

# Land For Sale

**ACREAGE:**

**152.00 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## Property *Key Features*

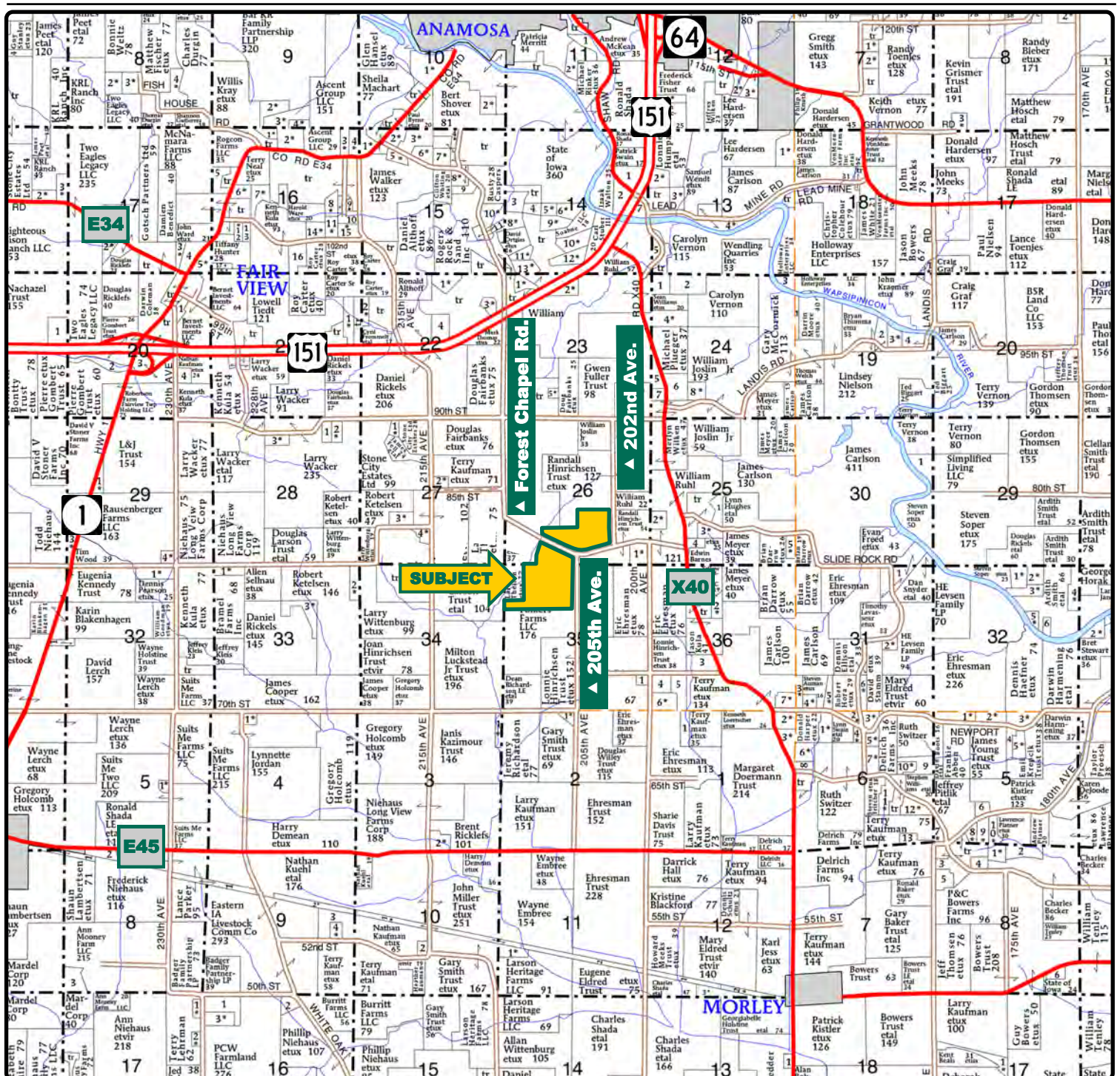
- Located 4 Miles South of Anamosa, Iowa
- 137.74 Est. FSA/Eff. Crop Acres with a 55.00 CSR2
- A Strong Area Close to Grain Processors

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REID: 010-2680-01



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**FSA/Eff. Crop Acres:** 137.74\*  
**CRP Acres:** 1.74\*  
**Corn Base Acres:** 69.59\*  
**Bean Base Acres:** 66.07\*  
**Soil Productivity:** 55.00 CSR2

*\*Acres are estimated.*

## Property Information

**152.00 Acres, m/l**

### Location

**From Anamosa - Intersection of Hwy 151 and Hwy 64:** 2½ miles south on Hwy 151 and 2 miles south on Forest Chapel Rd. The property is on the north and south sides of the road.

### Legal Description

The South 18 acres of the NW¼ SE¼; and part of the SW¼ SE¼ lying North of the road; the SE¼ of the SW¼ and part of the SW¼ SW¼ of Section 26. The N⅓ S½ NW¼; and the NE¼ NW¼; and E½ NW¼ NW¼ except 2 acres in Section 35. All in Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

### Price & Terms

- \$1,501,000.00
- \$9,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,263.00

Net Taxable Acres: 152.00\*

Tax per Net Taxable Acre: \$28.04\*

Tax Parcel ID #s: 0926400003, 0926300008, 0926400004, 0926300007, 0935100002 & 0935100003, part of 0935100004 & 0935100005

*\*Taxes estimated pending survey of the southern border. Jones County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm 376, Tract 1015

FSA/Eff. Crop Acres: 137.74\*

CRP Acres: 1.74\*

Corn Base Acres: 69.59\*

Corn PLC Yield: 162 Bu.

Bean Base Acres: 66.07\*

Bean PLC Yield: 51 Bu.

*\*Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

### CRP Contracts

There are 1.74 acres\* enrolled in a CP-8A contract that pays \$321.39/acre - or \$559 annually\* - and expires September 30, 2026.

*\*Acres and payments estimated pending reconstitution of CRP contract.*

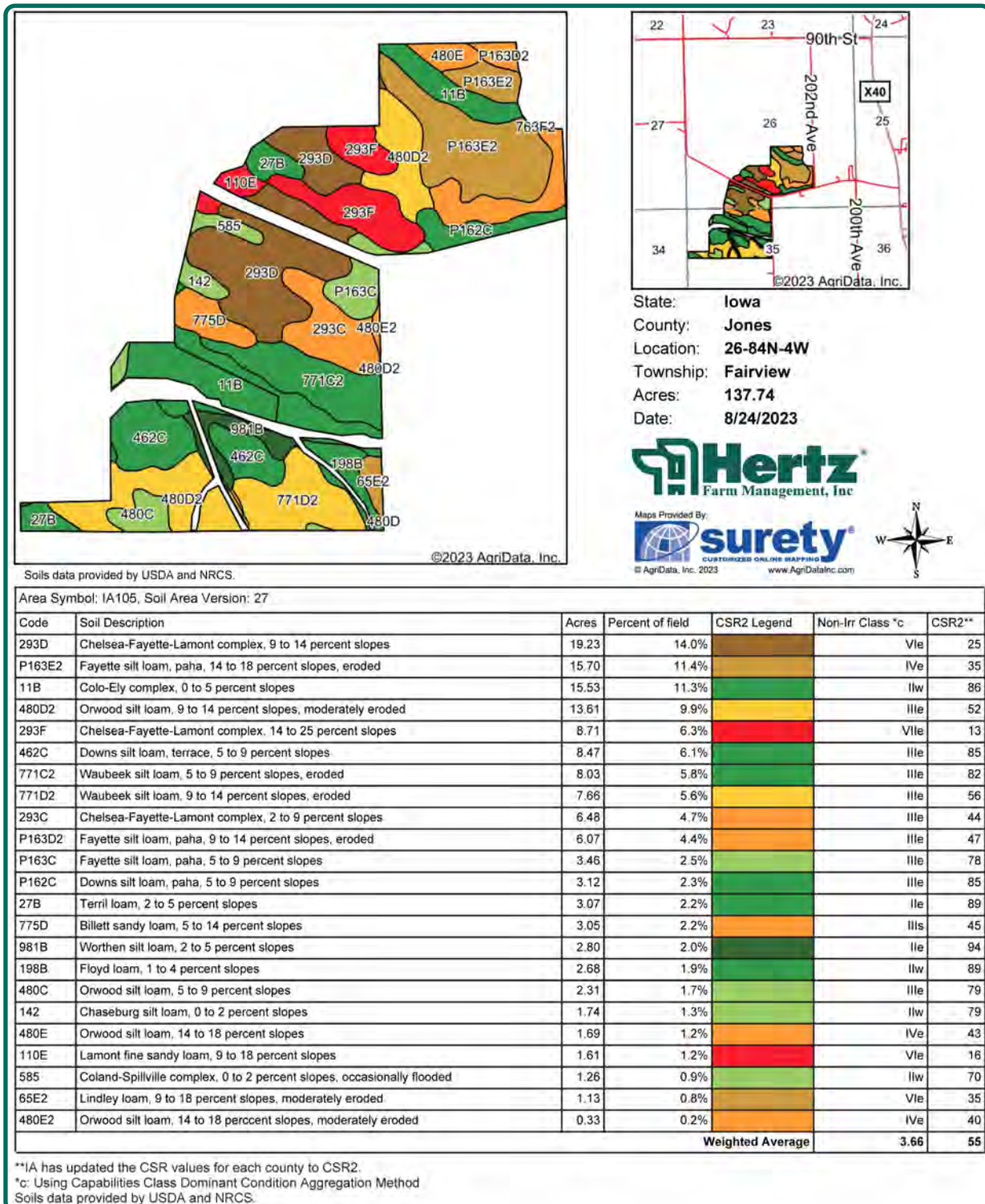
### Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Fayette and Colo-Ely. CSR2 on the Est. FSA/Eff. crop acres is 55.00. See soil map for detail.

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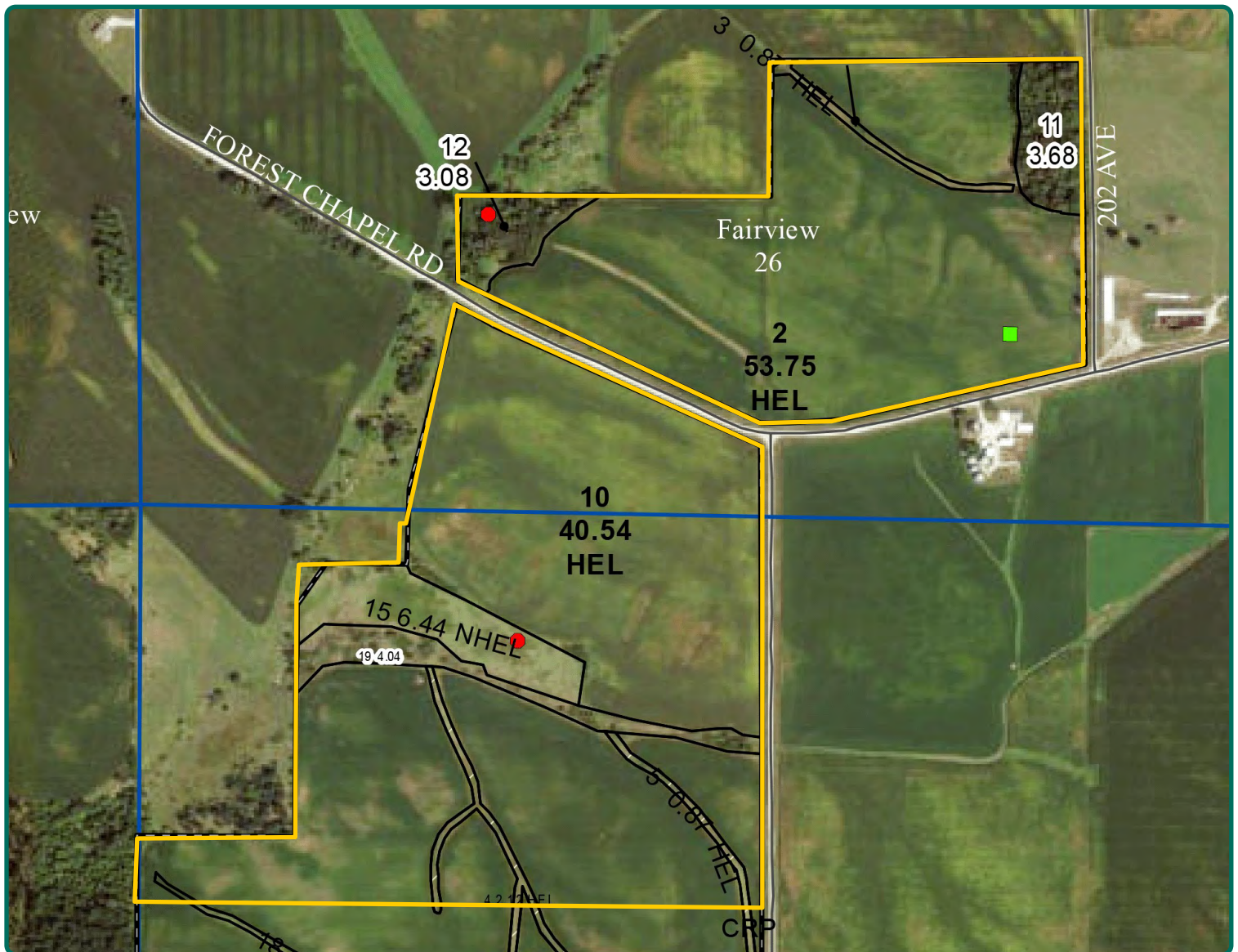
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## Land Description

Topography is rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

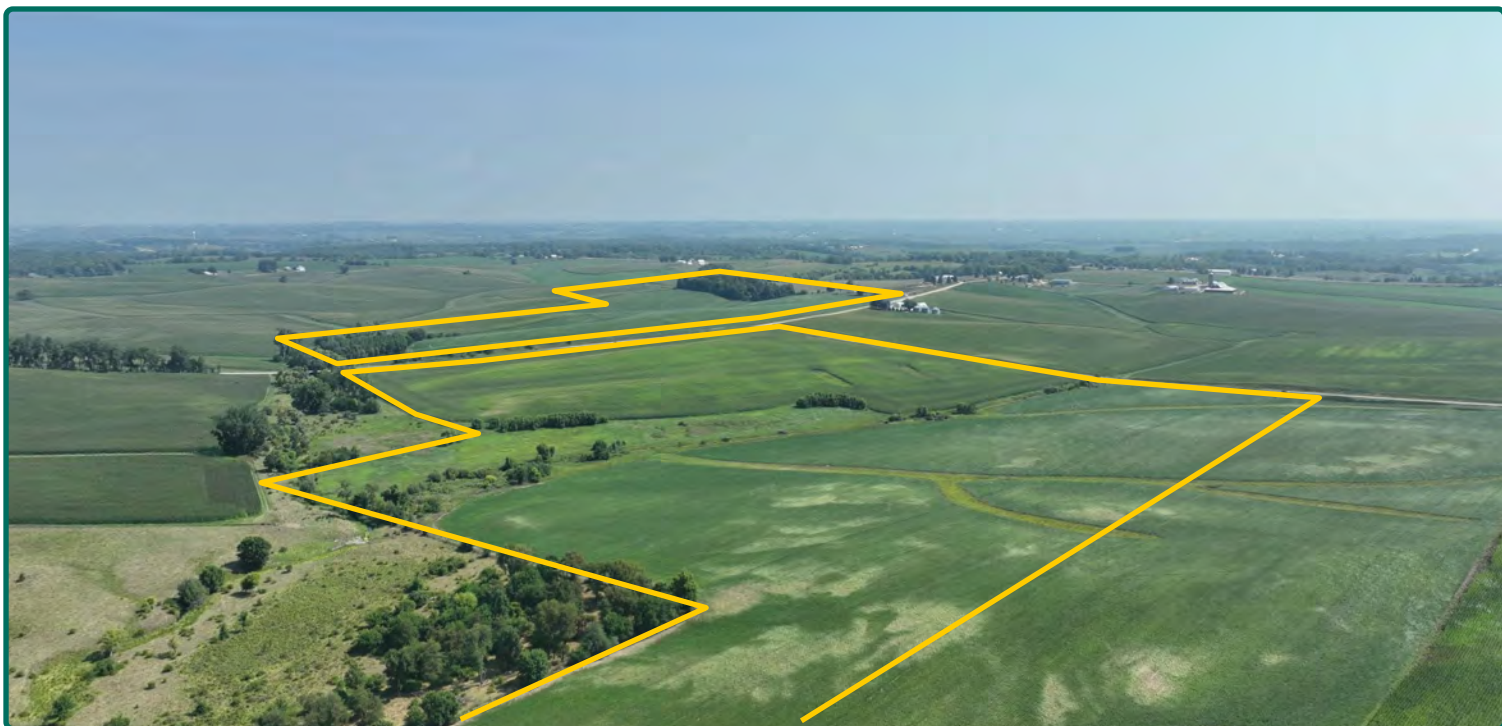
This is a productive Jones County farm located in a strong area.

*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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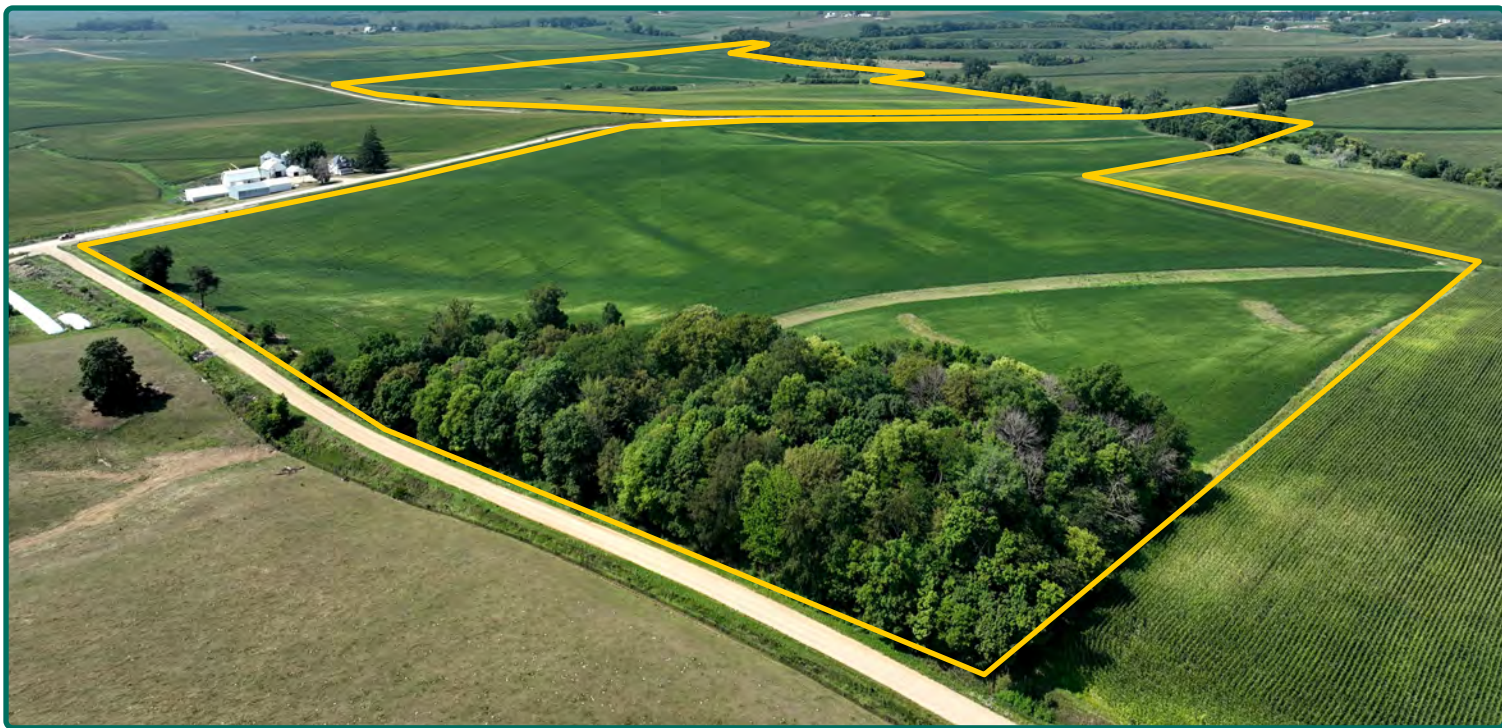
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