

# Land For Sale

**ACREAGE:**

**39.00 Acres, m/l**

**LOCATION:**

**Jefferson County, IA**



## Property *Key Features*

- Located 5 Miles North of Fairfield
- 32.79 FSA/Eff. Crop Acres with a CSR2 of 82.30
- Potential Building Site

**Rachelle Heller, ALC**  
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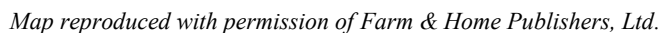
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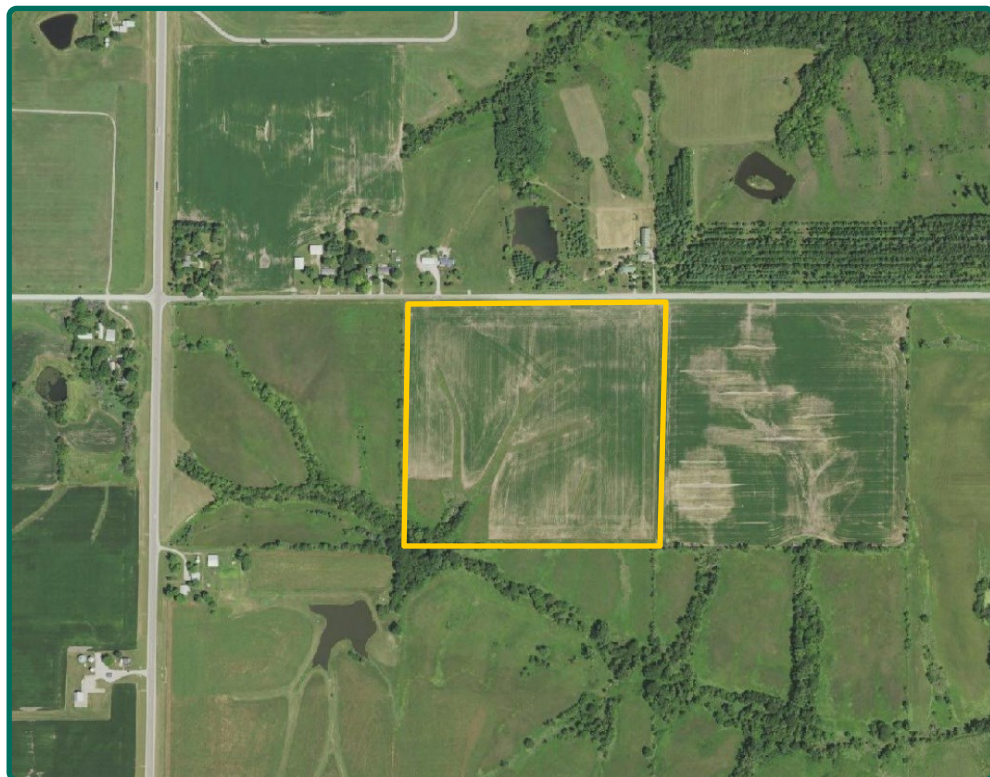




## Black Hawk Township, Jefferson County, IA



**AdamS@Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>32.79</b>
<b>CRP Acres:</b>	<b>3.89</b>
<b>Corn Base Acres:</b>	<b>16.05</b>
<b>Bean Base Acres:</b>	<b>15.86</b>
<b>Wheat Base Acres:</b>	<b>0.83</b>
<b>Soil Productivity:</b>	<b>82.30 CSR2</b>

## Property Information

### 39.00 Acres, m/l

### Location

From Fairfield: 5 miles north on Hwy 1, then ½ mile east on 155th St. The farm is on the south side of the road.

### Legal Description

NE¼ SW¼, Section 36, Township 73 North, Range 10 west of the 5th P.M., Jefferson Co., IA.

### Price & Terms

- \$417,300
- \$10,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,104  
Net Taxable Acres: 39.00  
Tax per Net Taxable Acre: \$28.31

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 4254, Tract 624  
FSA/Eff. Crop Acres: 32.79  
CRP Acres: 3.89  
Corn Base Acres: 16.05  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 15.86  
Bean PLC Yield: 37 Bu.  
Wheat Base Acres: 0.83  
Wheat PLC Yield: 37

### CRP Contracts

There are 3.89 acres enrolled in a CP-2 contract that pays \$952.00 annually and expires 9/30/27.

### Soil Types/Productivity

Primary soils are Mahaska, Hedrick and Ladoga. CSR2 on the FSA/Eff. crop acres is 82.30 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 moderately sloping.

### Drainage

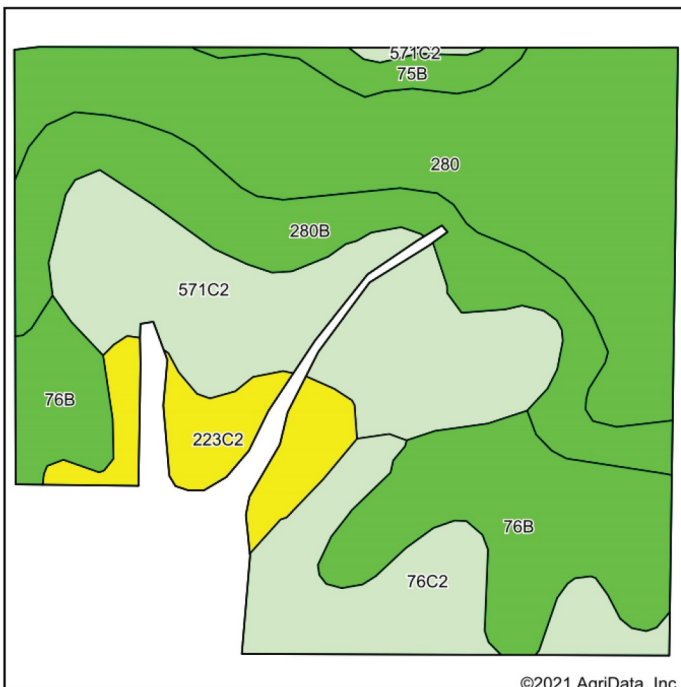
Natural, with some tile. No maps available.

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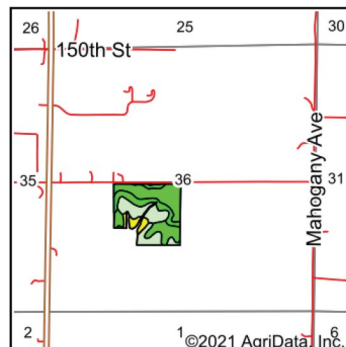
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Jefferson**  
Location: **36-73N-10W**  
Township: **Black Hawk**  
Acres: **32.79**  
Date: **2/15/2021**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280	Mahaska silty clay loam, 0 to 2 percent slopes	9.51	29.0%		Iw	94	95
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	6.51	19.9%		Ille	74	62
76B	Ladoga silt loam, 2 to 5 percent slopes	5.54	16.9%		Ile	86	85
280B	Mahaska silty clay loam, 2 to 5 percent slopes	4.77	14.5%		Ile	89	90
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.50	10.7%		Ille	75	65
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.22	6.8%		IVw	45	22
75B	Givin silt loam, 2 to 5 percent slopes	0.74	2.3%		Ile	80	81
Weighted Average						82.3	77.6

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a high-quality Jefferson County farm with the potential for a building site.

## Additional Land for Sale

Seller has an additional 64.47 acres of land for sale located approximately 7 miles southeast 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 South



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# Additional Land Aerial Photo



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