

# Land For Sale

**ACREAGE:**

**113 Acres m/l**

**LOCATION:**

**Jones County, IA**



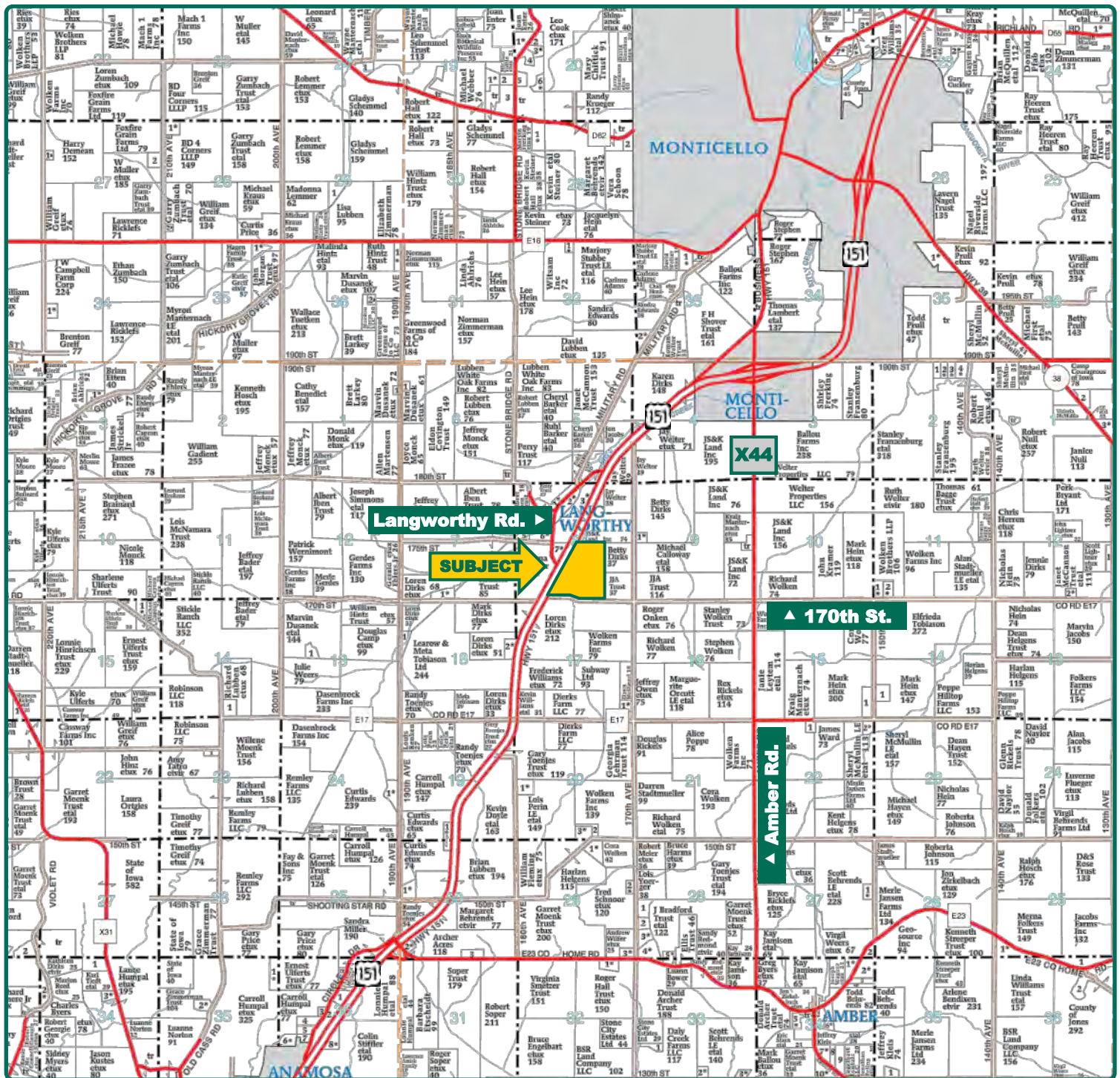
## **Property** *Key Features*

- High-Quality Jones County Farm
- 82.6 CSR2
- Located in Wayne Township Along Highway 151

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<b>FSA/Eff. Crop Acres:</b>	<b>109.12</b>
<b>Corn Base Acres:</b>	<b>99.91</b>
<b>Bean Base Acres:</b>	<b>9.19</b>
<b>Soil Productivity:</b>	<b>82.6 CSR2</b>

## Property Information

### 113 Acres m/l

### Location

**From Monticello:** 2 miles southwest on Highway 151.

### Legal Description

The W½ of the SE¼ and that part of the E½ of the SW¼ lying east of Highway 151; all located in Section 8, Township 85 North, Range 3 West of the 5th P.M., Jones County, Iowa.

### Price & Terms

#### Price Reduced!

- ~~\$1,226,050~~ \$1,186,500
- ~~\$10,850/acre~~ \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.
- Buyer to reimburse the previous operator for the grid soil samples.

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2018 - 2019: \$3,436.00

Net Taxable Acres: 104.82\*

Tax per Net Taxable Acre: \$32.78

*\*A retracement survey was completed in 2014 and concluded there are 113.11 acres. Because it was a retracement survey, the taxable acres remain the same for assessment purposes.*

### FSA Data

Farm Number 3326, Tract 816

FSA/Eff. Crop Acres: 109.12

Corn Base Acres: 99.91

Corn PLC Yield: 153 Bu.

Bean Base Acres: 9.19

Bean PLC Yield: 41 Bu.

### Soil Types/Productivity

Primary soils are Tama, Sawmill, and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 82.6. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

There is a considerable amount of tile installed on this farm.

### Soil Samples

The farm was grid soil sampled in the Fall of 2018.

### Additional Land For Sale

Seller has an additional 39 acres available for sale northwest of this property. See Additional Land Aerial Map.

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FSA/Eff. Crop Acres		109.12	Avg. CSR2		82.6
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silt loam, 2 to 5 percent slopes	95	30.2%	Ile	32.97
933	Sawmill silty clay loam, shallow	78	27.7%	IIw	30.23
11B	Colo-Ely complex, 0 to 5 percent	86	10.2%	IIw	11.11
120C	Tama silt loam, 5 to 9 percent slopes	90	9.0%	IIIe	9.87
246B	Curran silt loam, 2 to 5 percent	74	7.0%	Ile	7.69
177	Saude loam, 0 to 2 percent slopes	60	6.2%	IIs	6.82
1226	Lawler loam, 0 to 2 percent slopes,	59	5.4%	IIs	5.89
118	Garwin silty clay loam, 0 to 2 percent	90	2.1%	IIw	2.3
350	Waukegan silt loam, 0 to 2 percent	62	1.7%	IIs	1.8

## Comments

This is a good-quality Jones County farm located in a strong area with good soils!

*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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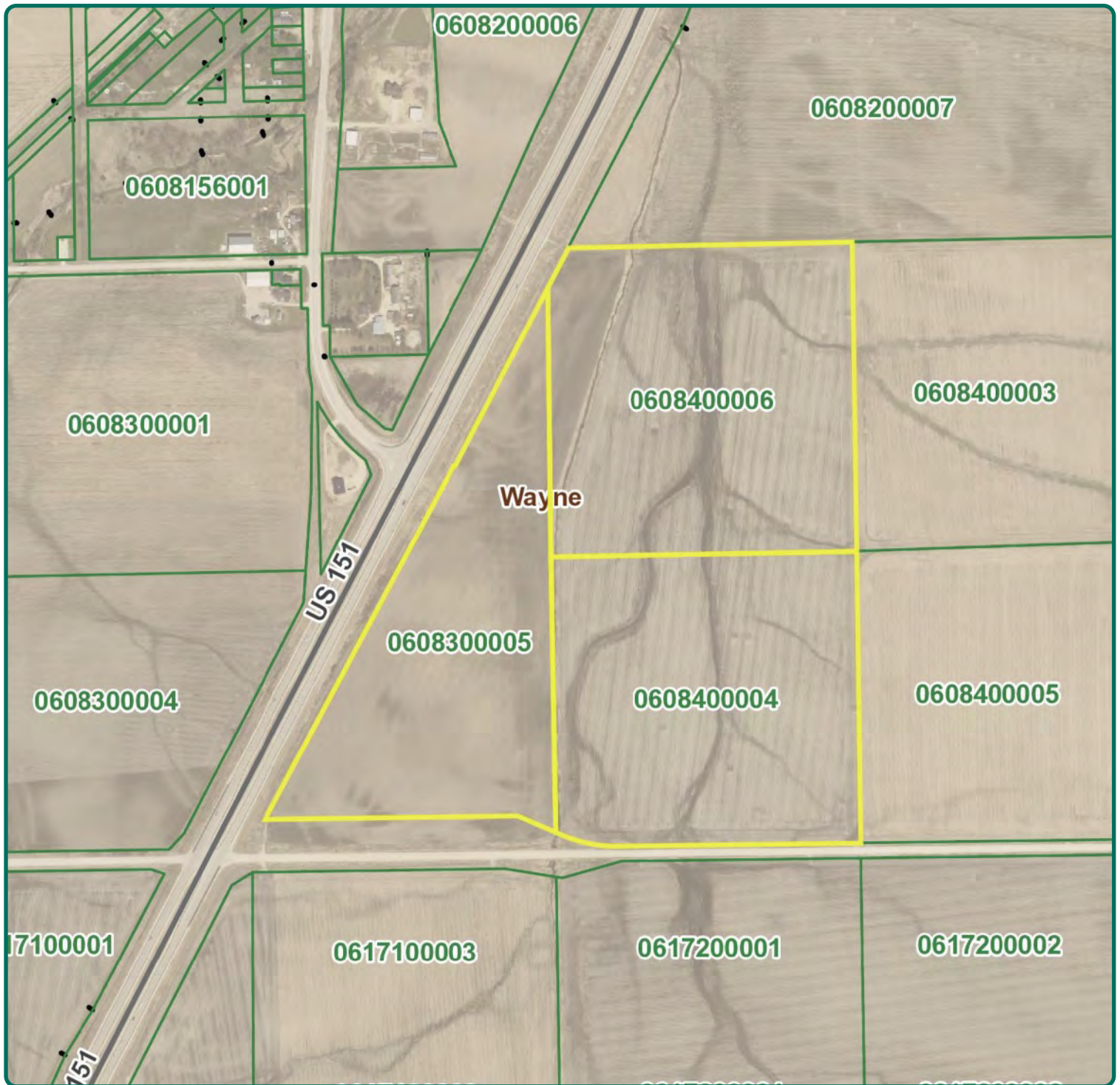
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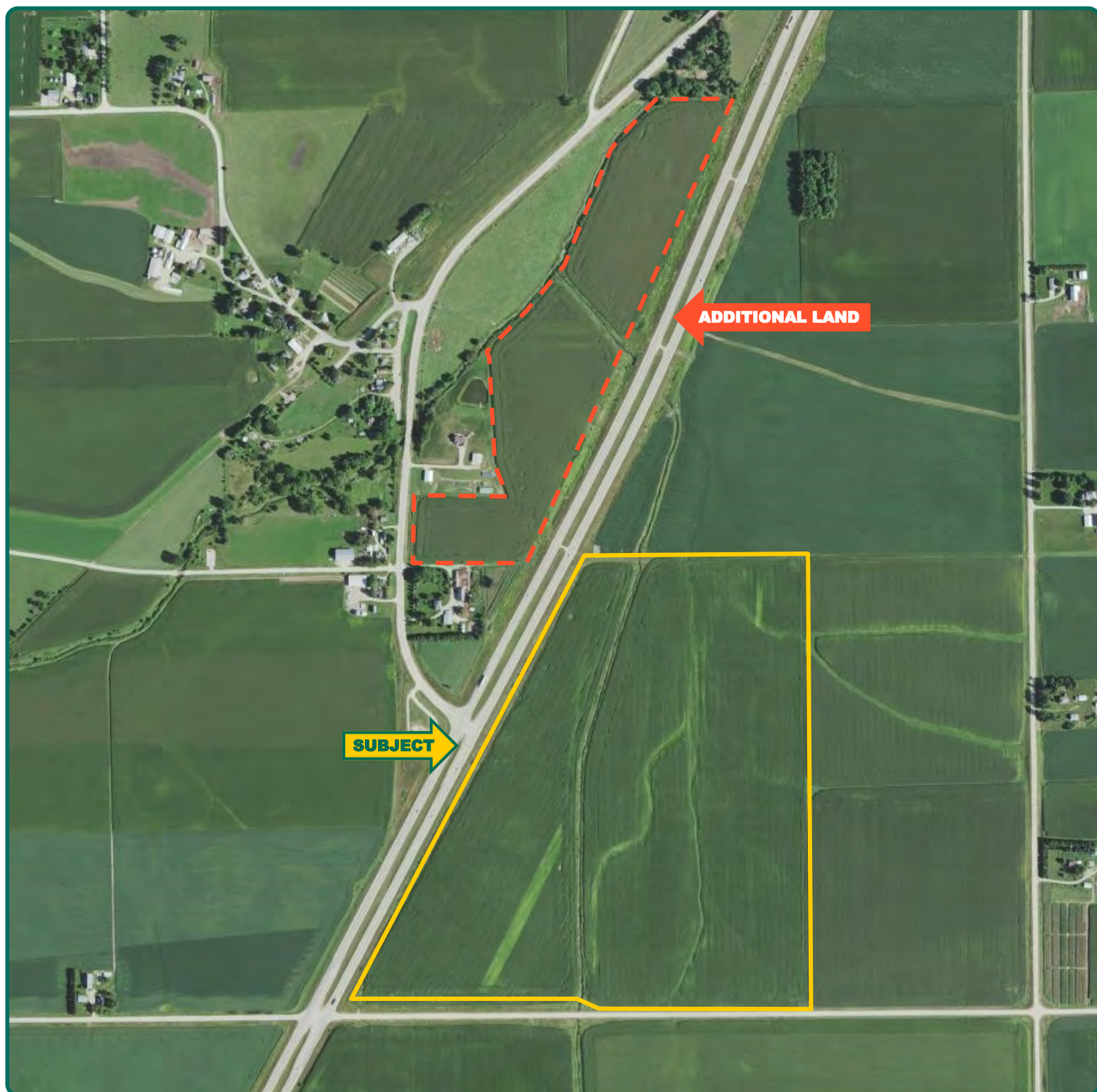


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# Additional Land Aerial Map



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