

433 Acres m/l, Clinton/Jackson County, IA

Parcel 1 - 115 Acres m/l - Clinton/Jackson Co.

Parcel 2 - 318 Acres m/l - Jackson Co.

Rickels Family Farms

These farms are located south of Monmouth, Iowa

Property Information

Parcel 1 - 115 Acres, m/l

Location

From Baldwin - 3 ½ miles south on County Highway Y32, 1 mile west on 105th Street and ½ mile north on 110th Avenue.

From Oxford Junction - 5 miles east on Highway 136, 4 miles north on County Highway Y32, 1 mile west on 105th Street and 1/2 mile north on 110th Avenue.

Address

1006 110th Avenue, Monmouth, IA 52309
This address is not the exact property but will get you to the farm using GPS.

Legal Description

That part of the SE ¼ of the SE ¼ of Section 31, and that part of the SW ¼ of the SW ¼ lying west of the road of Section 32, all located in Township 84 North, Range 1 East of the 5th P.M., Jackson County, Iowa AND the NE ¼ of

the NE ¼ of Section 6, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa. The exact legal description will be determined by an abstract and survey.

Price & Terms

- \$477,250
- \$4,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$2,280

Net Taxable Acres: 115 Acres*

Tax per Net Taxable Acre: \$20.00

*Final acres will be determined by a survey.

FSA Data - Estimated

Farm Number 3602, Tract 10 & 4894

Crop Acres: 82.5 Acres*

Corn Base: 20

Corn PLC Yield: 125 Bu.

Oat Base: 7

Oat PLC Yield: 52 Bu.

**Approximately 6 acres are currently being certified as grass. Final acres and bases will be determined by the Jackson County Farm Service Agency.*

Soil Types/Productivity

Primary soils are Fayette, Arenzville and Nordness. See soil maps for detail.

- **CSR2:** 36.9 per 2015 AgriData, Inc., based on estimated FSA crop acres.
- **CSR:** 45.3 per 2015 AgriData, Inc., based on estimated FSA crop acres.

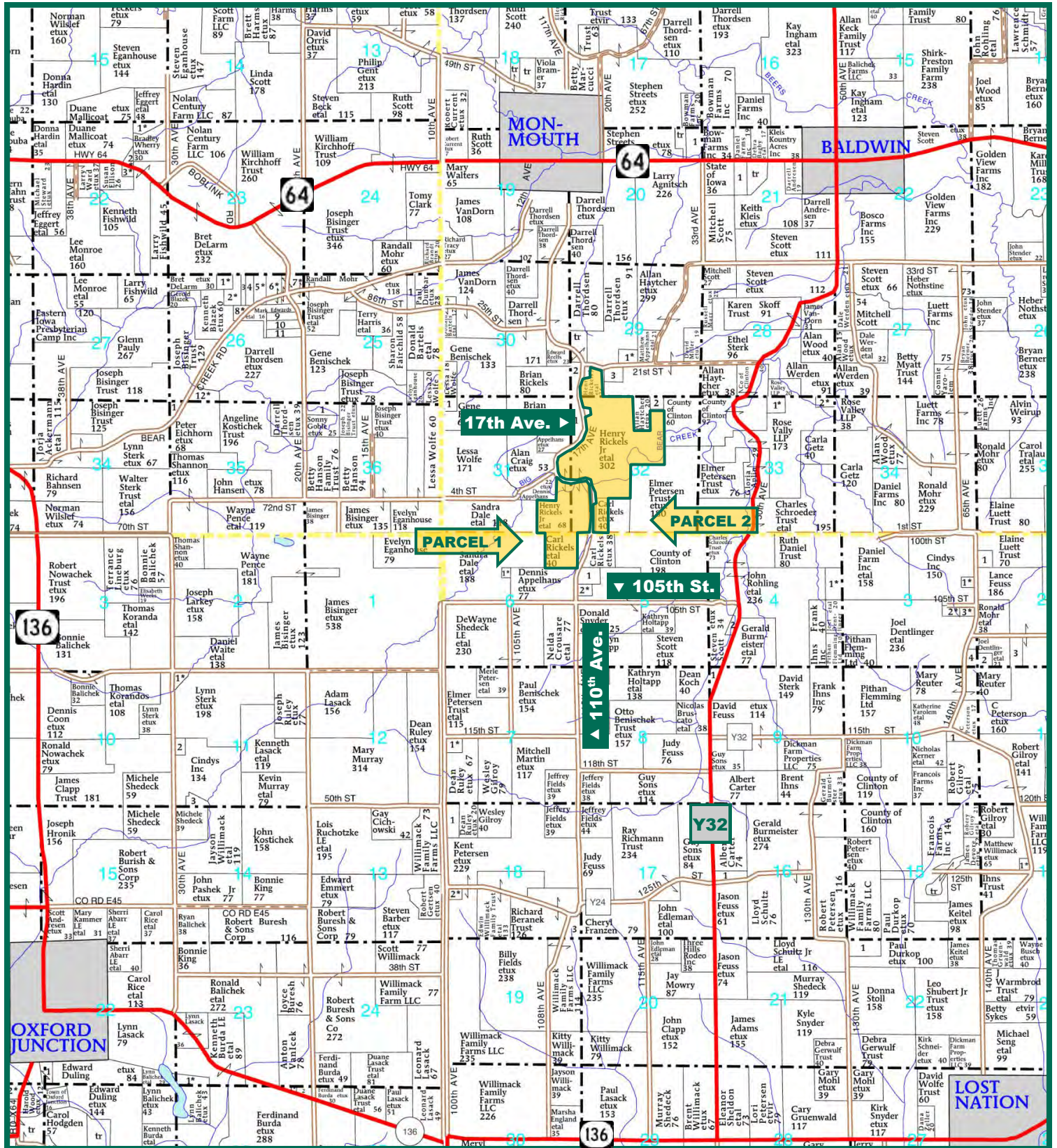
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



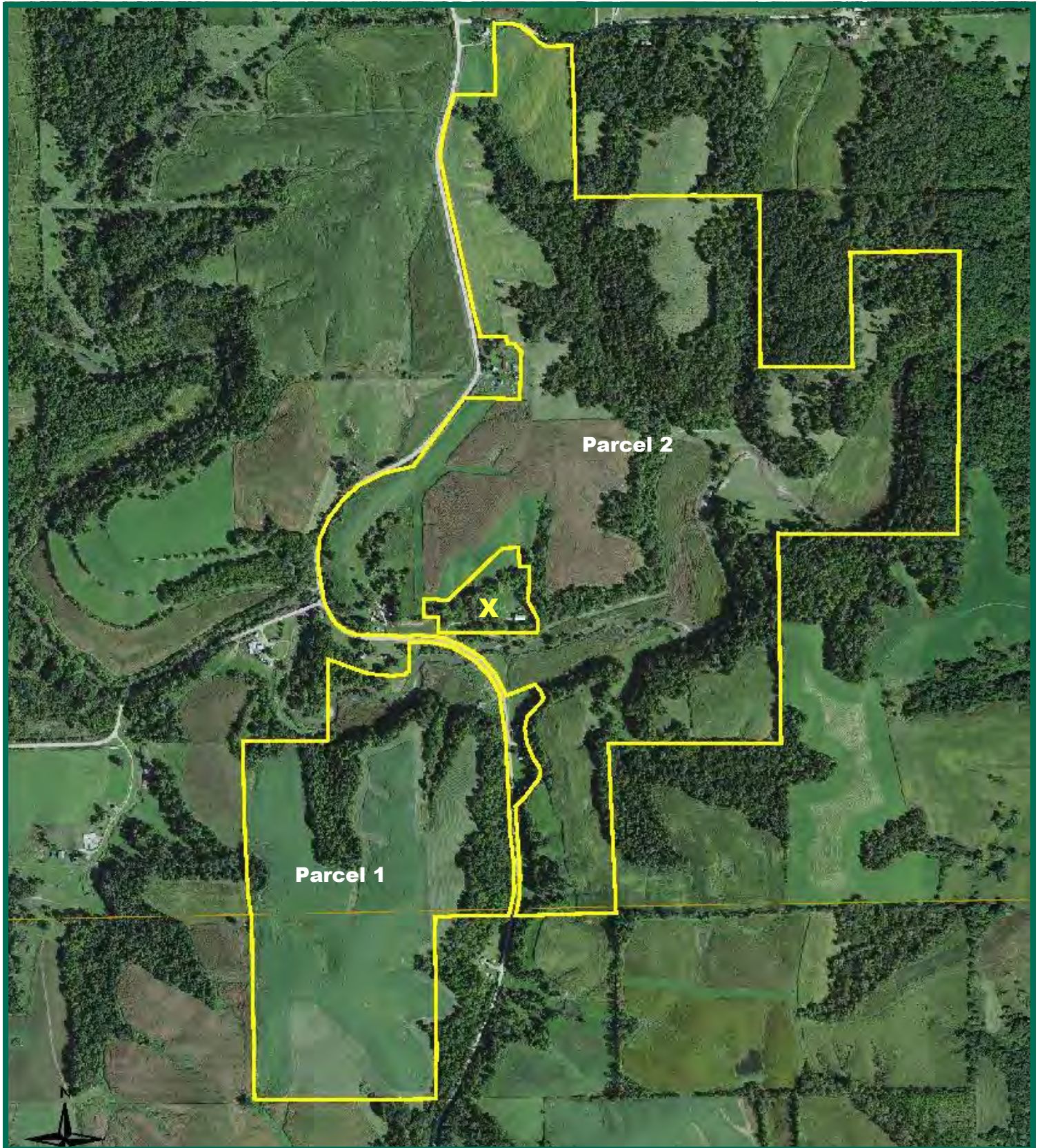
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Aerial Photo: Parcel 1 and Parcel 2



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Aerial Photo: Parcel 1



Land Description

Gently rolling to rolling.

Comments

This is a good Jackson/Clinton County farm with productive soils. Includes some timber bluff and small creek.

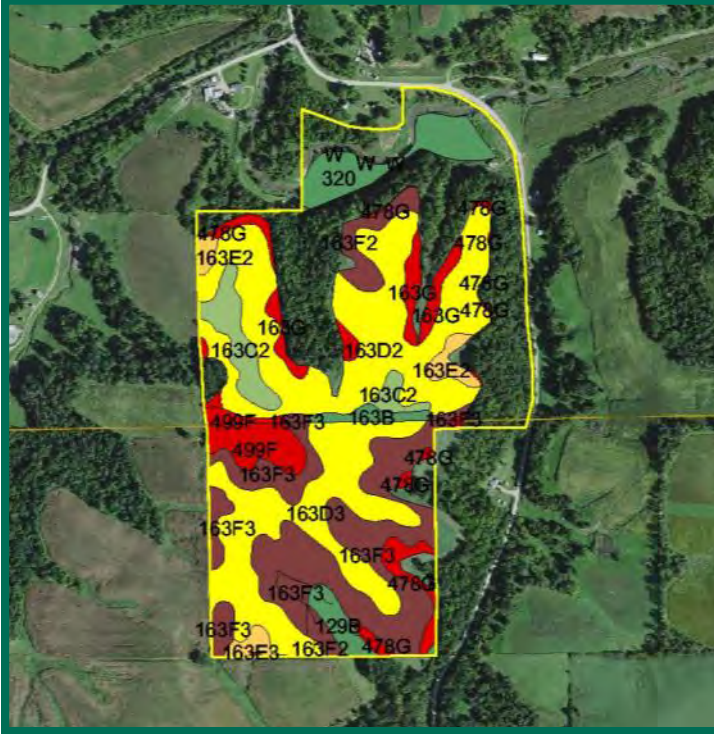
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Soil Maps: Parcel 1

CSR: 45.3 based on 82.5 Estimated FSA Crop Acres



CSR2: 36.9 based on 82.5 Estimated FSA Crop Acres



Measured Tillable Acres		82.5	Avg. CSR	45.3	Avg. CSR2*	36.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
129B	Arenzville-Chaseburg complex, 1 to 5	83	73	2.0%	IIw	1.63
163B	Fayette silt loam, 2 to 5 percent	85	84	1.2%	Ile	1.00
163C2	Fayette silt loam, 5 to 9 percent	68	76	4.8%	IIle	3.93
163D2	Fayette silt loam, 9 to 14 percent	58	50	27.4%	IIle	22.65
163D3	Fayette silty clay loam, 9 to 14	55	42	18.3%	IVe	15.10
163E2	Fayette silt loam, 14 to 18 percent	48	38	1.8%	IVe	1.50
163E3	Fayette silty clay loam, 14 to 18	45	30	0.9%	VIe	0.74
163F2	Fayette silt loam, 18 to 25 percent	29	20	3.5%	VIe	2.85
163F3	Fayette silty clay loam, 18 to 25	25	12	22.1%	VIIe	18.28
163G	Fayette silt loam, 25 to 40 percent	20	5	3.8%	VIIe	3.12
320	Arenzville silt loam, 0 to 2 percent	83	76	5.8%	IIw	4.81
478G	Nordness-Rock outcrop complex, 18	5	5	3.9%	VIIIs	3.25
499F	Nordness silt loam, 14 to 25 percent	5	5	4.3%	VIIIs	3.58
W	Water			0.1%		0.09

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 42.7.

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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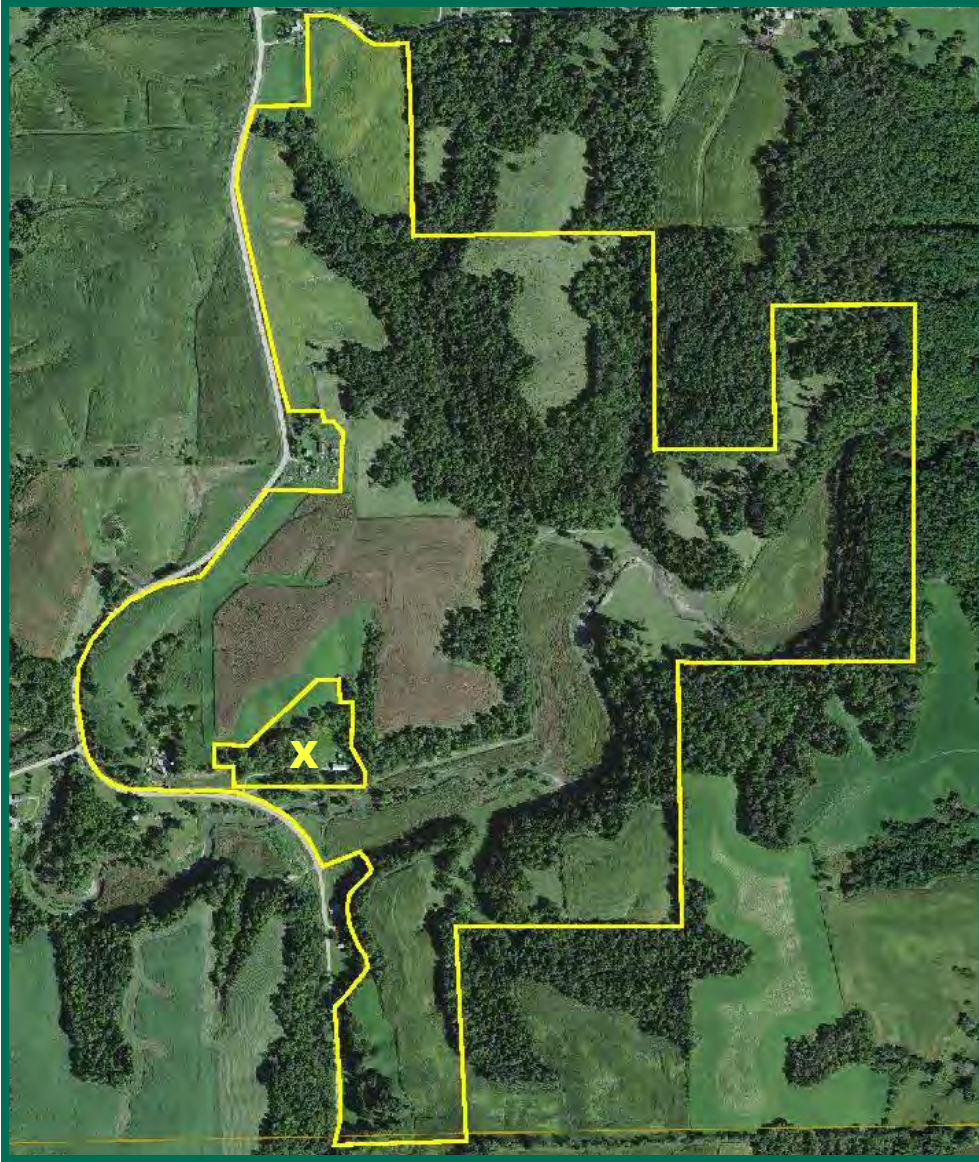


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Aerial Photo and Map: Parcel 2



Property Information Parcel 2 - 318 Acres, m/l

From Baldwin - 3 ½ miles south on County Highway Y32, 1 mile west on 105th Street and ½ mile north on 110th Avenue.

From Oxford Junction - 5 miles east on Highway 136, 4 miles north on County Highway Y32, 1 mile west on 105th Street and 1/2 mile north on 110th Avenue.

Address

1006 110th Avenue, Monmouth, IA 52309
This address is not the exact property but will get you to the farm using GPS.

Legal Description

That part of the NW ¼ lying east of the road and the SW ¼ of the NE ¼ and that part of the SE ¼ of the NW ¼ of the NE ¼ and the NW ¼ of the SW ¼; all located in Section 32, Township 84 North, Range 1 East of the 5th P.M., Jackson County, Iowa. The exact legal description will be determined by the abstract.

Price & Terms

- \$1,192,500
- \$3,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$4,710.00

Net Taxable Acres: 314 Acres*

Tax per Net Taxable Acre: \$15.00

**Final acres will be determined by a survey.*

FSA Data - Estimated

Farm Number 3602, Tract 4894

Crop Acres: 123.5 Acres*

Corn Base: 64

Corn PLC Yield: 125 Bu.

Oat Base: 10

Oat PLC Yield: 52 Bu.

**Some of these acres are currently being certified as grass. Final acres and bases will be determined by the Jackson County Farm Service Agency.*

Soil Types/Productivity

Primary soils are Fayette and Arenzville. See soil maps for detail.

- **CSR2:** 46.4 per 2016 AgriData, Inc., based on estimated FSA crop acres.
- **CSR:** 54.4 per 2016 AgriData, Inc., based on estimated FSA crop acres.

Land Description

Rolling cropland, pasture and timber.

Solid Waste

There is some old machinery and equipment located north of the river.

Survey

There are three house/building sites currently on this farm. These will be surveyed off prior to closing.

Comments

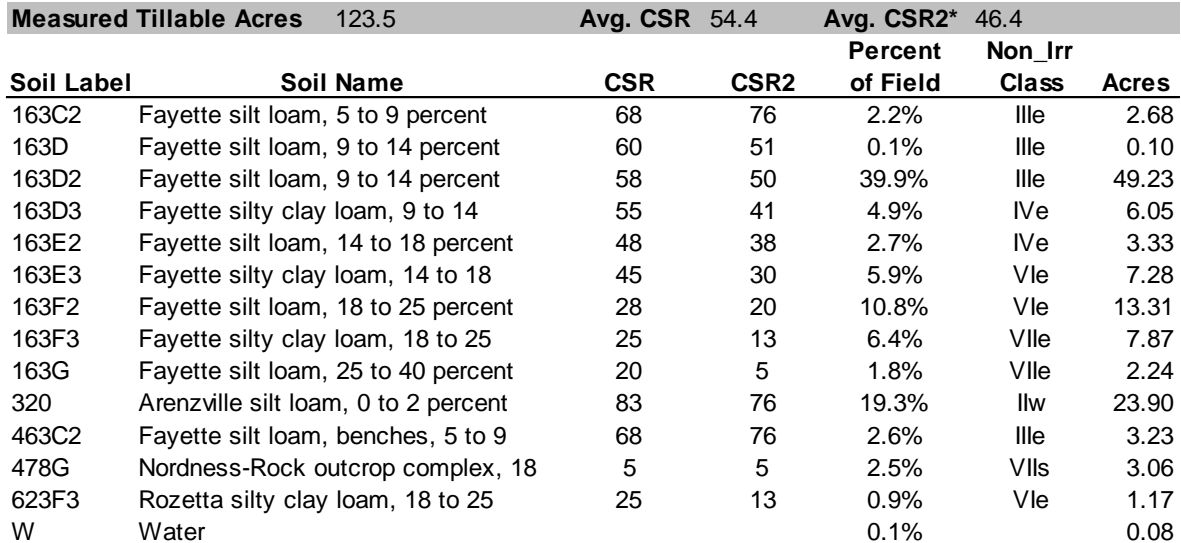
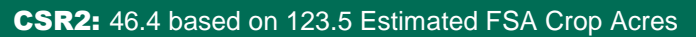
This is one of the most unique farms in Jackson County. Includes a mixture of rolling cropland, attractive timber and pasture. Bear Creek runs through this farm and provides water for livestock.

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CSR: 54.4 based on 123.5 Estimated FSA Crop Acres



Photos: 318 Acres m/l, Clinton County, IA



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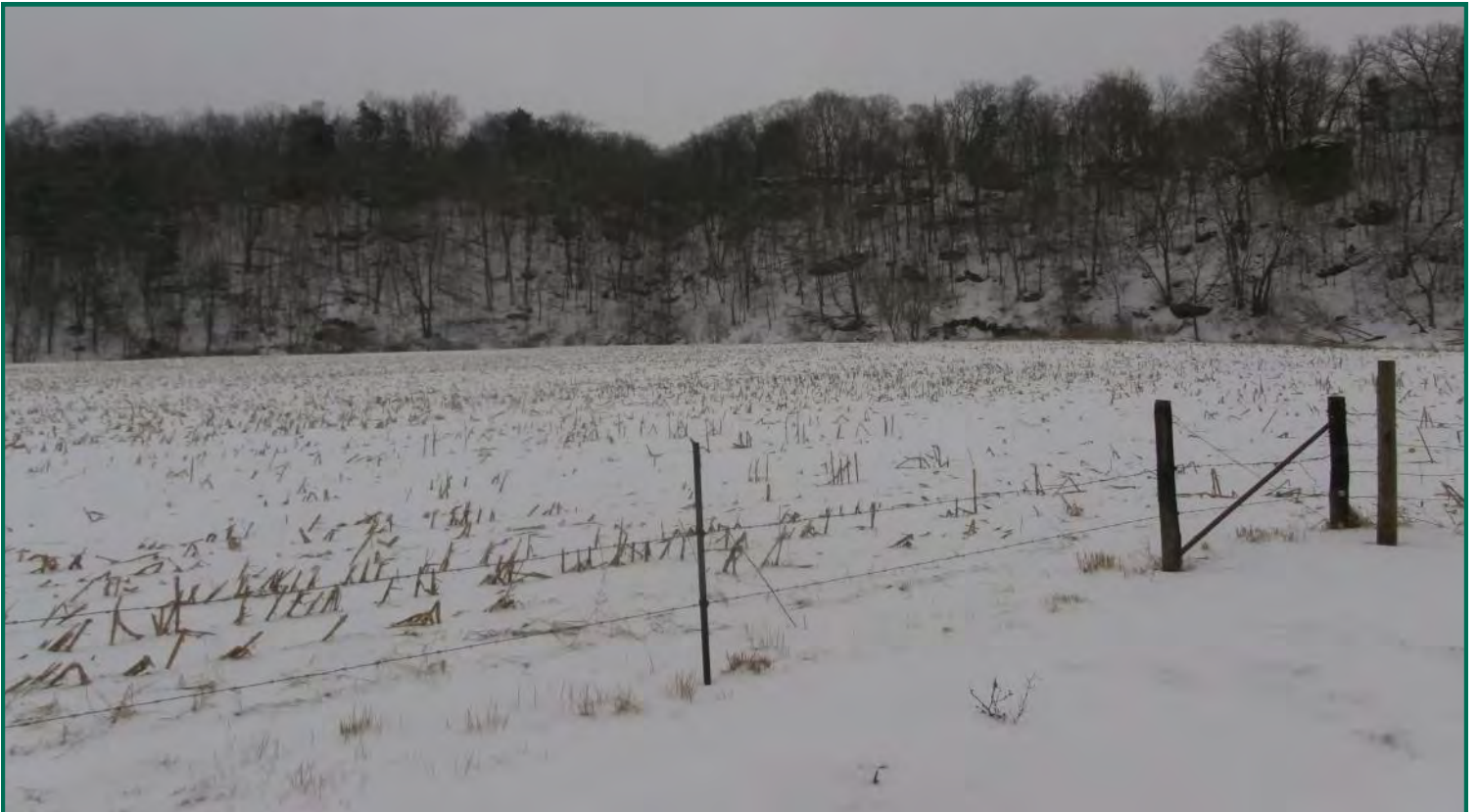


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