

# LAND FOR SALE

LISTING #13999

**181 ACRES M/L**  
JONES COUNTY, IOWA



**DOUGLAS R. YEGGE**

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O: 563-659-8185

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**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

(181 Acres MOL) being part of  
 Section 21 Township 83 North, Range  
 1 West of the 5th P.M. Oxford  
 Township- Jones County Iowa.

**181 Acres M/L, Jones County, IA**

## COMMENTS & BUILDING INFORMATION:

Offering 181 acres m/l of productive  
 farmland in Southeast Jones County,  
 Iowa. Great combination farm with  
 crop acres. The farm includes  
 approximately 85.33 FSA tillable acres  
 with a CSR of 83.2 (CSR2 of 80).  
 Primary soil types are Arenzville and  
 Ossian Silt loams. Land also includes  
 84.9 acres enrolled in CRP paying  
 \$23,578 annually. See CRP  
 information table on Listing Brochure  
 for details. Balance of farm in Trees  
 and creek. Farm is located in section  
 21 of Oxford Township. Jones Co.  
 Iowa.

## LEASE/FSA INFORMATION:

Open for the 2018 crop year.

<b>TOTAL ACRES:</b>	<b>181</b>
<b>PRICE:</b>	<b>\$1,350,000</b>
<b>Price Per Acre:</b>	\$7,458
<b>Owner:</b>	Wills
<b>Operator:</b>	
<b>County &amp; State:</b>	Jones Co., Iowa
<b>Location:</b>	West edge of Oxford Junction, IA
<b>Possession Date:</b>	At Closing
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	83.2 CSR      80 CRS2
<b>Taxable Acres:</b>	138.56
<b>Net RE Taxes:</b>	\$4,476
<b>Taxes Payable In:</b>	2017-2018
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	177.37
<b>Crop Acres:</b>	170.21
<b>Effective Crop Acres:</b>	85.33
<b>CRP Acres:</b>	84.88
<b>Corn Base:</b>	85.3
<b>Corn Yield:</b>	140
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	181
<b>Tillable Acres:</b>	85.33
<b>CRP Acres:</b>	84.88
<b>Farmstead:</b>	
<b>Roads:</b>	.79
<b>Waterways:</b>	10
<b>Timber:</b>	
<b>Pasture:</b>	

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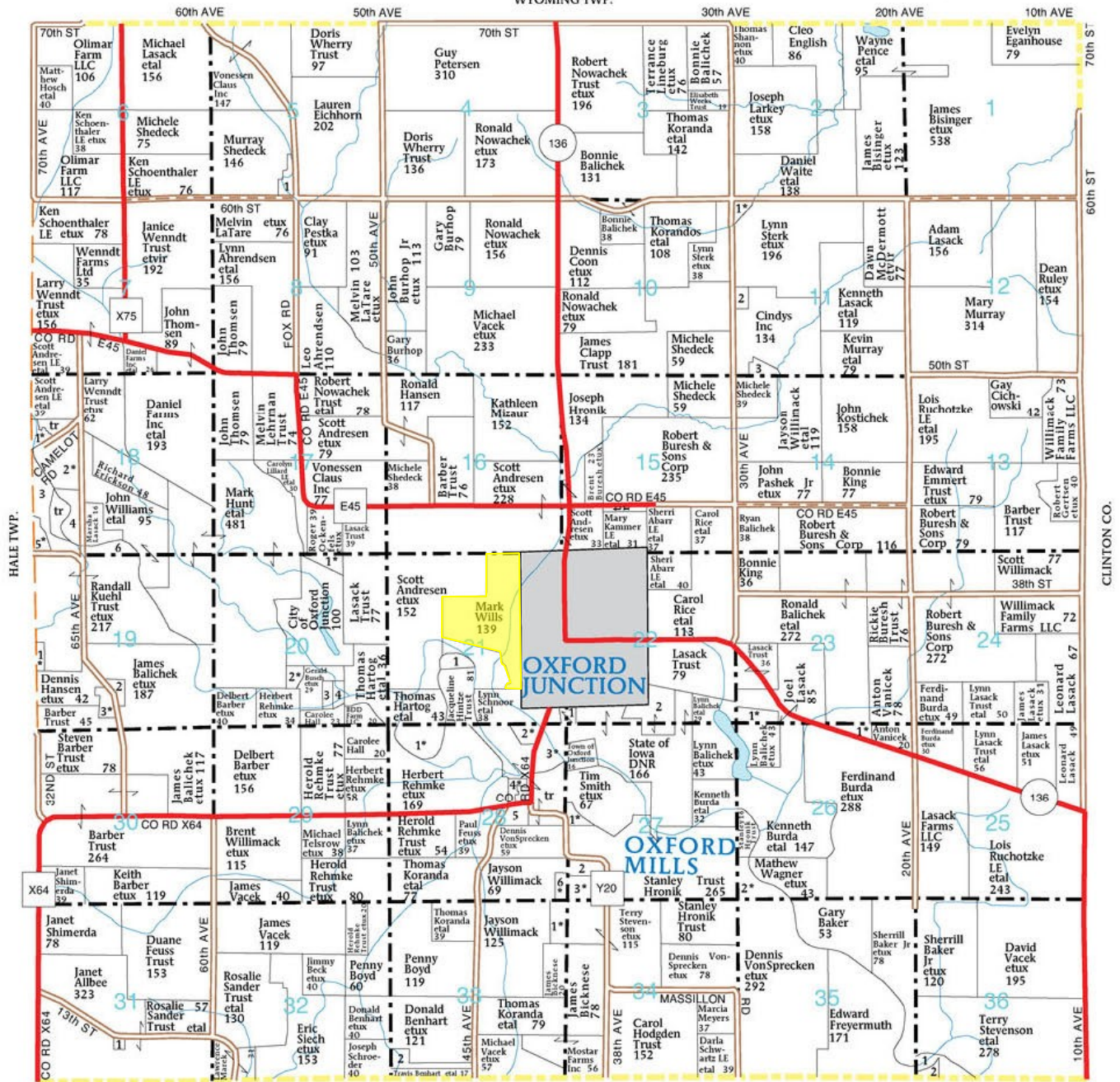
T-83-N

## OXFORD PLAT

(Landowners)

WYOMING TWP.

R-1-W



CEDAR CO.

## OXFORD TOWNSHIP

## SECTION 5

1. Ingwersen, Roger 9

## SECTION 11

1. Thomsen, DeeJay etux 7

2. Kyarsgaard, Casey 6

3. Jack, Zachary 8

## SECTION 18

1. Lorenzen, Donald etux 7

2. Roelfs, Todd etux 37

3. Henak, Richard 29

4. Clark, Ryan 10

5. Ahrendsen, Michael etux 11

6. Baker, Mark 6

## SECTION 19

1. Ahrendsen, Robert etux 6

2. Vacek, Marvin 7

3. Macke, Michael etux 6

## SECTION 20

1. Ockenfels, Roger etux 20

2. Gombert, Pierre etux 5

3. Milota, Lumir 5

4. City of Oxford Junction

## SECTION 21

1. Wafer, Richard 10

## SECTION 22

1. Hicks, Michael 9

2. Eastern IA Consvr Fndtn Ltd 55

## SECTION 23

1. Balichek, Lynn etal 15

## SECTION 26

1. Balichek, Ronald etal 8

2. VonSprecken, Dennis etux 28

## SECTION 27

1. Crist, Michael etux 6

2. Bicknese, James 14

3. Stevenson, Terry etux 23

## SECTION 28

1. Hartog, Thomas etal 6

2. Schnoor, Lynn etal 13

3. Wood, Harold etux 12

4. Leslie, Michael etux 8

5. Gottschalk, Deanna 5

6. Stevenson, Terry etux 6

## SECTION 31

1. Jellison, Peggy 6

## SECTION 33

1. Stevenson, Terry etux 10

2. Benhart, Aaron 20

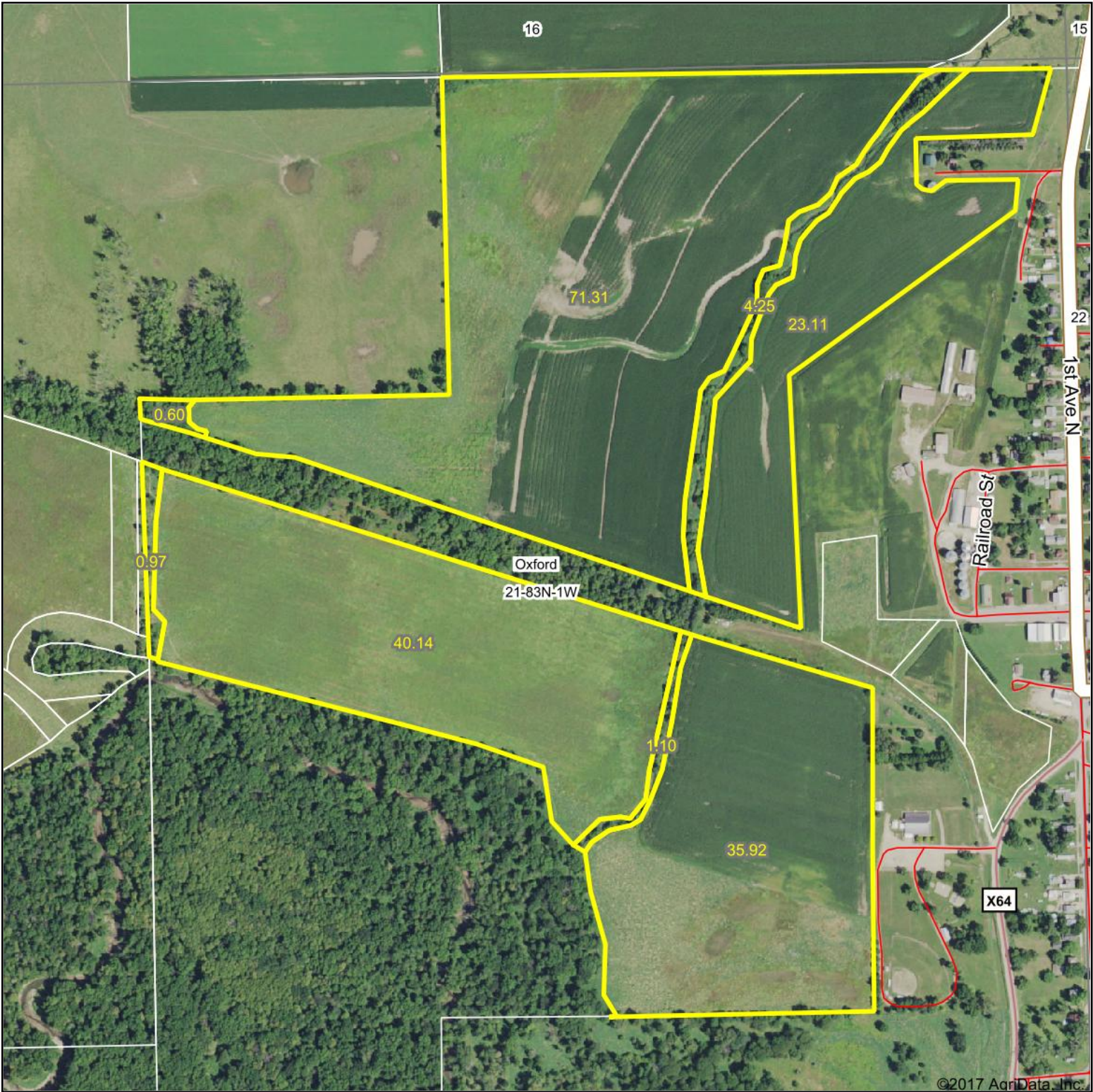
## SECTION 36

1. Insurance Assoc of the Midwest 19

2. Monticello State Bank 9

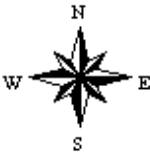


Aerial Map



map center: 41° 59' 4.74, -90° 57' 52.9

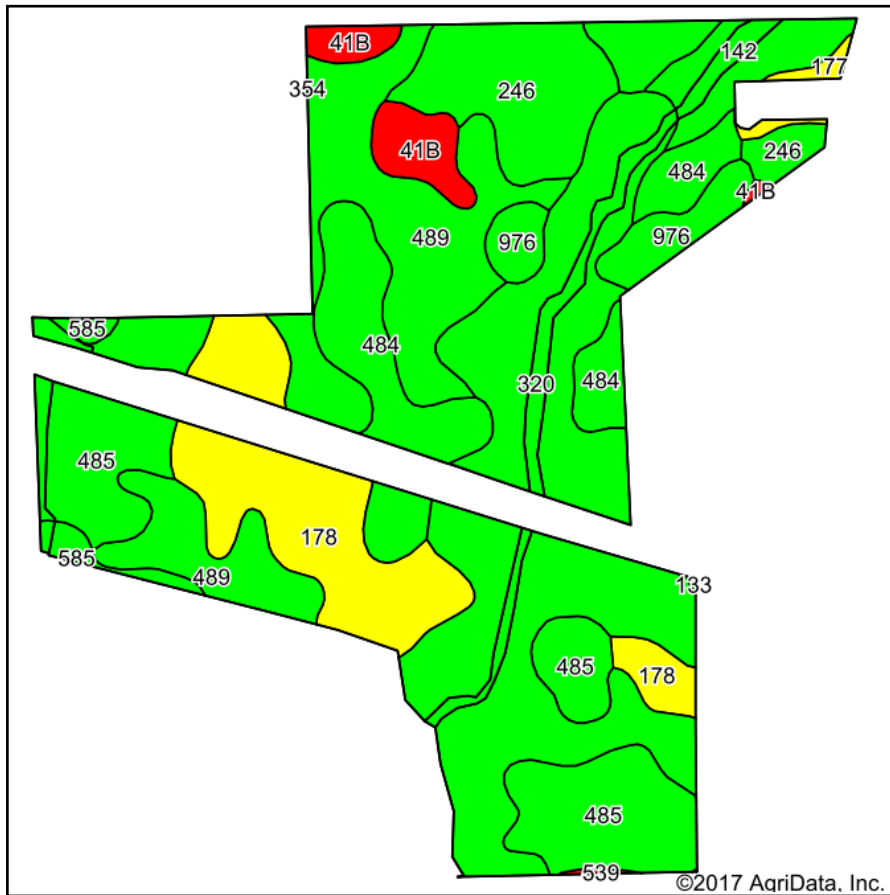
21-83N-1W  
Jones County  
Iowa



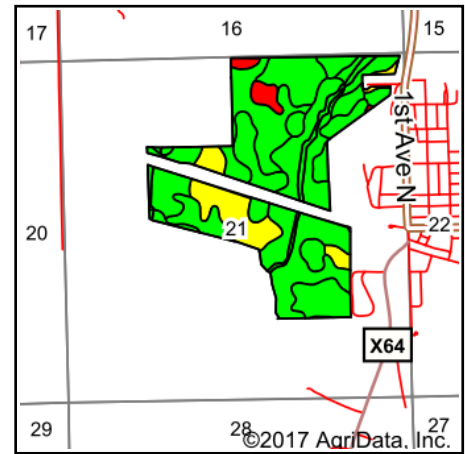
9/22/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Jones**  
 Location: **21-83N-1W**  
 Township: **Oxford**  
 Acres: **177.4**  
 Date: **9/22/2017**



## Area Symbol: IA105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	49.82	28.1%		IIw		203.2	5.7	58.9	3.7	6.1	75	83	89
489	Ossian silt loam, 0 to 2 percent slopes	31.87	18.0%		IIw		220.8	4.6	64	4	6.6	90	85	85
485	Spillville loam, 0 to 2 percent slopes	24.72	13.9%		IIw		208	5.4	60.3	3.7	6.2	90	92	96
178	Waukee loam, 0 to 2 percent slopes	20.69	11.7%		IIs		192	5.4	55.7	3.5	5.8	69	79	83
484	Lawson silt loam, 0 to 2 percent slopes	16.66	9.4%		IIw		219.2	5.7	63.6	3.9	6.6	83	90	88
246	Curran silt loam, 0 to 2 percent slopes	13.67	7.7%		IIw		217.6	5.7	63.1	3.9	6.5	79	75	92
142	Chaseburg silt loam, 0 to 2 percent slopes	6.08	3.4%		IIw		180.8	5.1	52.4	3.3	5.4	79	83	82
976	Raddle silt loam, 0 to 2 percent slopes	5.69	3.2%		I		240	6.7	69.6	4.3	7.2	100	95	96
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.07	2.9%		IVs	Ile	140.8	3.9	40.8	2.5	4.2	39	40	50
585	Spillville-Coland complex, 0 to 2 percent slopes	1.99	1.1%		IIw		216	4.5	62.6	3.9	6.5	83	86	95
177	Saude loam, 0 to 2 percent slopes	1.00	0.6%		IIs		164.8	4.6	47.8	3	4.9	60	63	75
539	Perks sandy loam, 0 to 2 percent slopes	0.14	0.1%		IIw		120	3.4	34.8	2.2	3.6	5	20	32
Weighted Average							206.8	5.4	60	3.7	6.2	80	83.2	87.5

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

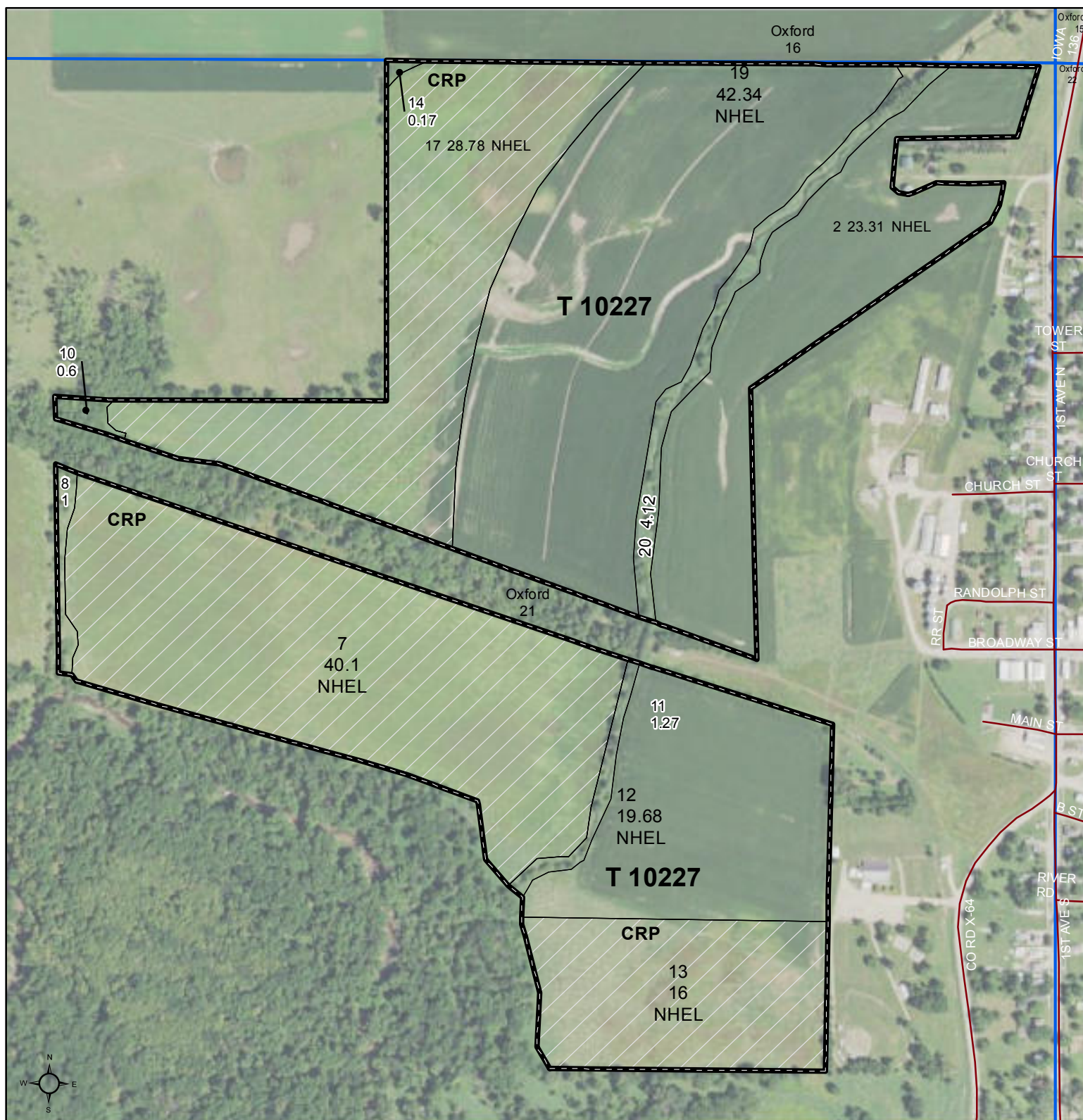
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Jones County, Iowa



### Common Land Unit

- Non-Cropland
- Cropland

- CRP
- Tract Boundary
- PLSS

0 230 460 920  
Feet

2015 Ortho Imagery

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2017 Program Year  
Map Created November 04, 2016

Farm 4187  
Tract 10227

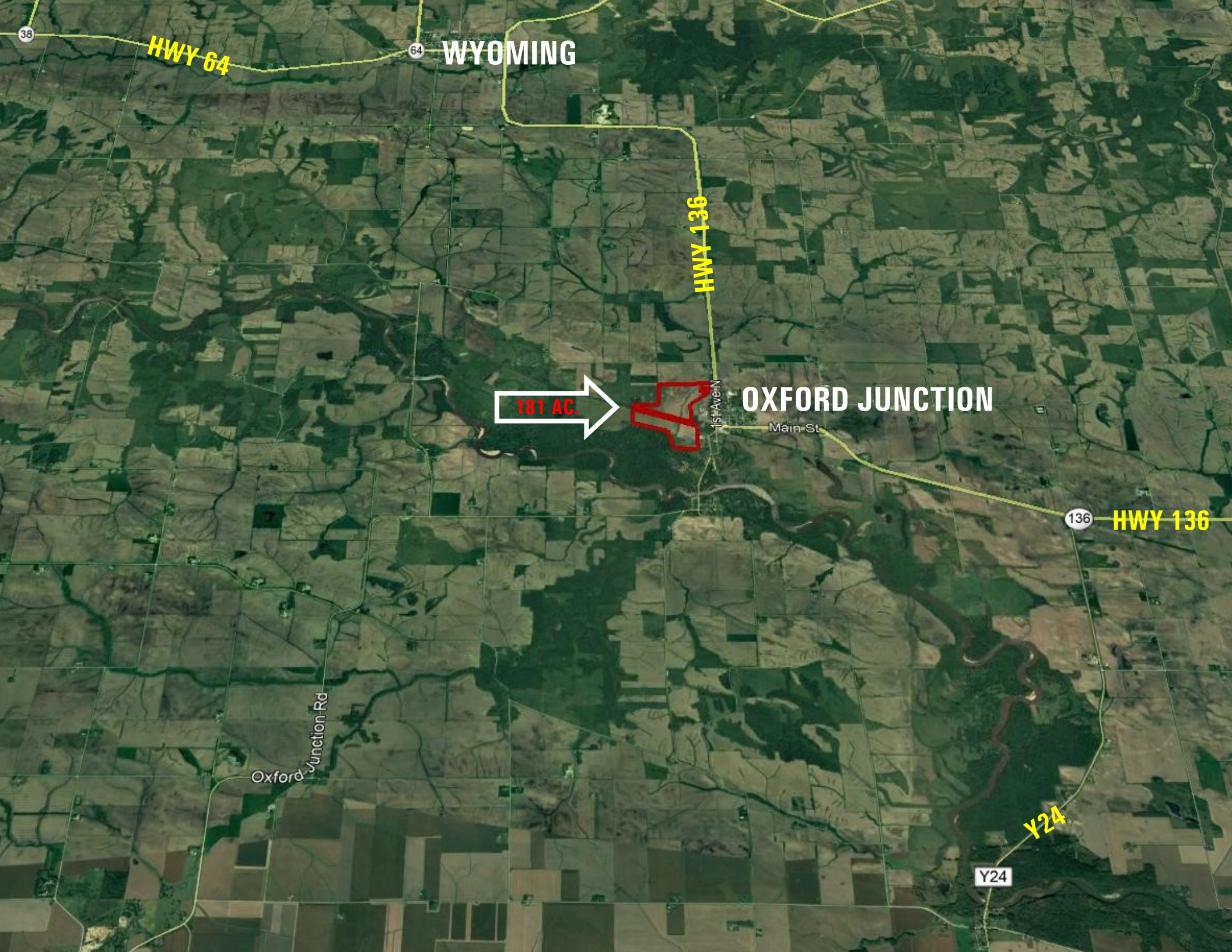
Tract Cropland Total: 170.21 acres

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38

HWY 64

64

WYOMING

HWY 136

181 AC.

1st Ave N

OXFORD JUNCTION

Main St

136

HWY 136

Oxford Junction Rd

Y24

Y24