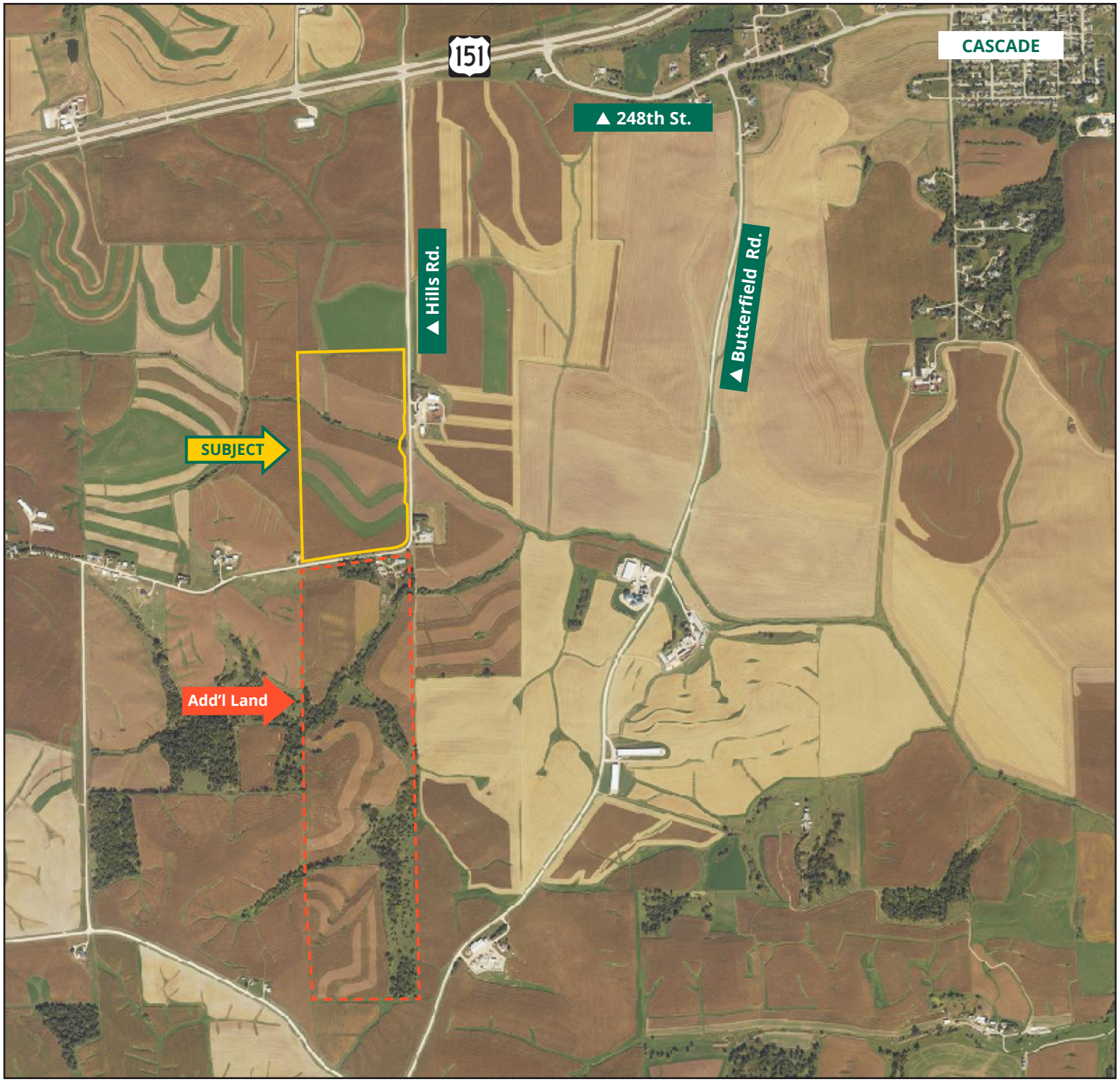
71.52 Est. FSA/Eff. Crop Acres



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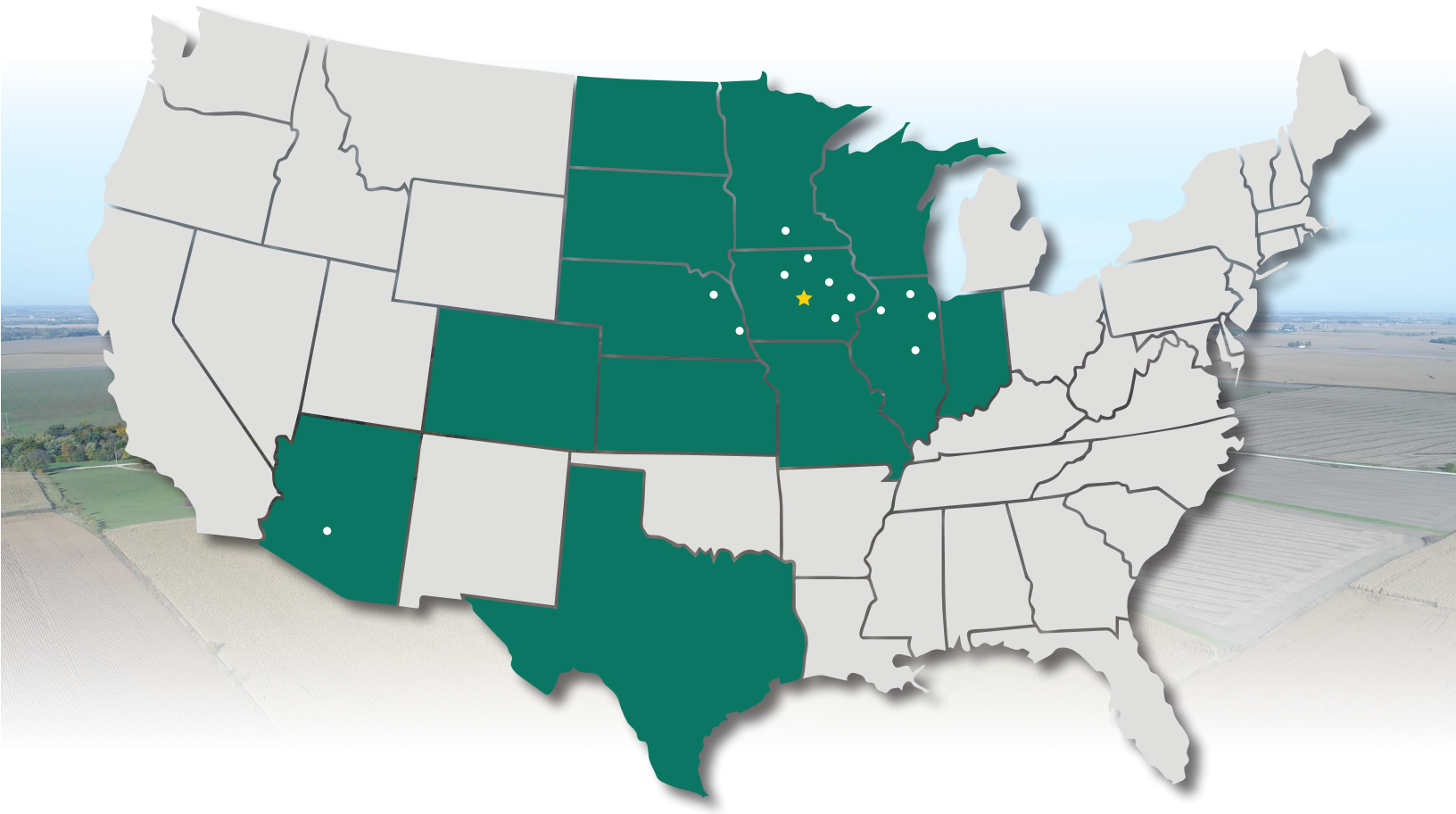
ADDITIONAL LAND

Aerial Photo



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