



## 58 Acres m/l, Jones County, IA Ricklefs Farm

### Potential Residential and Commercial Development!

#### Property Information

##### Location

From Anamosa-Intersection of Hwy 151 and Hwy 64: 1 mile north. The property is located at the northeast corner of Hwy 151 and 130th St.

##### Legal Description

That part of the NW  $\frac{1}{4}$  of Section 1, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa. Also Known as Auditor's Parcel 2000-110, Auditor's Parcel 2008-52, Auditor's Parcel 2004-91 and Outlot A.

##### Price & Terms

- \$638,000
- \$11,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2015 - 2016: \$1,582  
Net Taxable Acres: 57.59  
Tax per Net Taxable Acre: \$27.47

#### FSA Data

There are approximately 50.1 cropland acres.

#### Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Bassett. See soil maps for detail.

- **CSR2:** 70.8 per 2015 AgriData, Inc., based on estimated crop acres.
- **CSR:** 66.8 per 2015 AgriData, Inc., based on estimated crop acres.
- **CSR:** 66.8 per County Assessor, based on net taxable acres.

#### Land Description

Level to gently rolling.

#### City Water

There is a 12 inch waterline running along the road.

#### City Sewer

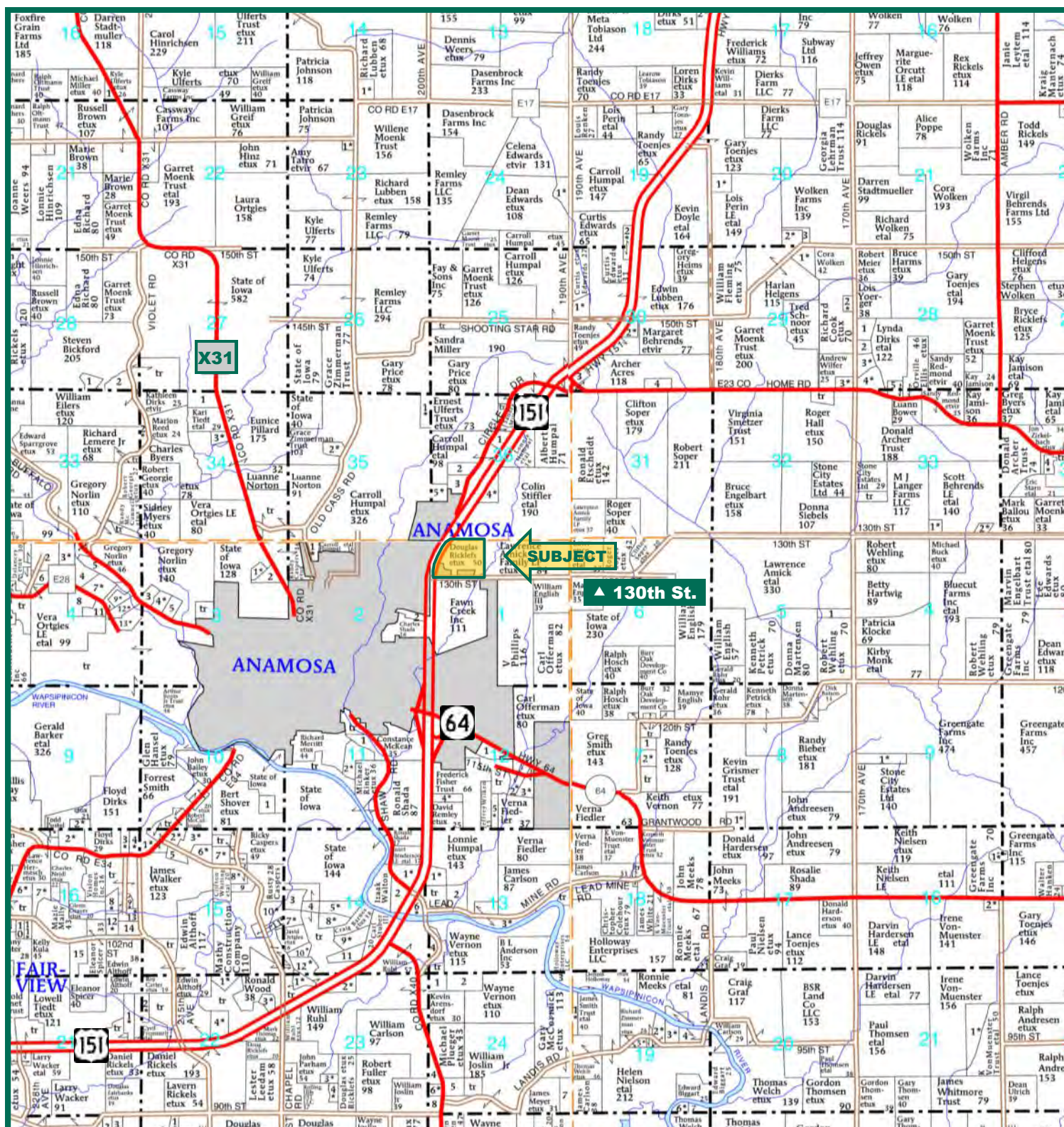
City sewer is located in the southeast corner of the farm.

#### Comments

This farm is located along Hwy 151 and is ideally located for commercial or residential development. It is located directly across from Fawn Creek Country Club. City water and sewer is located on this property.



# Plat Map



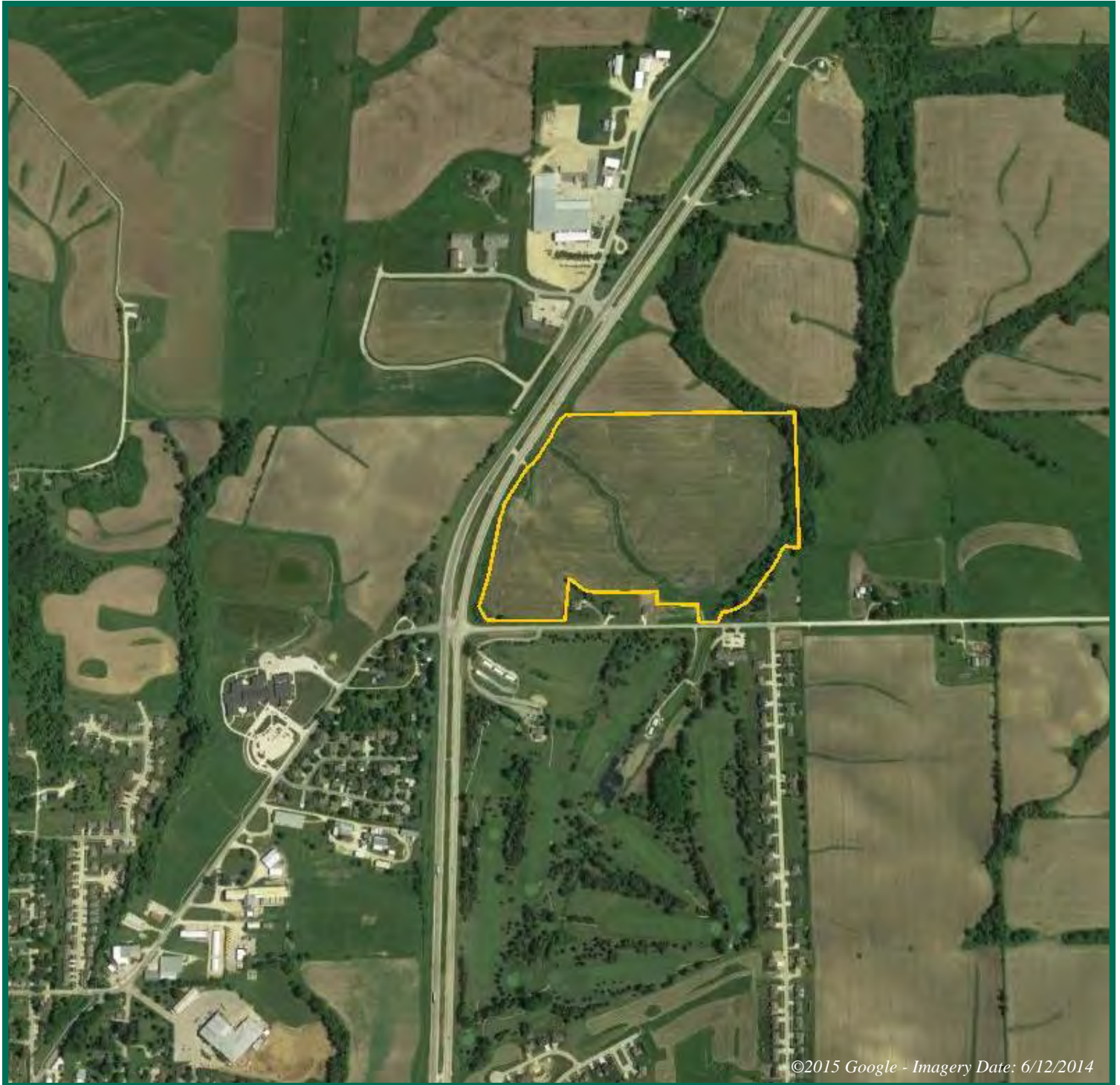
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# Google Earth Photo



*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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# Soil Maps

**CSR: 66.8 based on 50.1 FSA Crop Acres**



**CSR2: 70.8 based on 50.1 FSA Crop Acres**



Measured Tillable Acres		Ave. CSR		Ave. CSR2*		
50.1		66.8		70.8		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely silty clay loams, 2 to 5	68	77	22.5%	IIw	11.30
129B	Arenzville-Chaseburg silt loams, 2 to	63	66	1.4%	IIw	0.69
162C2	Downs silt loam, 5 to 9 percent	73	80	34.9%	IIIe	17.47
162D2	Downs silt loam, 9 to 14 percent	63	54	23.2%	IIIe	11.63
171C2	Bassett loam, 5 to 9 percent slopes,	63	77	8.0%	IIIe	3.99
293F	Chelsea-Lamont-Fayette complex,	11	14	4.7%	VIIe	2.38
976	Raddle silt loam, 0 to 2 percent	95	100	5.3%	I	2.66

**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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