



**Attractive Recreational Farm located 1 mile southeast of Oxford Junction on the Wapsipinicon River**

## Property Information

### Location

**From Oxford Junction:** 1 mile east on Highway 136. The farm is located on the south side of the road.

### Legal Description

The SE ¼ of the NE ¼ of Section 27 and that part of the N ½ of the SW ¼ lying east of the river and that part of the NW ¼ of Section 26; all located in Township 83 North, Range 1 West of the 5<sup>th</sup> P.M., Jones County, Iowa (the exact legal description will be taken from the abstract).

### Price & Terms

- \$579,500
- \$3,050/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable, subject to the 2017 Cash Rent Lease.

### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,898.00  
Net Taxable Acres: 190.0  
Tax per Net Taxable Acre: \$9.99

### FSA Data

Farm Number 2503, Tract 1816  
Crop Acres: 41.40  
Corn Base: 41.15  
Corn PLC Yield: 151 Bu.  
Bean Base: 0.28  
Bean PLC Yield: 53 Bu.

### Land Description

Level pasture, crop and recreational farm.

### Soil Types/Productivity

Primary soils are Spillville-Coland, Colo and Sawmill. See soil map for detail.

- **CSR2:** 79.2 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 83.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 24.7 per County Assessor, based on net taxable acres.

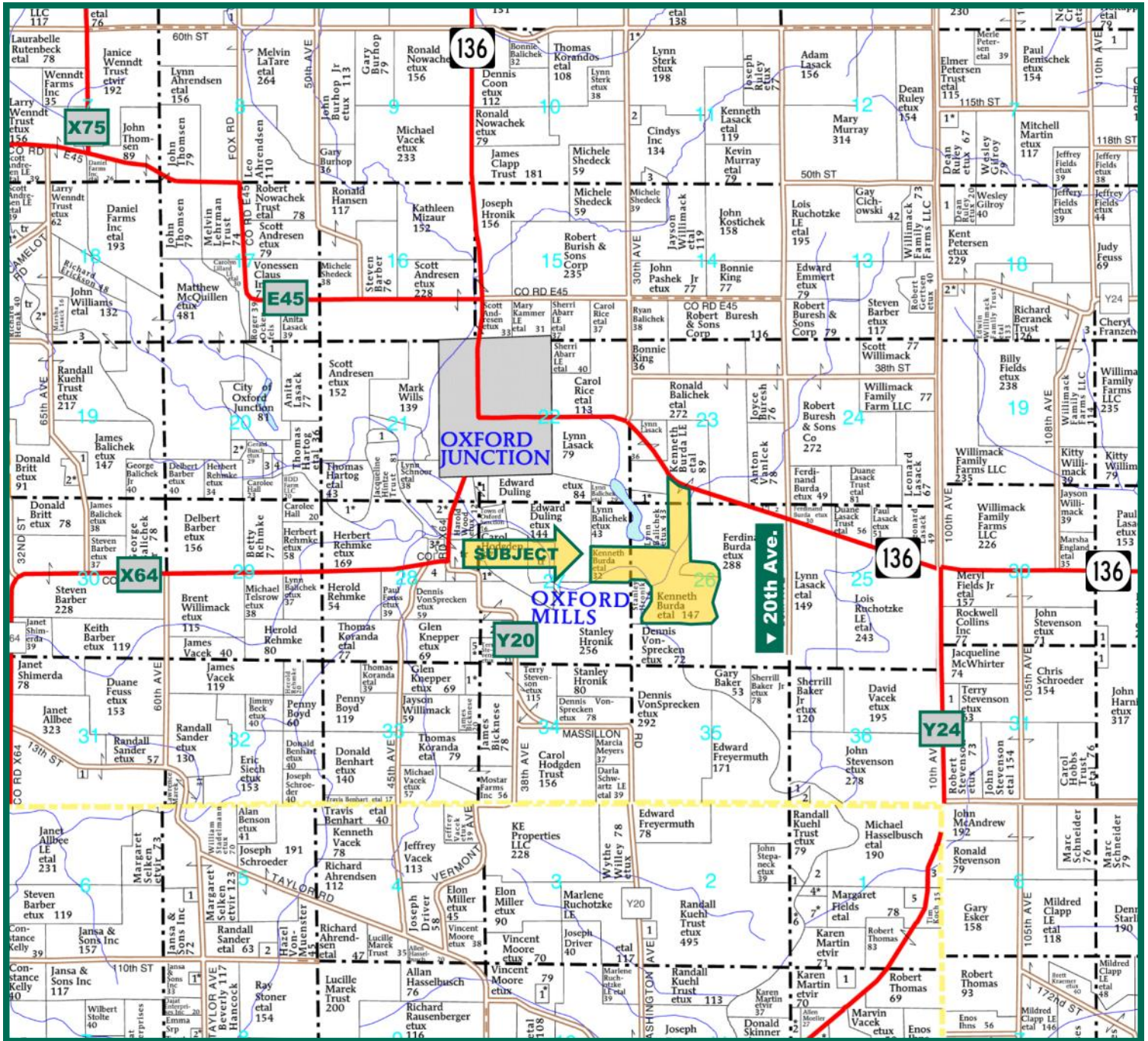
### Pond

There are two attractive ponds located on this farm. These ponds are well known for their large bass and other pan fish.

### Sellers

Burda Family

# Plat Map: Oxford Township



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

## Comments

This farm is located one mile southeast of Oxford Junction and adjoins the Wapsipinicon River. It includes 41.4 acres of good cropland with the balance in pasture and timber. The pasture has been well maintained and works well for

livestock. The ponds and timber provide excellent wildlife habitat and fishing opportunities. This farm provides good income along with recreational opportunities.

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# Aerial Photo

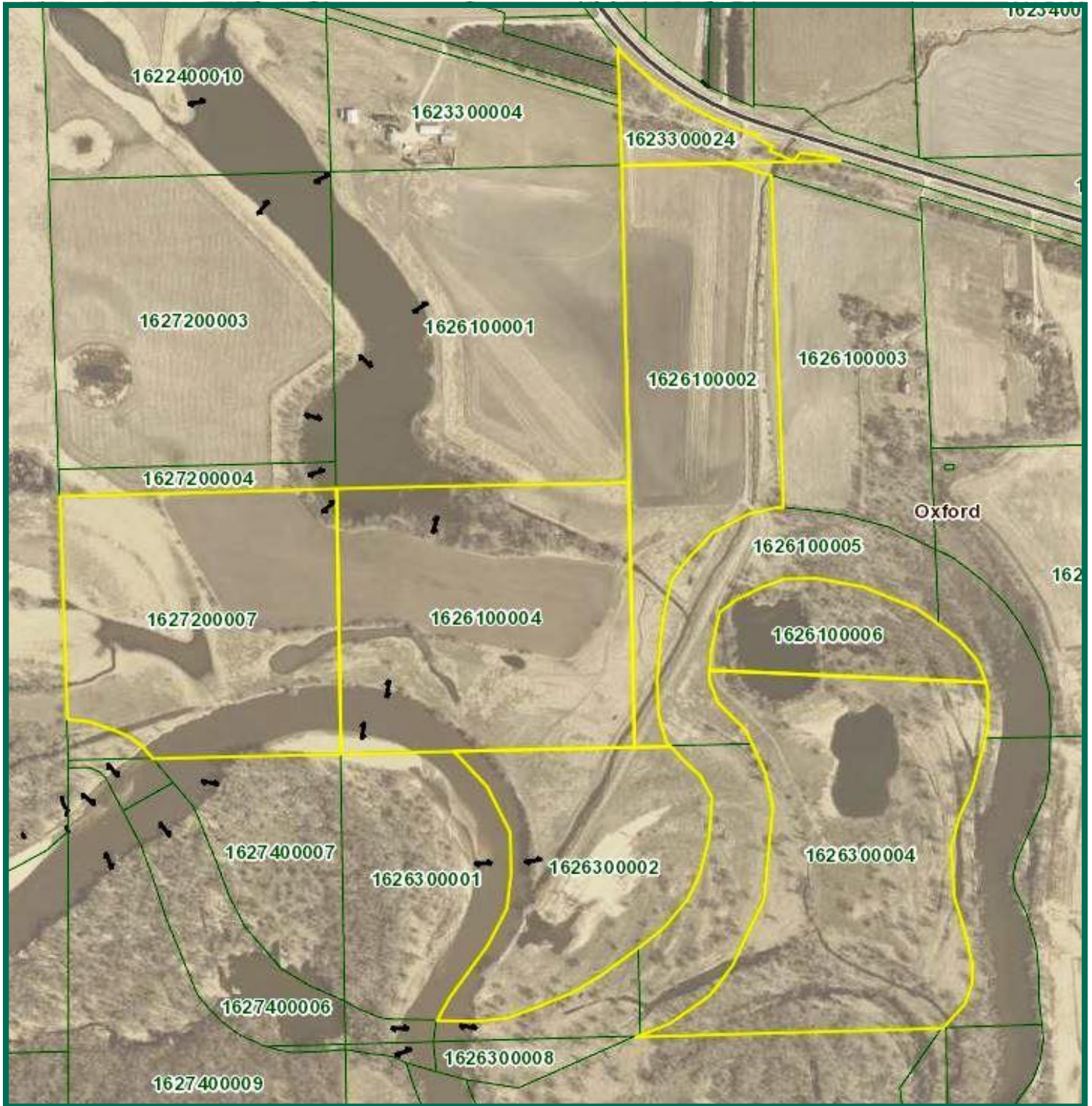


*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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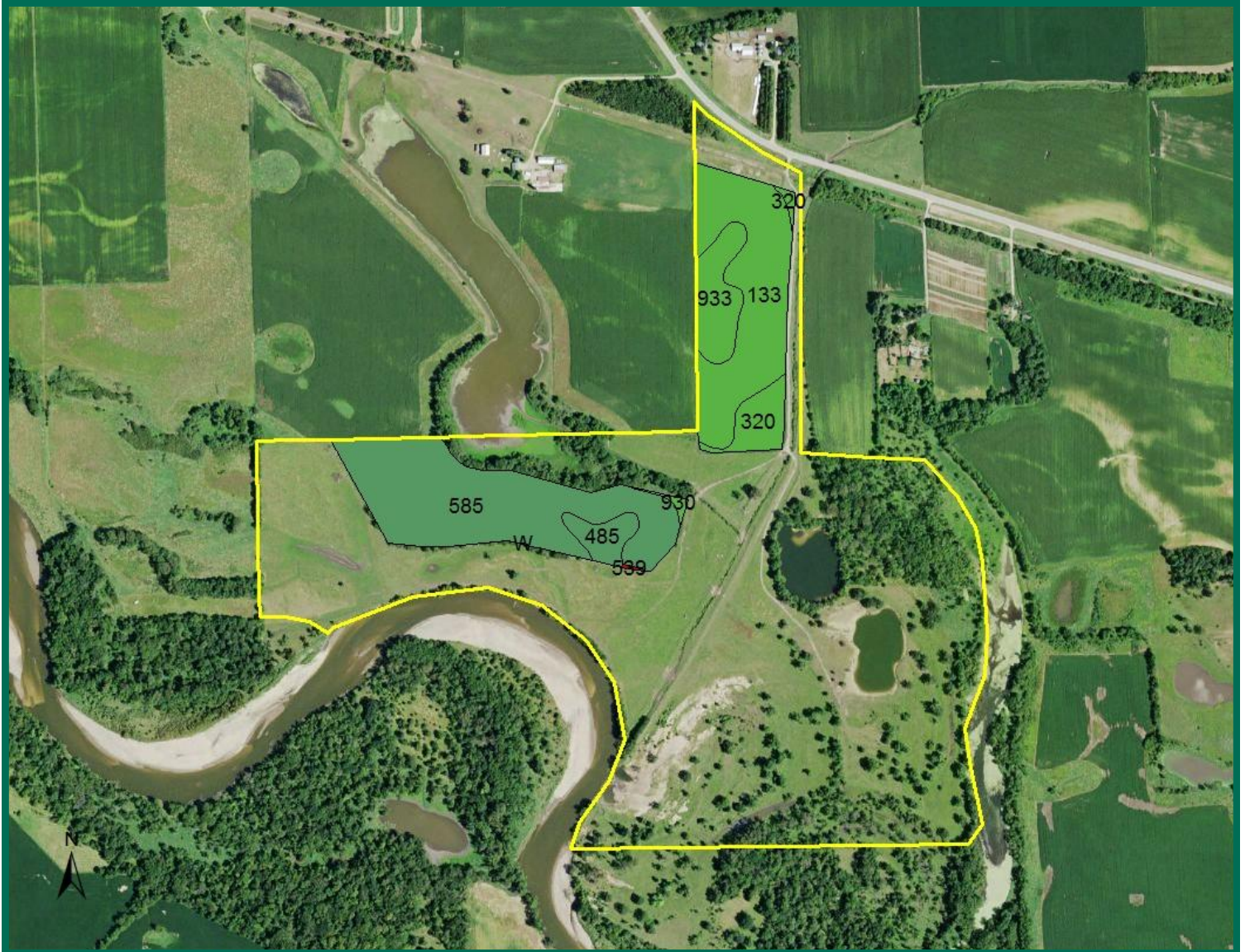
# Assessor Map



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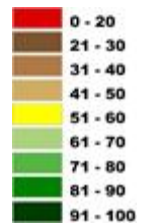
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# Soil Map



**Measured Tillable Acres** 41.4 **Avg. CSR2\*** 79.2

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam, 0 to 2 percent	74	32.5%	llw	13.48
320	Arenzville silt loam, 0 to 2 percent	77	6.7%	llw	2.78
485	Spillville loam, 0 to 2 percent slopes	90	4.6%	llw	1.90
539	Perks sandy loam, 0 to 2 percent	5	0.1%	llw	0.04
585	Spillville-Coland complex, 0 to 2	83	45.9%	llw	19.02
930	Orion silt loam, 0 to 2 percent slopes	80	0.6%	llw	0.25
933	Sawmill silty clay loam, 0 to 2	76	9.6%	llw	3.96
W	Water		0.0%		0.0



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**Photos:** 190 Acres m/l, Jones County, IA



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