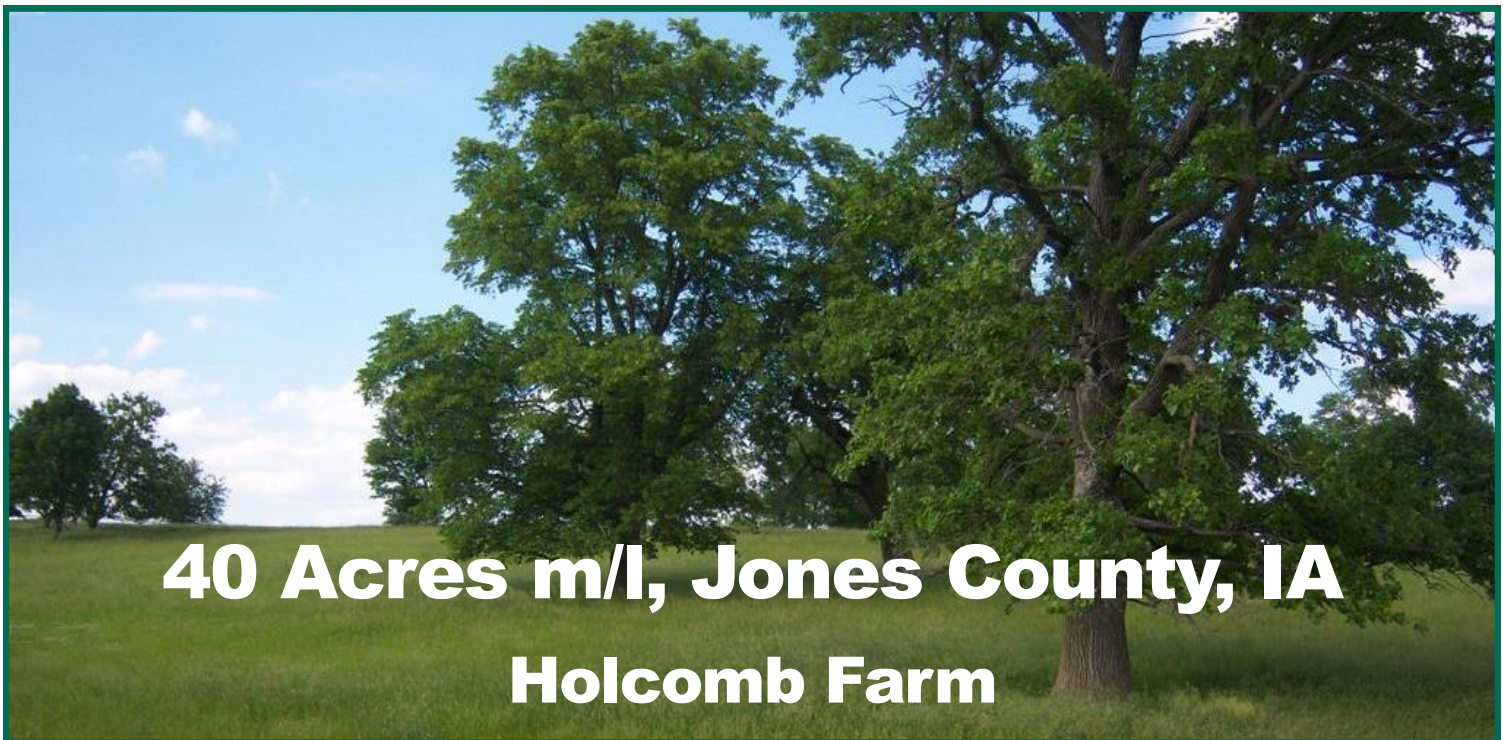




40 Acres m/l, Jones County, IA Holcomb Farm

Attractive Building Site in Jones County

Property Information

Location

From Martelle: 2 miles south on Hwy 1,
2½ miles east on S Fork Rd (42nd St).

From Mt. Vernon: 5½ miles NE on Hwy. 1,
2½ miles east on S Fork Rd. (42nd St).

Address

4329 230th Ave., Martelle, IA 52305

Legal Description

The NE ¼ of the SE ¼ of Section 17,
Township 83 North, Range 4 West of the
5th P.M., Jones County, Iowa.

Price & Terms

- \$300,000
- \$7,500/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Possession

Negotiable.

Owner

Paula Holcomb and Edwin Holcomb
Trust.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,956.00
Net Taxable Acres: 37.85
Tax per Net. Tax. Ac.: \$51.68

FSA Data

Farm Number: #5521
Tract Number: #11227
Crop Acres: 11.73 Acres
Corn Base: 7.30 Acres
Corn Direct/CC Yields: 125/125 Bu/Ac.
Bean Base: 2.40 Acres
Bean Direct/CC Yields: 41/41 Bu/Ac.

Soil Types / Productivity

Primary soils are Colo-Ely and Downs.
See soil map for detail.

- **CSR2:** 72.4 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 67.4 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 67.4 per County Assessor, based
on net taxable acres.

Land Description

This property includes 11.7 acres cropland
with the balance in timber/pasture.

Buildings / Improvements

There is a small house and garage. The
house is in poor condition.

Water & Well Information

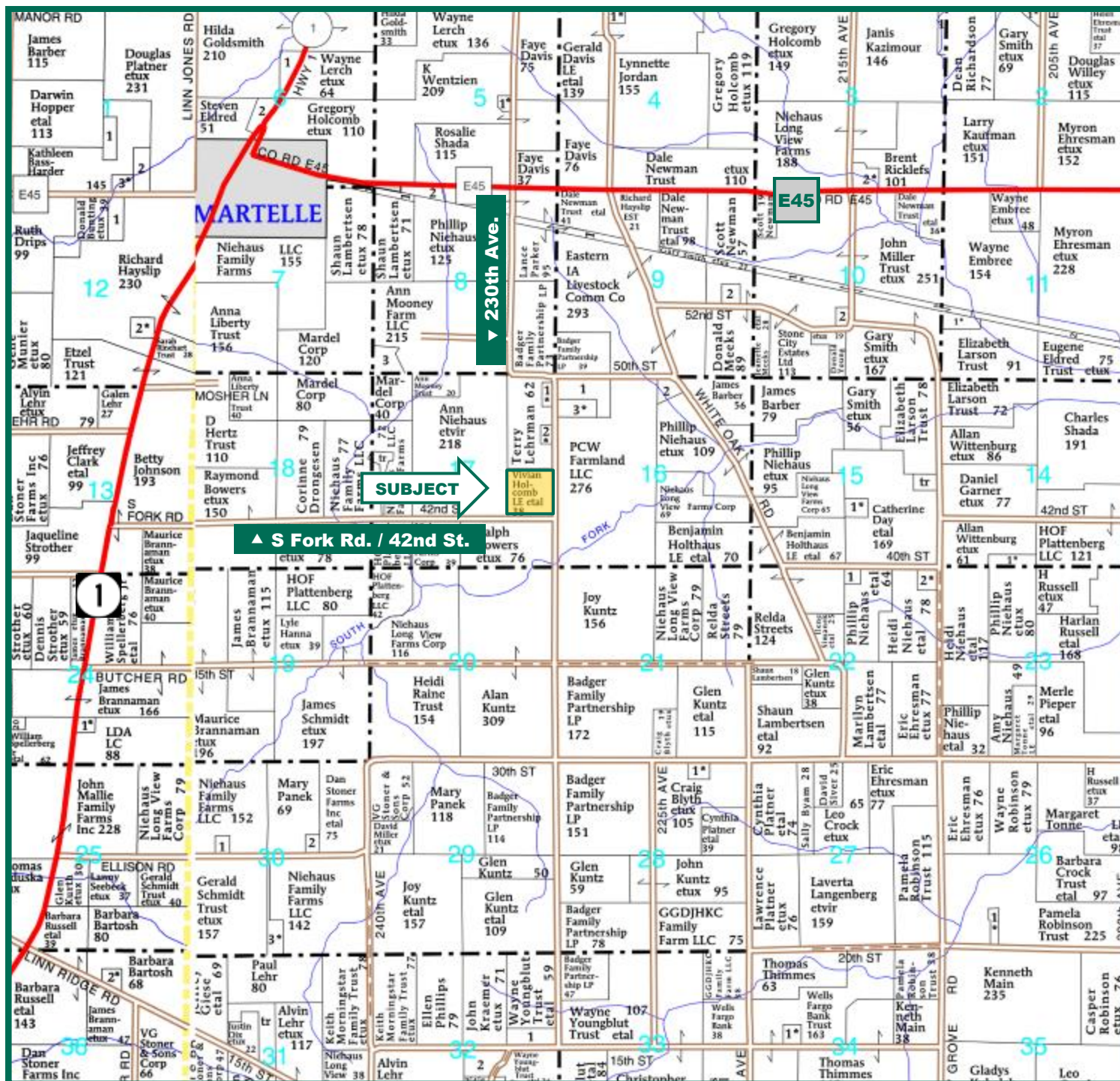
The well is located south of the house.

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Plat Map



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

Septic System

The current septic system does not meet County code. The buyer will be required to install a code conforming septic system or demolish the house.

Comments

This farm includes mixture of cropland and attractive timber/pasture. This would be ideal for anyone wanting to build their dream home in rural Jones County. Jones

County may allow this farm to be divided into two 20 acre parcels.

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Aerial 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



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
11.7		67.4		72.4		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely silty clay loams, 2 to 5	68	77	70.8%	Ile	8.31
162C	Downs silt loam, 5 to 9 percent	75	85	2.3%	IIle	0.27
162D	Downs silt loam, 9 to 14 percent	65	59	26.9%	IIIle	3.15

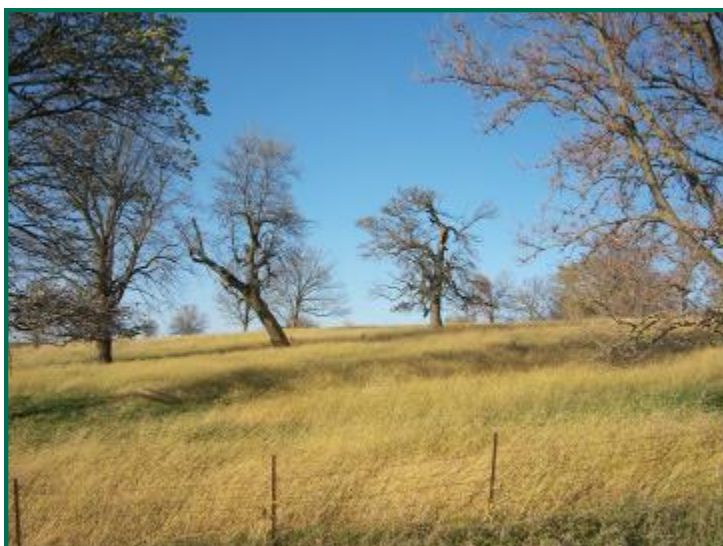
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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Photos: 40 Acres m/l, Jones County, IA



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