

Land For Sale

ACREAGE:

39 Acres, m/l

LOCATION:

Jones County, IA

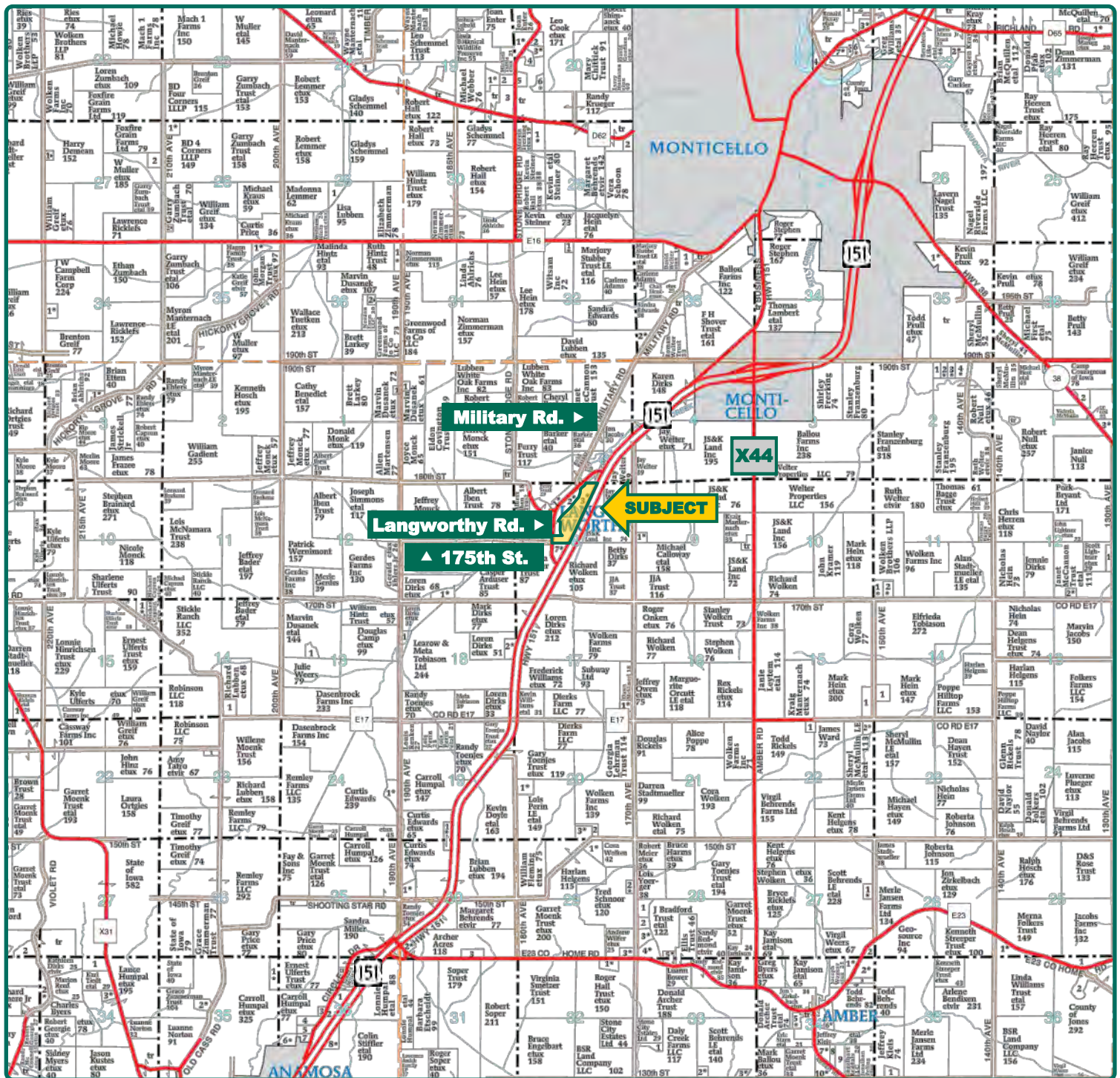


Property *Key Features*

- Nice Farm with Residential Potential Located Along Highway 151
- 74.7 CSR2
- Lays Nice

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FSA/Eff. Crop Acres:	35.34
Corn Base Acres:	24.60
Bean Base Acres:	10.20
Soil Productivity:	74.7 CSR2

Property Information

39 Acres, m/l

Location

From Monticello: 1¼ miles southwest on Highway 151.

Legal Description

Parcel #2012-155 located in the E½ of the NW¼ and the W½ NE¼ of Section 8, Township 85 North, Range 3 West of the 5th P.M., as shown in the Plat of Survey recorded in Plat Book U, Page 101 (and in Document No. 2012-3740) of the Jones County, Iowa records, containing 38.74 acres.

Possession

Negotiable

Price & Terms

Price Reduced!

- ~~\$423,150~~ \$409,500
- ~~\$10,850/acre~~ \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,106.00
Net Taxable Acres: 38.74
Tax per Net Taxable Acre: \$28.55

FSA Data

Farm Number 5698, Tract 11455
FSA/Eff. Crop Acres: 35.34
Corn Base Acres: 24.60
Corn PLC Yield: 123 Bu.
Bean Base Acres: 10.20
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Sawmill, Spillville, and Tama. CSR2 on the FSA/Eff. crop acres is 74.7. See soil map for detail.

Land Description

Level to gently rolling.

Water Backup

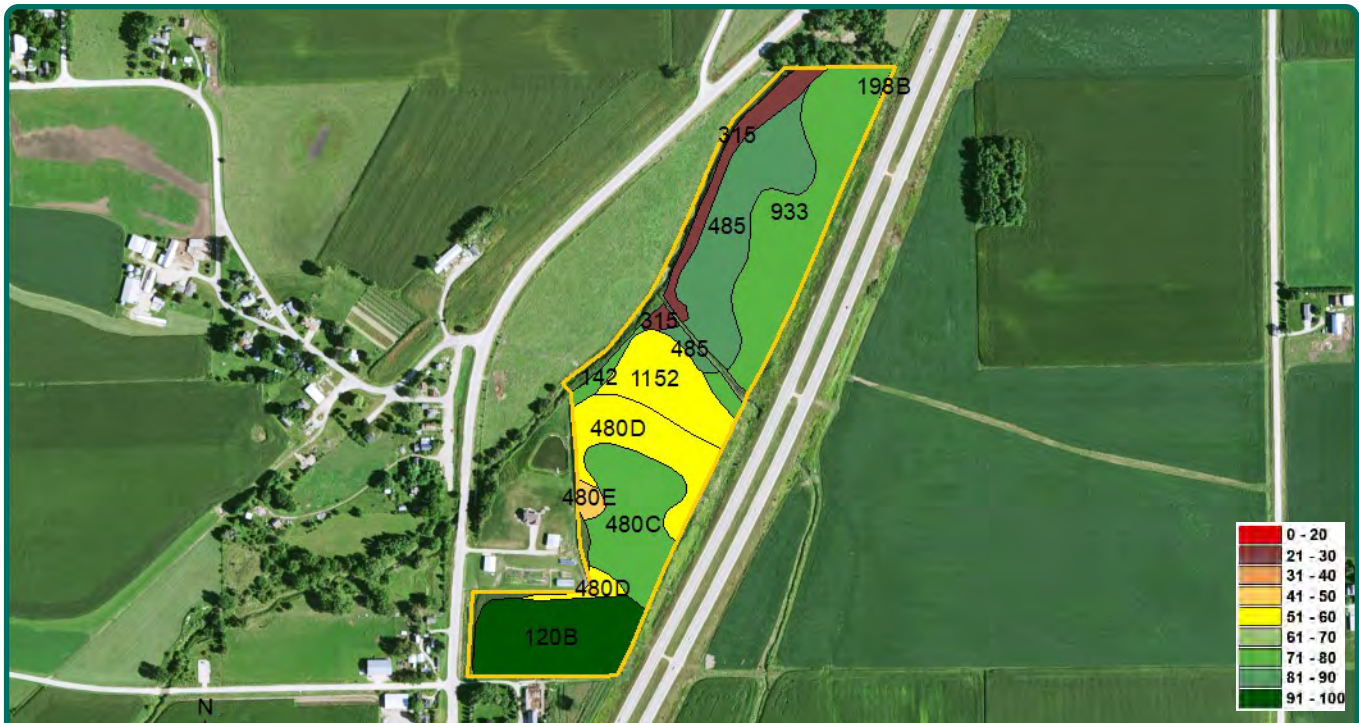
The State of Iowa reserves the right for water to backup no more than two acres where the creek crosses in the north part of the farm.

Additional Land For Sale

Seller has an additional 113 acres available for sale directly southeast of this property. See Additional Land Aerial Map.

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FSA/Eff. Crop Acres		35.34	Avg. CSR2		74.7
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
933	Sawmill silty clay loam, shallow	78	23.9%	IIw	8.58
485	Spillville loam, 0 to 2 percent slopes	90	18.3%	IIw	6.56
120B	Tama silt loam, 2 to 5 percent slopes	95	15.1%	Ile	5.42
480C	Orwood silt loam, 5 to 9 percent	79	13.4%	IIle	4.82
480D	Orwood silt loam 9 to 14 percent	55	11.5%	IIle	4.15
1152	Marshan clay loam, 0 to 2 percent	54	9.7%	IIw	3.47
315	Perks-Chaseburg complex, 0 to 2	29	5.9%	IIw	2.10
142	Chaseburg silt loam, 0 to 2 percent	79	1.2%	IIw	0.4
480E	Orwood silt loam, 14 to 18 percent	43	1.0%	IVe	0.4
198B	Floyd loam, 1 to 4 percent slopes	89	0.1%	IIw	0.0

Comments

This is a nice Jones County farm located along Highway 151 with good income and residential potential.

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, unless otherwise stated. All property boundaries are approximate.

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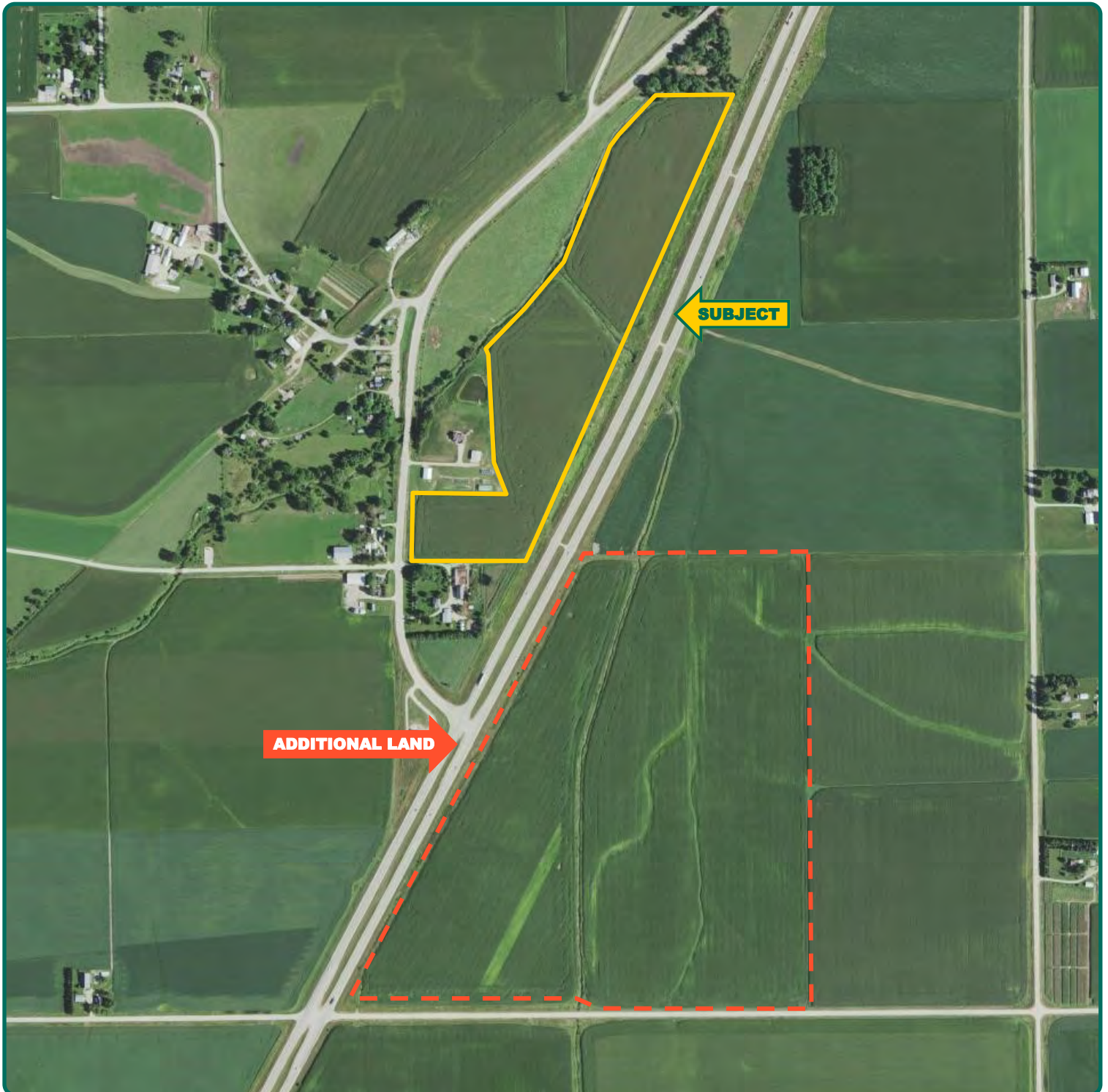
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Additional Land Aerial Map



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