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LAND FOR SALE

J & L Trust Farm



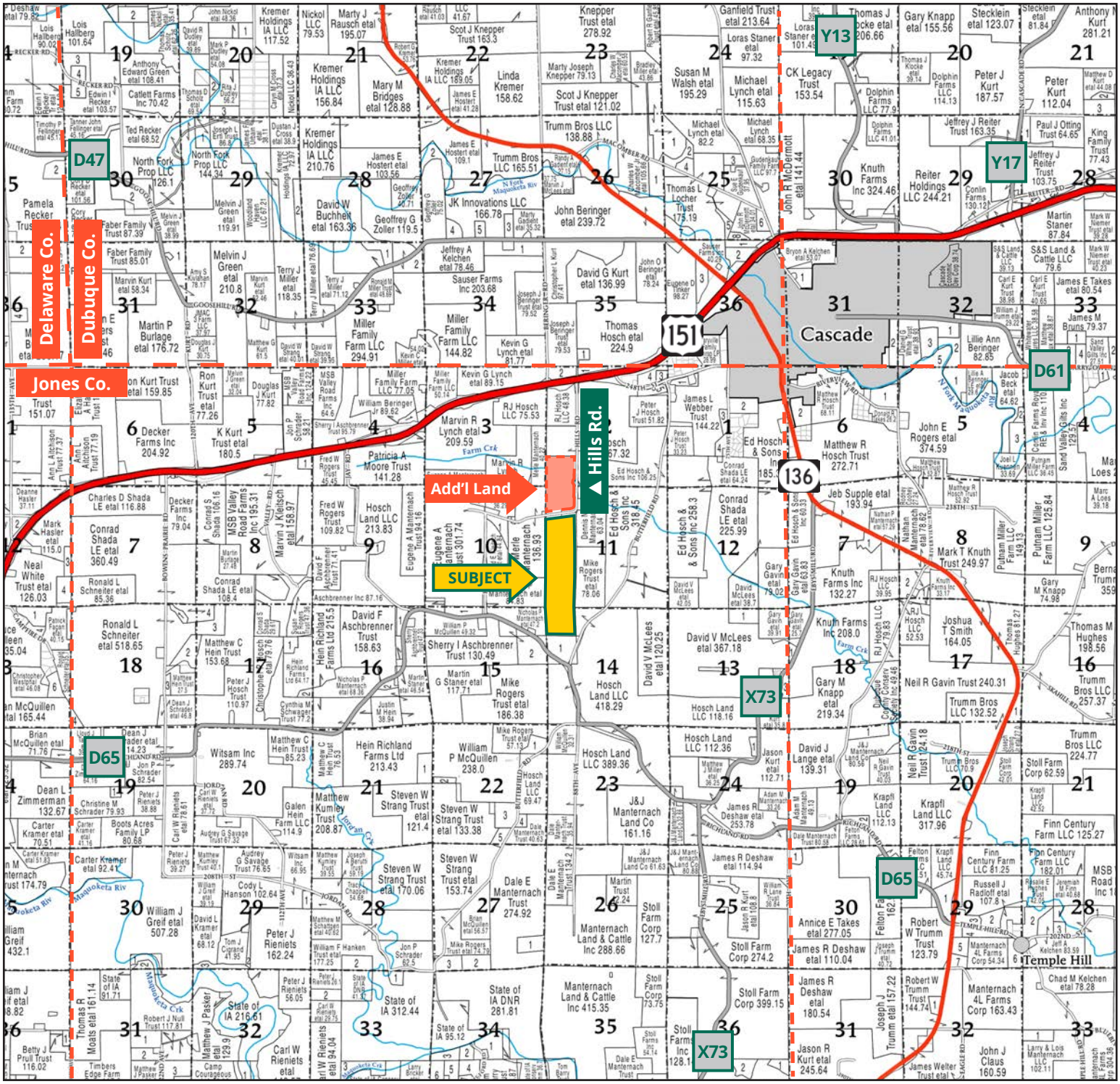
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162.47 Acres, m/l
Jones County, IA

PLAT MAP

Richland Township, Jones County, IA



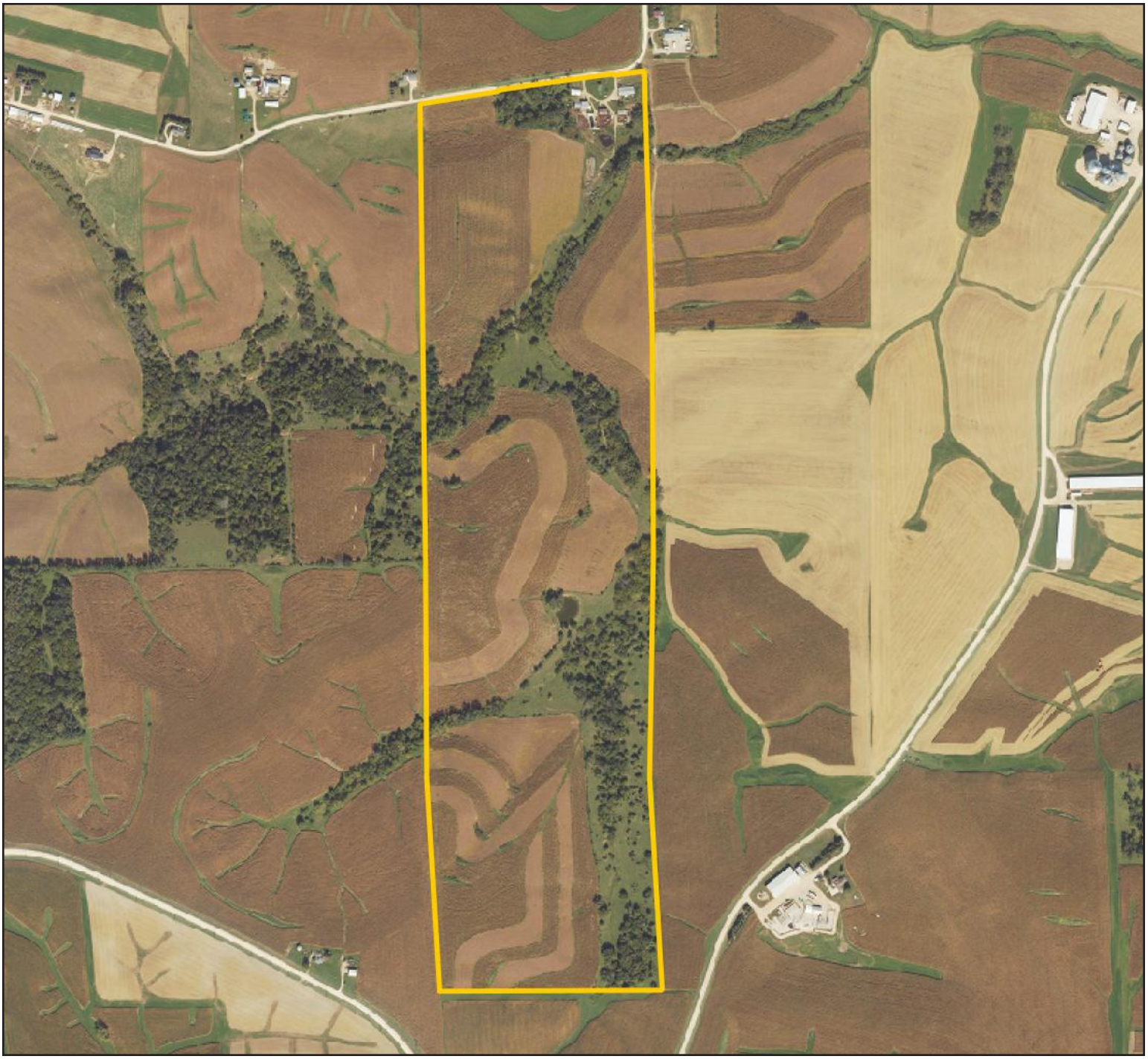
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AERIAL PHOTO

162.47 Acres, m/l, Jones County, IA

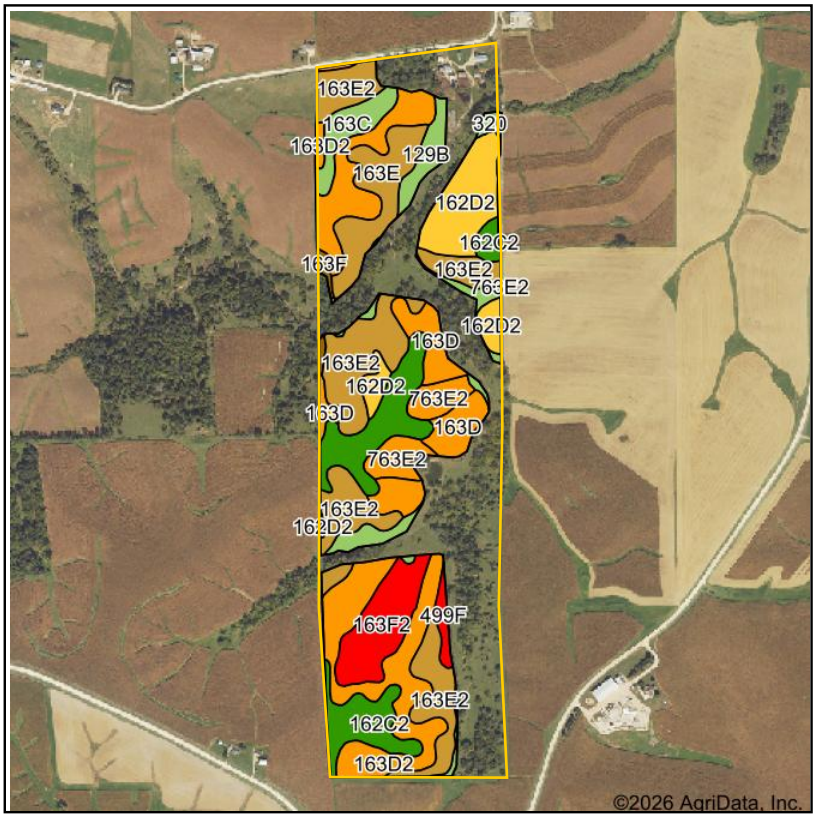
Est. FSA/Eff. Crop Acres: 111.31 | Soil Productivity: 48.60 CSR2



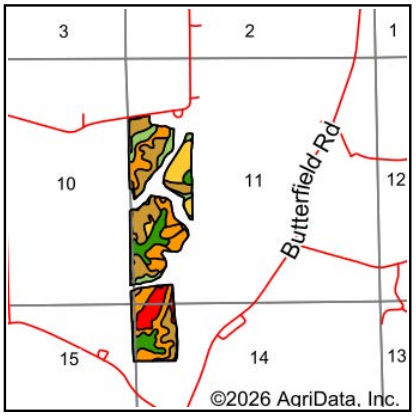
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SOIL MAP

111.31 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jones**
Location: **11-86N-2W**
Township: **Richland**
Acres: **111.31**
Date: **10/19/2026**

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**
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	23.20	20.8%		IVe	35
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	22.55	20.3%		IIIe	46
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	14.10	12.7%		IIIe	80
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	10.16	9.1%		IIIe	54
163D	Fayette silt loam, 9 to 14 percent slopes	9.01	8.1%		IIIe	49
163E	Fayette silt loam, 14 to 18 percent slopes	7.54	6.8%		IVe	38
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	7.52	6.8%		VIe	18
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	6.43	5.8%		IIw	73
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	4.85	4.4%		IVe	46
163C	Fayette silt loam, 5 to 9 percent slopes	3.61	3.2%		IIIe	75
499F	Nordness loam, 14 to 30 percent slopes	1.14	1.0%		VIIs	5
163F	Fayette silt loam, 18 to 25 percent slopes	0.70	0.6%		VIe	21
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.50	0.4%		IIw	75
				Weighted Average	**3.52**	**48.6**

**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

162.47 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 1 mile south on Hills Rd. The property is on the south side of the road.

Simple Legal
That part of the W¼ of Section 11 lying south of the road; AND NW¼ NW¼ of Section 14; ALL IN Township 86 North, Range 2 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Address
2386 Hills Road
Cascade, IA 52033

Price & Terms
- $2,071,492.50
- $12,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $4,680.00*
Net Taxable Acres: 162.47*
**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: 111.31*
Oats Base Acres: 12.40*
Oats PLC Yield: 54 Bu.
Corn Base Acres: 84.13*
Corn PLC Yield: 140 Bu.
Bean Base Acres: 13.27*
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 48.60. 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 land is rolling.

Drainage
Drainage is natural.

Home & Buildings
This farm includes a two-story home that was built around 1900 consisting of approximately 1,700 square feet. The main level includes an eat-in kitchen with oak cabinets, full bathroom, dining/living room and bedroom. There are four bedrooms on the second level. The basement includes a forced-air furnace, pressure tank and breaker box. It has a limestone foundation that appears to let water in after heavy rains.

Outbuildings include a 45' x 90' machine shed with partial concrete floor. There are several additional buildings currently used for livestock or storage.

Water & Well Information
The well is located in a pit southwest of the house, under the windmill.

Septic System
The septic is located south of the house. The status of the septic is unknown. Seller is exempt from time of transfer inspection as seller is a decedent's trust.

LP Tanks
There are three LP tanks currently on this property. The tenant owns and reserves all three LP tanks.

Reserved Items
The tenant reserves most of the personal property. Contact the listing agent for a detailed list of the reserved items. The tenant intends to bale the corn stalks following the 2026 corn harvest.

Comments
The is a nice Jones County farm with a house and outbuildings as well as productive cropland and rolling pasture.

Additional Land for Sale
Seller has an additional tract of land for sale located north 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

162.47 Acres, m/l, Jones County, IA

Southwest Corner of House



Outbuilding



Bank Barn



Machine Shed



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Northeast Looking Southwest



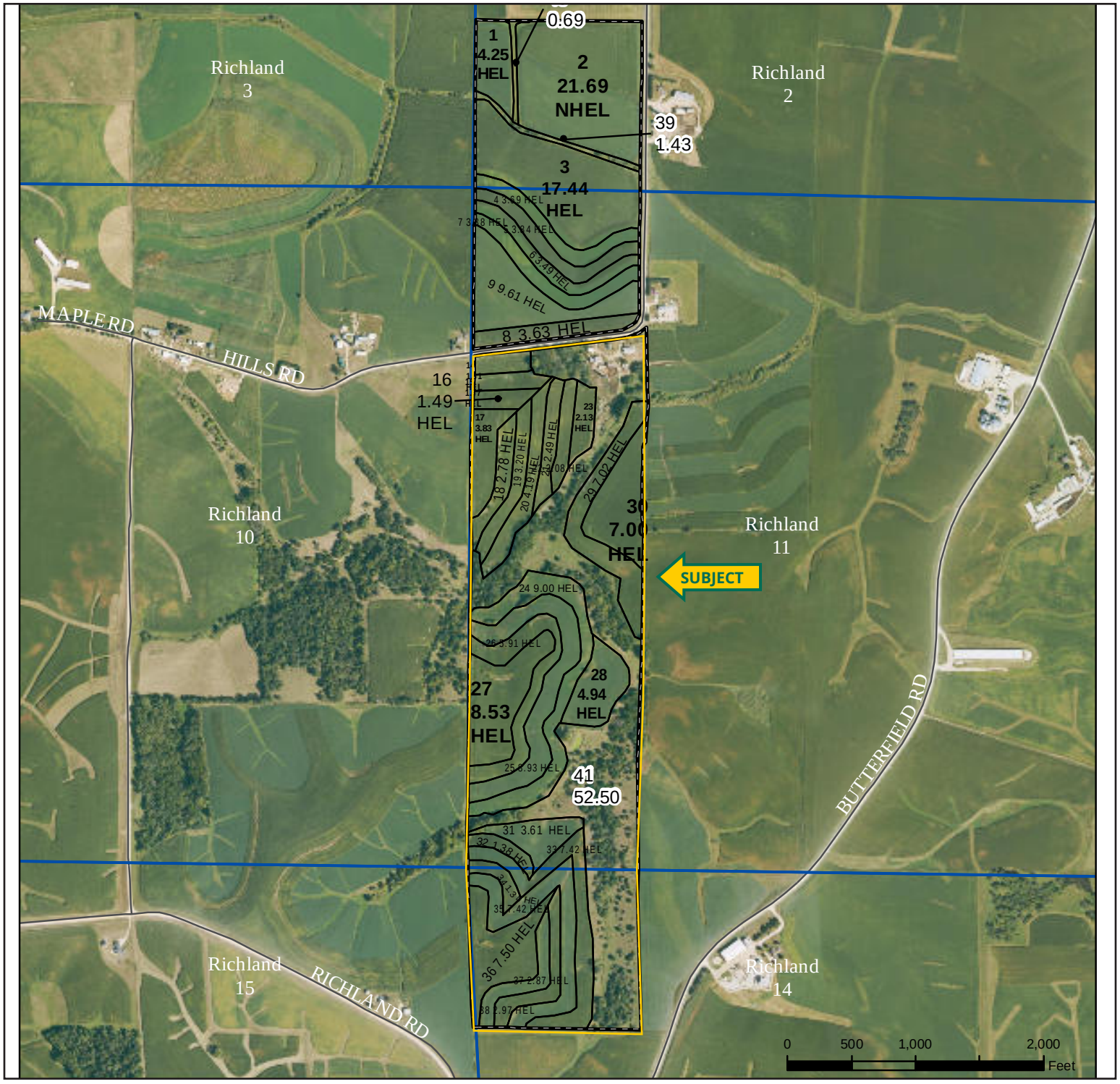
North of Building Site Looking South



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FSA MAP

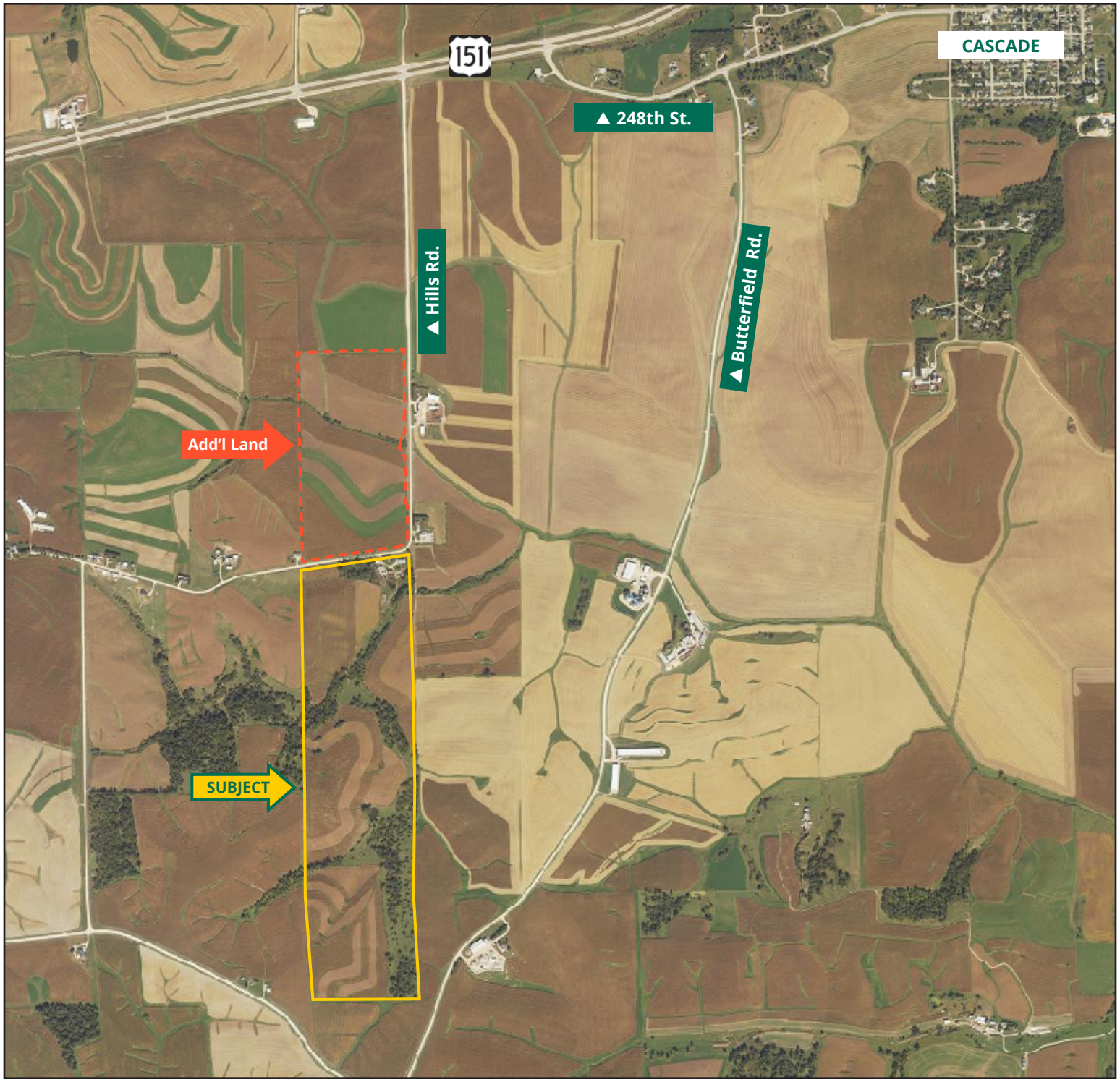
111.31 Est. FSA/Eff. Crop Acres



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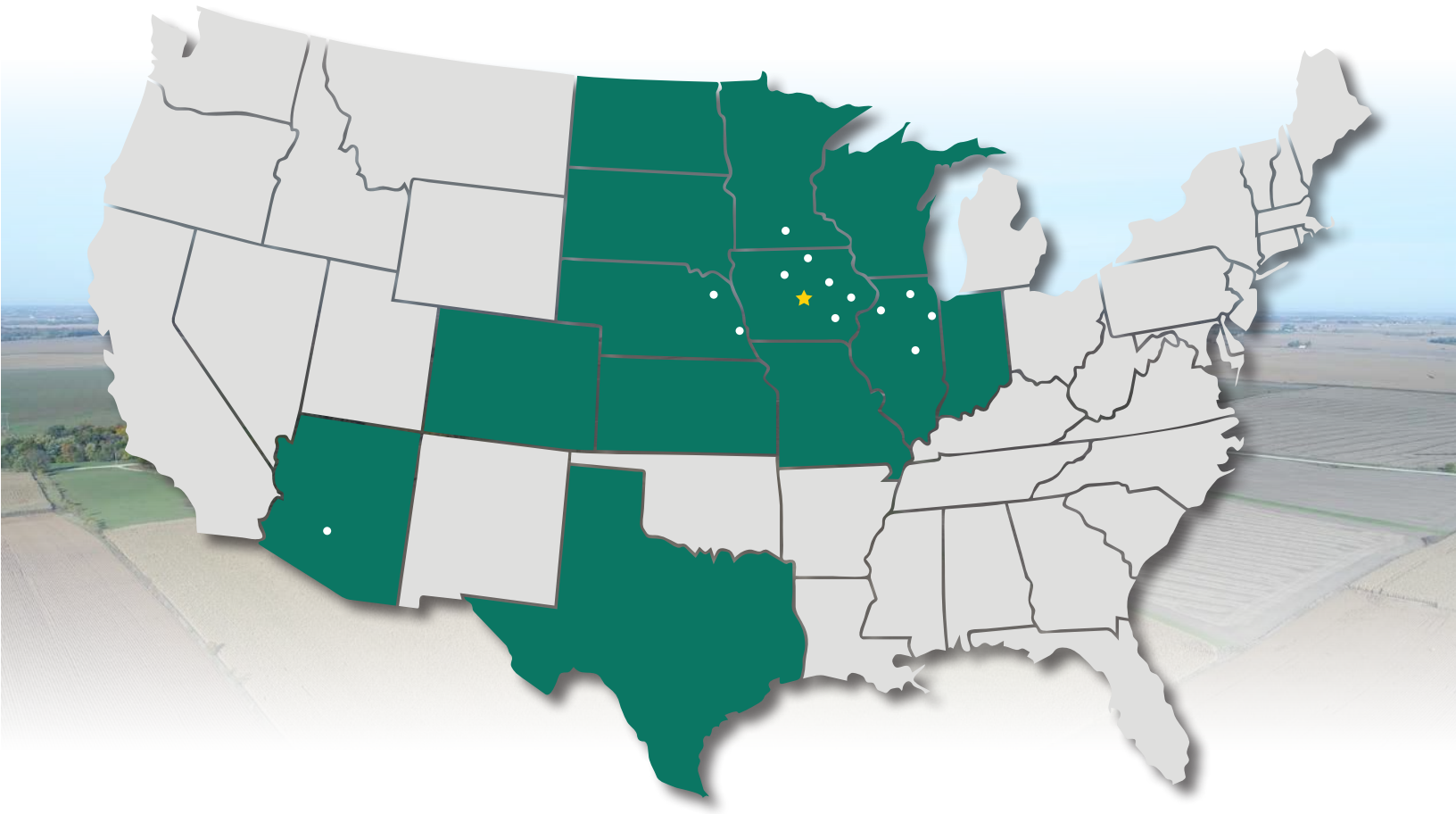
ADDITIONAL LAND

Aerial Photo



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