

Land For Sale

ACREAGE:

64.47 Acres, m/l

LOCATION:

Jefferson County, IA



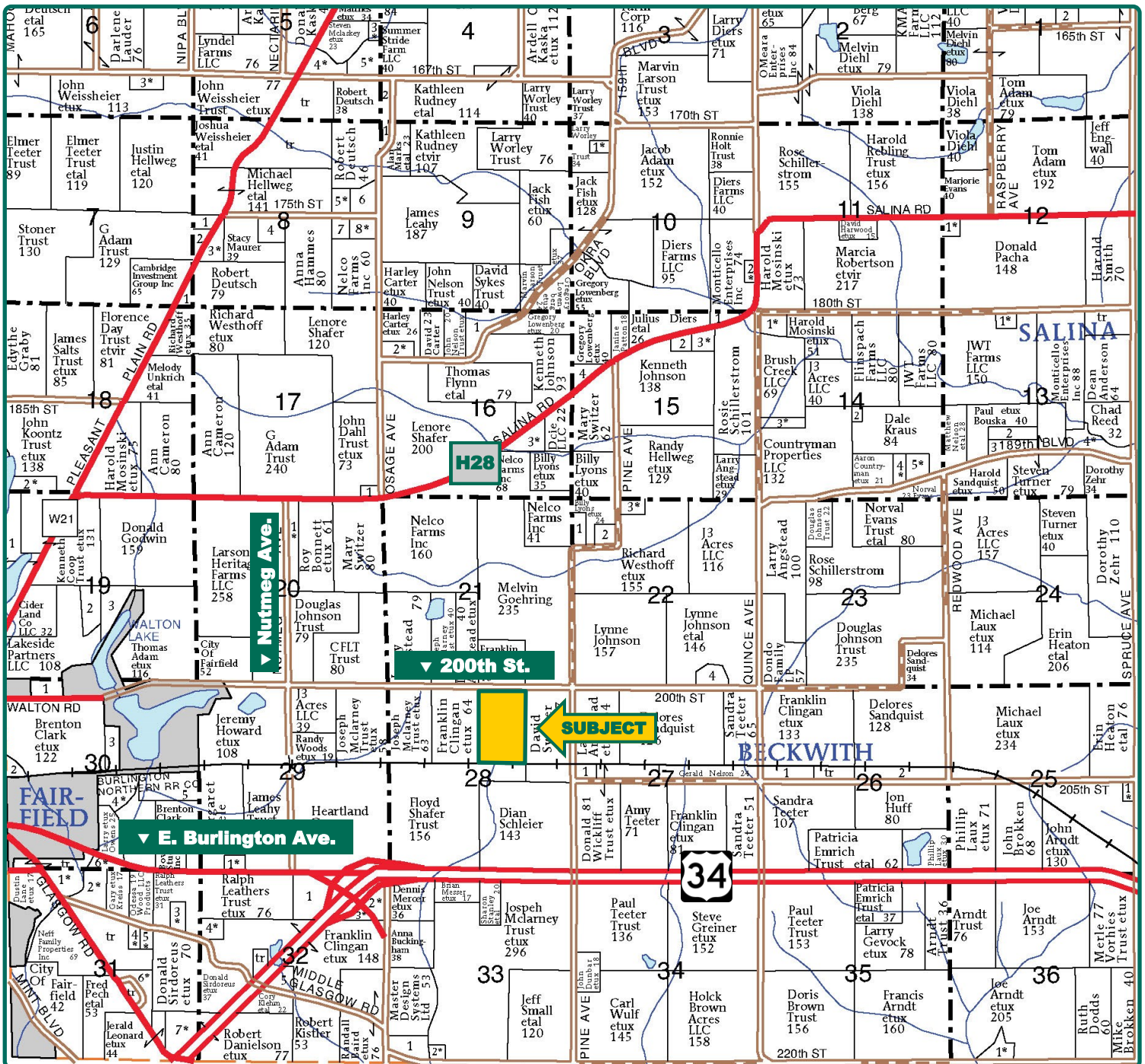
Property Key Features

- Located 4 Miles East of Fairfield
- 63.51 FSA/Eff. Crop Acres with a 87.10 CSR2
- Investment-Quality Jefferson County Farm

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FSA/Eff. Crop Acres: 63.51
Corn Base Acres: 41.47
Bean Base Acres: 21.84
Soil Productivity: 87.10 CSR2

Property Information

64.47 Acres, m/l

Location

From Fairfield: 2½ miles east on E. Burlington Ave./Hwy 34, then 1 mile north on Nutmeg Ave., then 1 mile east on 200th St. The farm is on the south side of the road.

Legal Description

W½ NE¼, lying north of the railroad right of way, Section 28, Township 72 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Price & Terms

- \$822,000.00
- \$12,750.12/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$2,034.00
 Gross Acres: 64.47
 Net Taxable Acres: 63.47
 Tax per Net Taxable Acre: \$32.05

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 4254, Tract 794
 FSA/Eff. Crop Acres: 63.51
 Corn Base Acres: 41.47
 Corn PLC Yield: 148 Bu.
 Bean Base Acres: 21.84
 Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Mahaska and Taintor. CSR2 on the FSA/Eff. crop acres is 87.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to gently sloping.

Drainage

Natural, with some tile. No maps available.

Buildings/Improvements

None.

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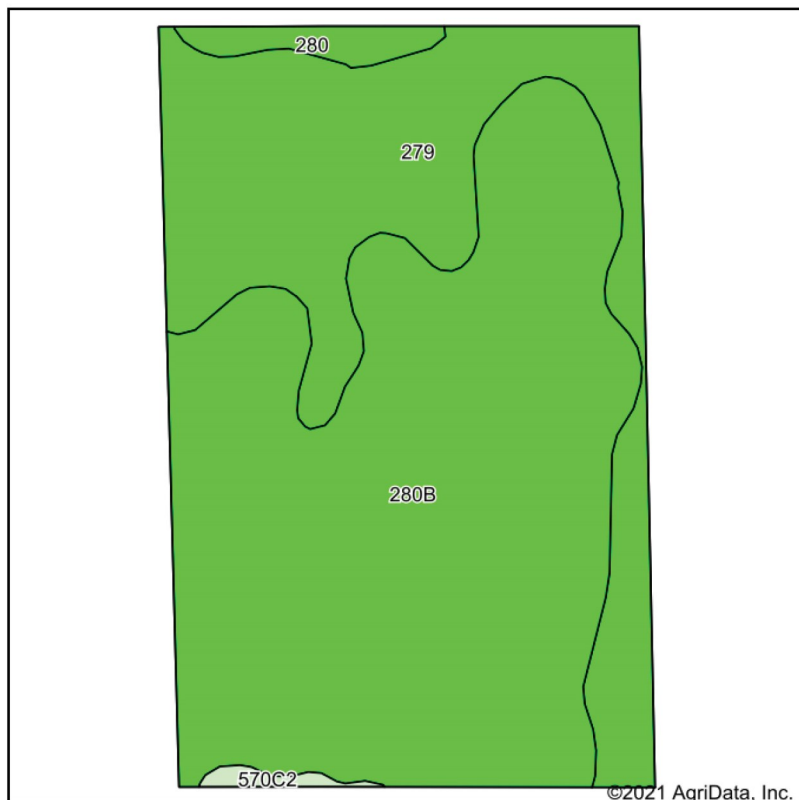
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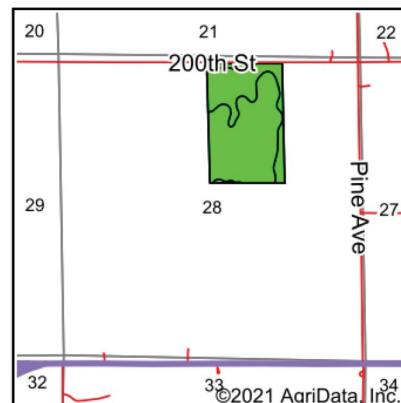
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **28-72N-9W**
Township: **Buchanan**
Acres: **63.51**
Date: **2/15/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280B	Mahaska silty clay loam, 2 to 5 percent slopes	41.48	65.3%		Ile	89	90
279	Taintor silty clay loam, 0 to 2 percent slopes	20.33	32.0%		Ilw	83	88
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.32	2.1%		Iw	94	95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.38	0.6%		Ille	70	67
Weighted Average						87.1	89.3

Water & Well Information

None.

Comments

This investment-quality farm is nearly 100% tillable and has a CSR2 of 87.10.

Additional Land for Sale

Seller has an additional 39 acres of land for sale located approximately 7 miles northwest of this of this property. See Additional Land Aerial Photo.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking South



Looking Southeast



Looking Northeast

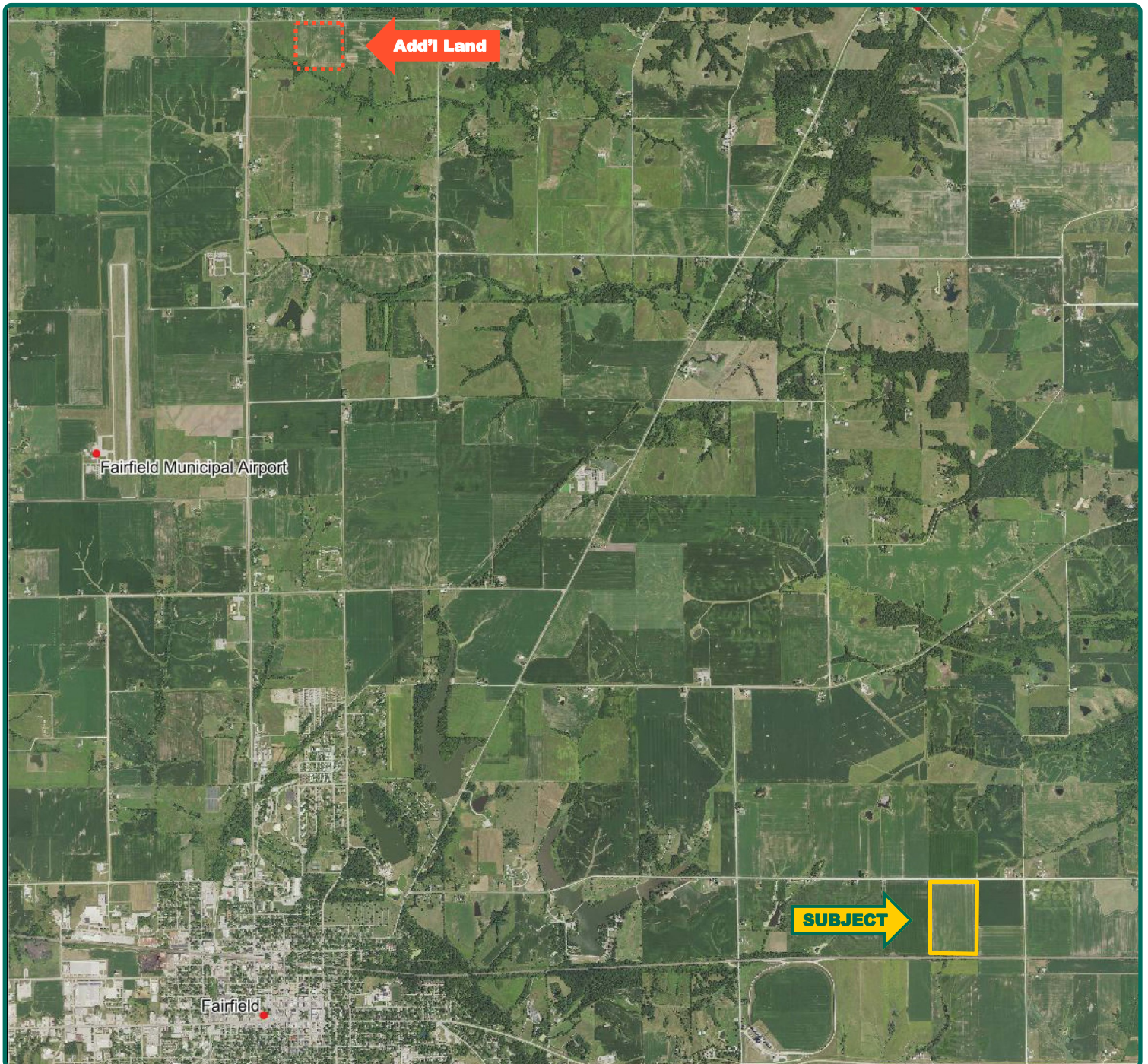


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