



**We are Pleased to  
Present for Sale  
101 Acres  
Jones County, Iowa**

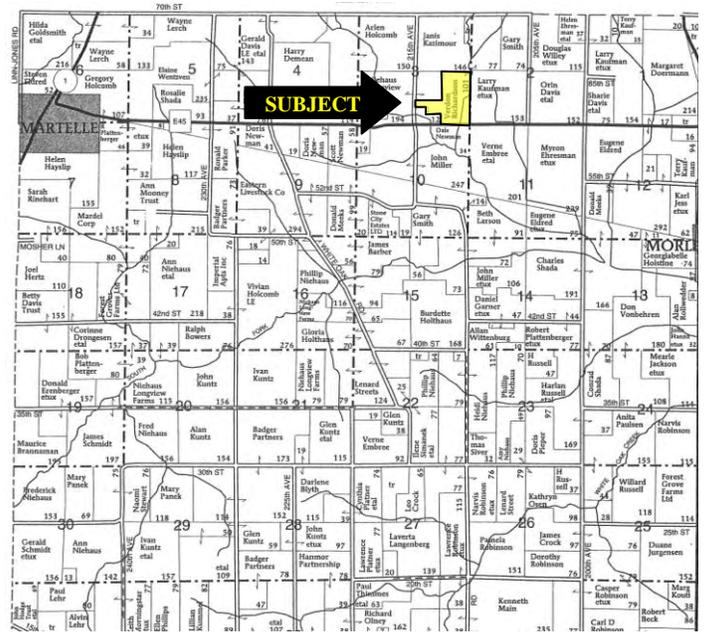
- OWNER:** James and Karen Richardson
- LOCATION:** From Martelle: 3 ½ miles east on Highway E45. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** E ½ SE ¼ and that part of the SW ¼ SE ¼ Section 3, Township 83 North, Range 4 West of the 5<sup>th</sup> P.M., Jones County, Iowa.
- PRICE & TERMS:** \$424,200.00 - \$4,200 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – \$1,672.00 – net – \$16.62 per taxable acre. There are 100.6 taxable acres.
- SCHOOL DISTRICT:** Anamosa Community School District.
- FSA INFORMATION:** Farm #385 – Tract #1028
- |   | <u>Estimated</u>     |
|---|----------------------|
| Cropland                                  | 91 Acres             |
| Corn Base                                 | 61 Acres             |
| Direct and Counter Cyclical Corn Yield    | 122/122 Bushels/Acre |
| Soybean Base                              | 18.2 Acres           |
| Direct and Counter Cyclical Soybean Yield | 41/41 Bushels/Acre   |
- This farm is considered highly erodible land (HEL) and a conservation system is actively being applied.
- AVERAGE CSR:\*** ArcView Software indicates a CSR of 62.4 on the cropland acres. The Jones County Assessor indicates an average CSR of 63.9 on the entire farm.
- BUILDINGS:** None
- EASEMENT:** Sellers reserve a 30' wide easement over the southwest corner of the farm to gain access to a small crop field.
- BROKER'S COMMENTS:** This is a good income producing farm located in a strong area on a hard-surfaced road!

*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.*

## Aerial Map



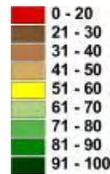
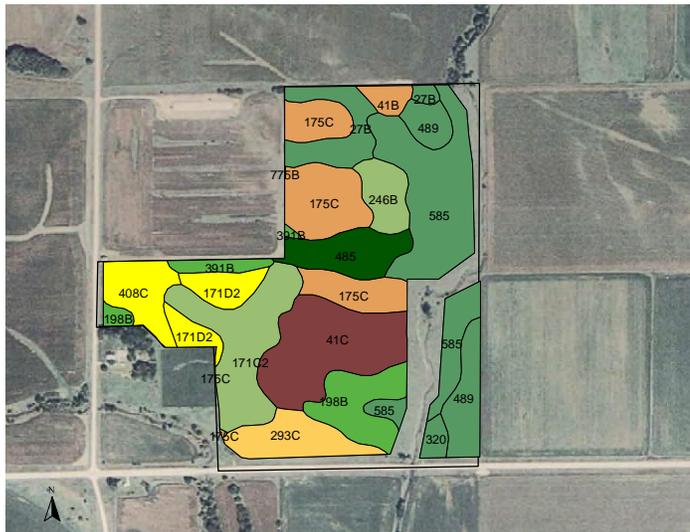
## Plat Map



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## CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres		91.7	Average CSR		62.4	Corn		Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres				
171C2	Bassett loam, 5 to 9 percent slop	63	169	46	9.95				
171D2	Bassett loam, 9 to 14 percent slc	53	156	42	3.93				
175C	Dickinson fine sandy loam, 5 to 5	40	138	37	12.18				
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	6.05				
246B	Curran silt loam, 2 to 5 percent s	70	179	48	3.19				
27B	Terril loam, 2 to 5 percent slopes	87	201	54	4.92				
293C	Chelsea-Lamont-Fayette comple	41	139	38	4.96				
320	Arenzville silt loam, 0 to 2 percer	83	196	53	0.98				
391B	Clyde-Floyd complex, 1 to 4 perc	73	183	49	1.46				
408C	Olin fine sandy loam, 5 to 9 perc	52	154	42	4.41				
41B	Sparta loamy fine sand, 1 to 5 pe	40	138	37	1.26				
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	11.57				
485	Spillville loam, 0 to 2 percent slop	92	208	56	4.90				
489	Ossian silt loam, 0 to 2 percent s	85	199	54	5.78				
585	Spillville-Coland complex, 0 to 2	86	200	54	16.17				
775B	Billett sandy loam, 2 to 5 percent	51	153	41	0.01				

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://www.hfmgmt.com)

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