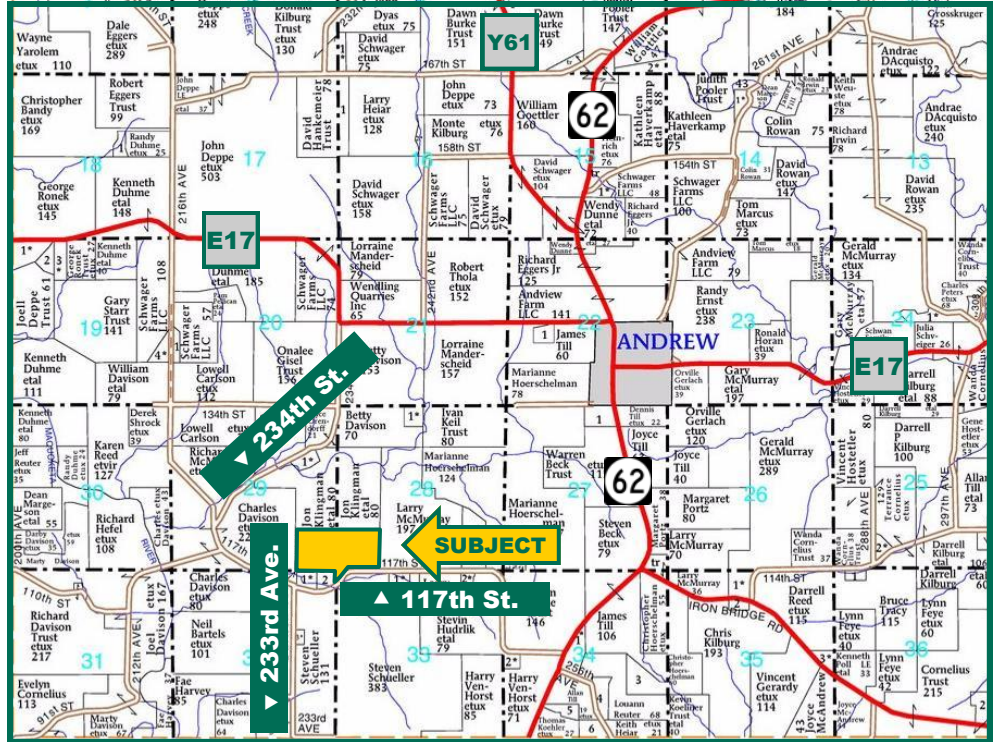


**82.16 Acres,
m/I, Jackson
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

Approximately 1 miles southwest of Andrew. Perry Township.

Legal Description

N 1/2 SW SW, S 1/2 SW SW Section 28,
SE SE Section 29 and NW NW W of Rd
Section 33 all in Township 85 North,
Range 3 West of the 5th P.M.

Address

23824—117th St., Maquoketa, IA 52060

Price & Terms

- \$749,000
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,792
Net Taxable Acres: 82.16

FSA Data

Farm Number 1121, Tract 2191
Crop Acres: 60.33
Corn Base: 39.9
Corn PLC Yield: 126 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Fayette silt loam and Chelsea loamy sand. See soil map for detail.

- **CSR2:** 36.8 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 43.9 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 31.46 per County Assessor,
based on net taxable acres.

Dwelling

- 1 Story Frame Modular, 1,568 sq. ft.
built in 2005.
- 3 Bedrooms
- 2 Full Bathrooms
- Unfinished full walk-out basement
- Central Air
- FHA—Gas
- Attached Garage 24' x 26'

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Dwelling Photos



Buildings/Improvements

Steel Utility Building 32' x 40' built in 1978, with 40' x 50' addition built in 2009.

Drainage

Tile drainage around house and outbuildings.

Water & Well Information

197 ft. well new in 2004.

Comments

- Very well kept home in move-in condition.
- Farm includes 3 ponds. The largest pond is 5' to 6' deep.
- This property offers many opportunities with cropland, pasture and timber with a hilltop view.
- All external fence has been replaced and 80% of internal fence is new.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

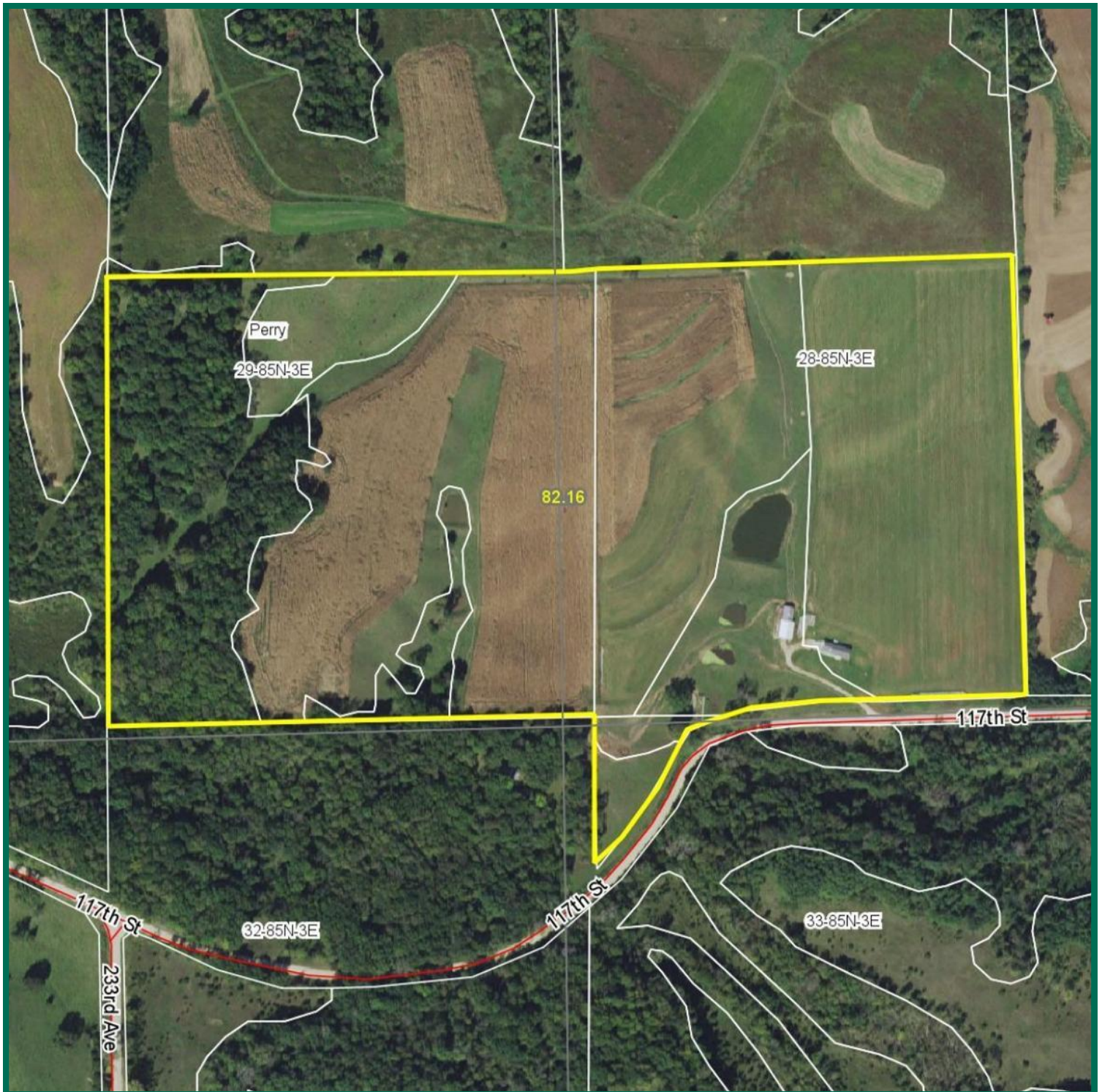


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Aerial Photo



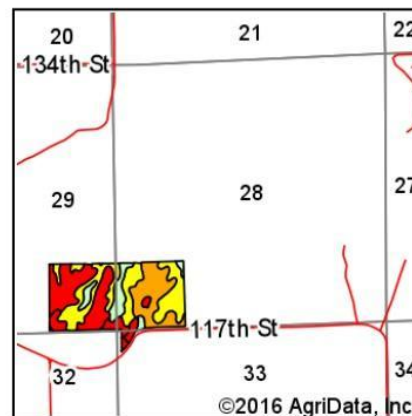
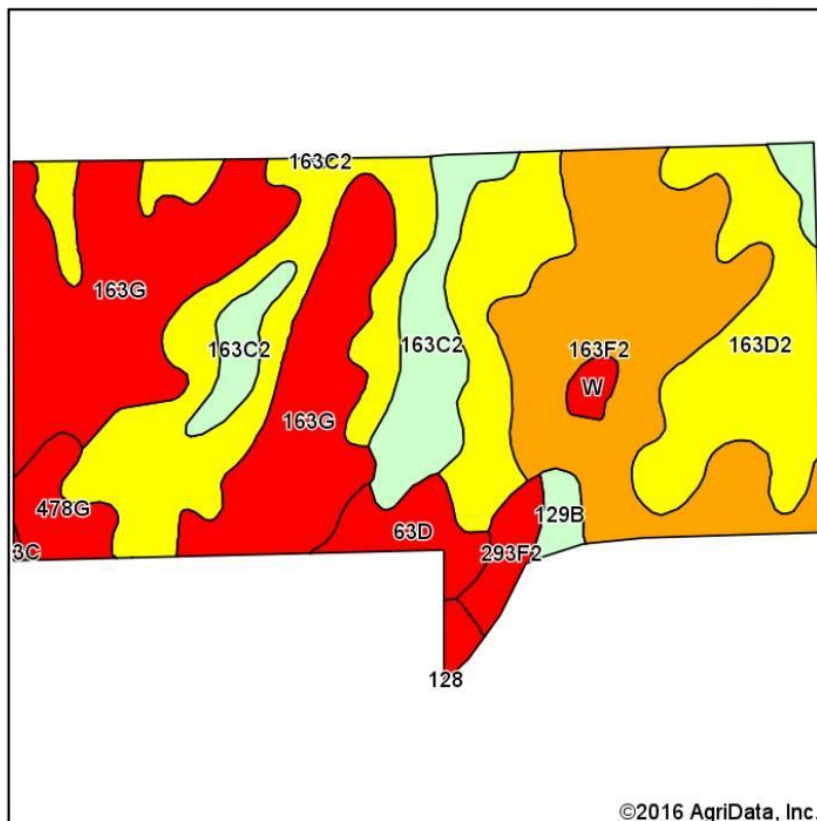
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Soil Map—Entire Property

Soils Map



State: Iowa
County: Jackson
Location: 29-85N-3E
Township: Perry
Acres: 82.16
Date: 9/8/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	29.29	35.6%		IIIe	50	58
163G	Fayette silt loam, 25 to 40 percent slopes	20.85	25.4%		VIIe	5	20
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	16.83	20.5%		VIe	20	28
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.16	8.7%		IIIe	76	68
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	2.64	3.2%		VIIIs	5	5
63D	Chelsea loamy sand, 9 to 14 percent slopes	2.36	2.9%		VIIs	5	11
293F2	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes, moderately eroded	1.51	1.8%		VIIe	12	8
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.85	1.0%		IIw	73	63
W	Water	0.59	0.7%			0	0
63C	Chelsea loamy sand, 5 to 9 percent slopes	0.08	0.1%		IVs	13	21
Weighted Average						31.1	38.7

Area Symbol: IA097, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

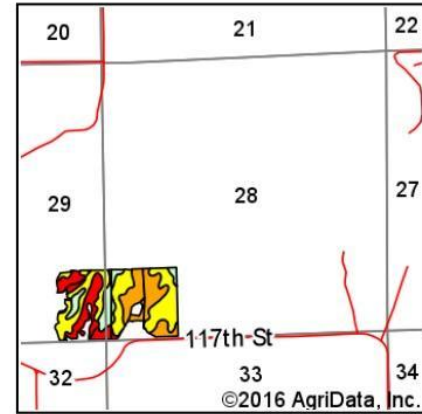
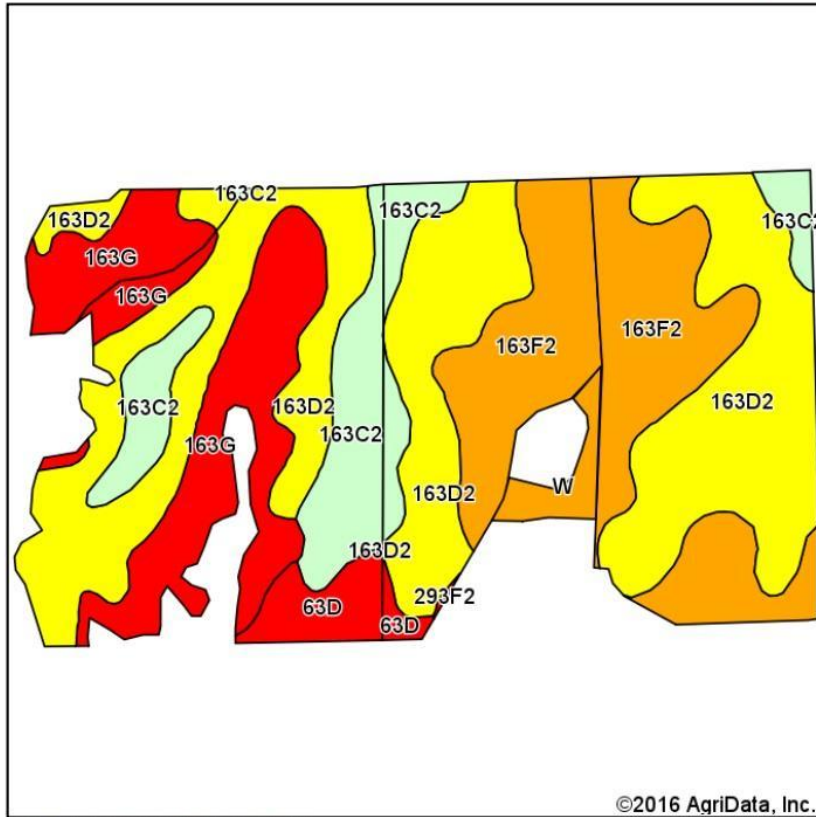
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Soil Map—Tillable Only

Soils Map



State: Iowa
County: Jackson
Location: 28-85N-3E
Township: Perry
Acres: 60.33
Date: 9/14/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	26.22	43.5%		IIIe	50	58
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	14.71	24.4%		VIe	20	28
163G	Fayette silt loam, 25 to 40 percent slopes	10.14	16.8%		VIIe	5	20
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.26	12.0%		IIIe	76	68
63D	Chelsea loamy sand, 9 to 14 percent slopes	2.00	3.3%		VIIs	5	11
Weighted Average						36.8	43.9

Area Symbol: IA097, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

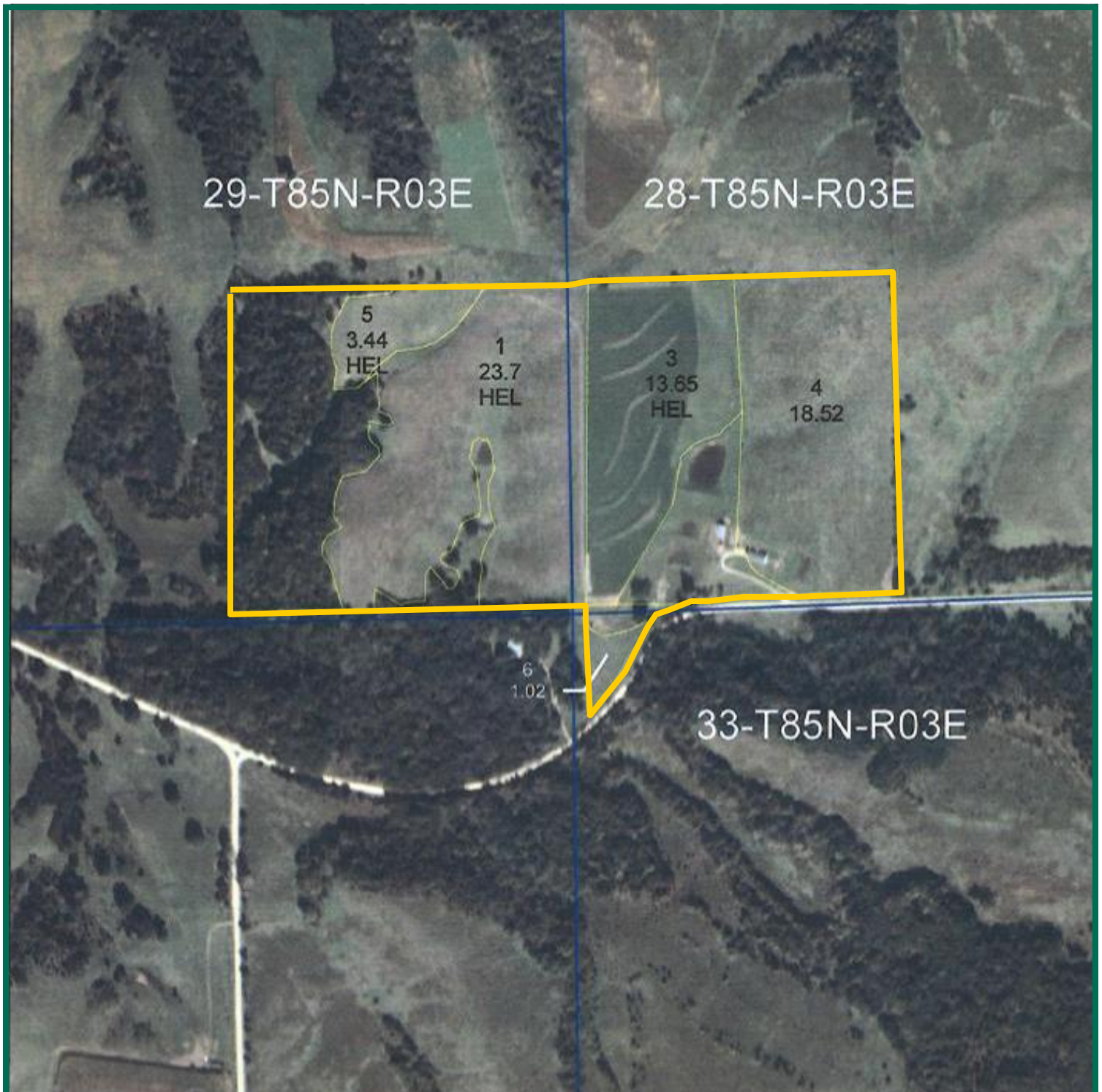
Soils data provided by USDA and NRCS.

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FSA Map



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Photos: 82.16 Acres, m/l, Jackson County, IA



Three catch ponds looking Northeast



East 40 looking Northwest



West 40, Southwest corner looking Northeast.



Northwest corner looking Southeast.

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Photos: 82.16 Acres, m/l, Jackson County, IA



80% of internal fence is rebuilt.



Steel Utility Building 32' x 40' built in 1978.



Concrete and dirt floor.

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Photos: 82.16 Acres, m/l, Jackson County, IA



Kitchen



Living room



Living room



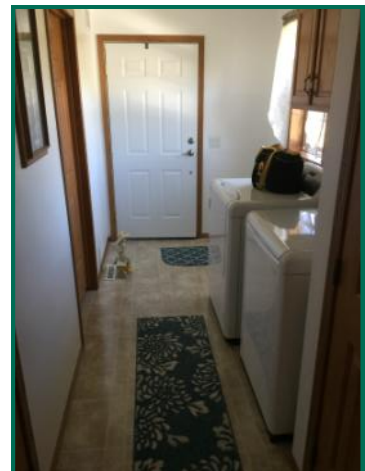
Living room



Master bedroom with full bathroom.



Hall to spare bedrooms and full bathroom.



Entry from garage to house. / Laundry Room

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