

# Land For Sale

**ACREAGE:**

**177.08 Acres, m/l**

**LOCATION:**

**Jefferson County, IA**



## Property *Key Features*

- Located 5½ Miles Northeast of Fairfield, Iowa
- 134.15 Estimated FSA/Eff. Crop Acres with a 74.50 CSR2
- Productive Farm with Additional CRP Income

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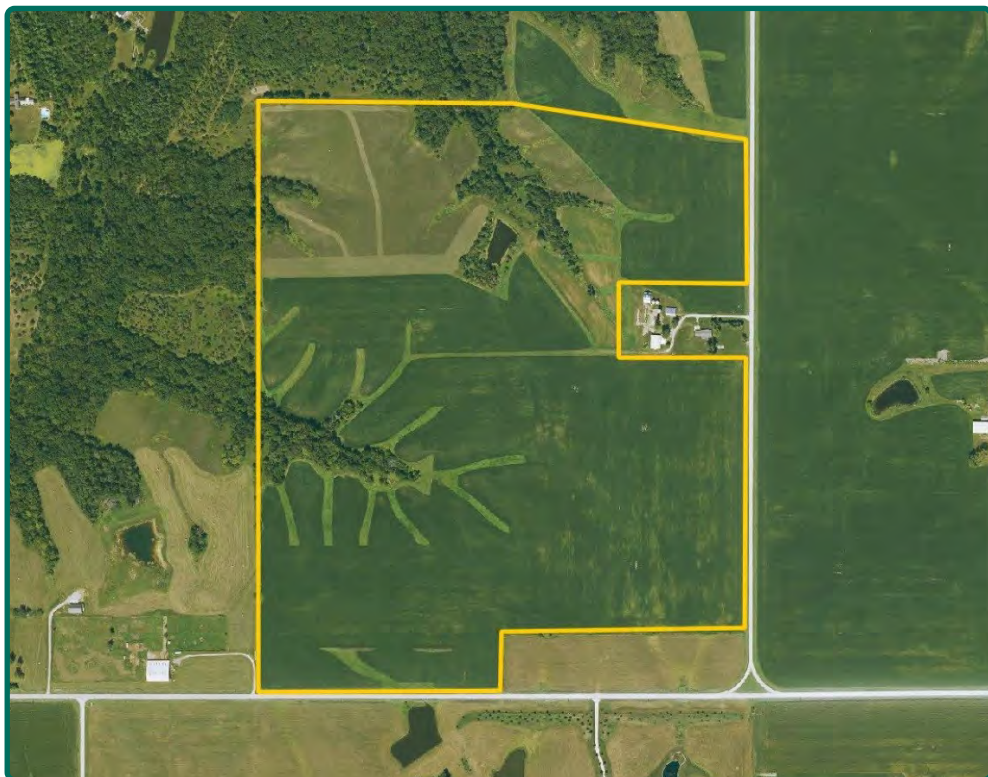
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**FSA/Eff. Crop Acres:** 134.15\*  
**CRP Acres:** 24.72\*  
**Corn Base Acres:** 88.52\*  
**Bean Base Acres:** 39.42\*  
**Wheat Base Acres:** 8.48\*  
**Soil Productivity:** 74.50 CSR2

*\*Acres are estimated.*

## Property Information

### 177.08 Acres, m/l

### Location

From Fairfield: 4½ miles northeast on Pleasant Plain Rd./Co. Rd. W21, then 1 mile east on 167th St. The property is on the north side of the road.

### Legal Description

NE¼ SW¼, north 30 acres of NW¼ SE¼, SE¼ NW¼, south 16 acres of NE¼ NW¼ and part of E½ NE¼, all in Section 4, Township 72 North, Range 9 West of the 5th P.M. Final survey legal to govern.

### Price & Terms

- \$1,885,902
- \$10,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,396.35\*

Surveyed Acres: 177.08

Net Taxable Acres: 173.86\*

Tax per Net Taxable Acre: \$25.29\*

Tax Parcel ID #s: 070430002, 0704400001, 0704100012, 0704100011, part of 0704200001, part of 0704200009

*\*Taxes estimated due to recent survey and tax parcel split. Jefferson County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Leased for the 2024 crop year. Contact agent for details.

### FSA Data

Farm Number 6208, Part of Tract 628

FSA/Eff. Crop Acres: 134.15\*

CRP Acres: 24.72\*

Corn Base Acres: 88.52\*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 39.42\*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 8.48\*

Wheat PLC Yield: 37 Bu.

*\*Acres are estimated pending reconstitution of farm by the Jefferson County FSA Office.*

### CRP Contracts

There are an estimated 24.72 acres enrolled in a CP-1 CRP contract that pays an estimated \$242.11/acre - or an estimated \$5,985.00 annually - and expires 9/30/27.

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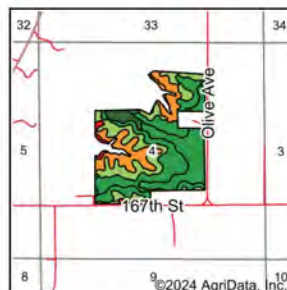
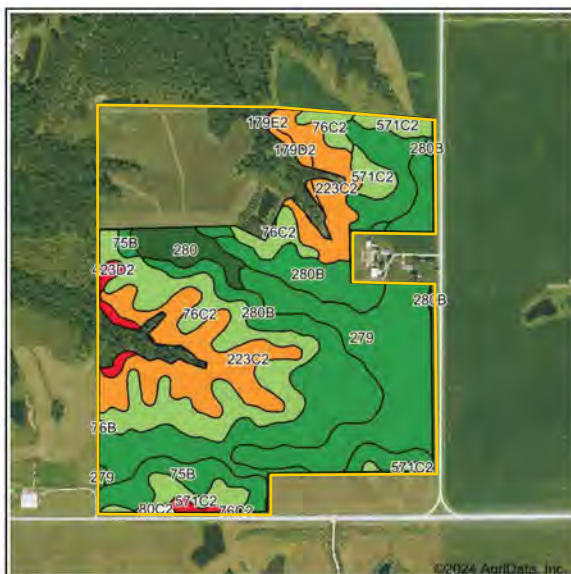
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State: **Iowa**  
County: **Jefferson**  
Location: **4-72N-9W**  
Township: **Buchanan**  
Acres: **134.15**  
Date: **2/14/2024**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280B	Mahaska silty clay loam, 2 to 5 percent slopes	31.49	23.6%		Ile	89
279	Taintor silty clay loam, 0 to 2 percent slopes	26.48	19.8%		Ilw	83
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	23.59	17.5%		IVw	45
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	23.46	17.4%		Ille	75
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	7.43	5.5%		Ille	74
75B	Givin silt loam, 2 to 5 percent slopes	7.10	5.3%		Ile	80
76B	Ladoga silt loam, 2 to 5 percent slopes	6.26	4.6%		Ile	86
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.51	3.3%		Ilw	94
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.74	1.3%		IVe	6
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.93	0.7%		IVe	45
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.63	0.5%		IVe	7
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	0.37	0.3%		Ille	69
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.12	0.1%		Vle	33
Weighted Average					2.60	74.5

\*\*IA has updated the CSR values for each county to CSR2.

\*\*IA has updated the CSR values for each county to CSR2 \*c: Using Capabilities Class Dominant Condition Aggregation Method

## Soil Types/Productivity

Primary soils are Mahasha, Taintor, Rinda and Ladoga. CSR2 on the estimated FSA/ Eff. crop acres is 74.50. 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 steep.

## Drainage

Natural with some tile. Map available, contact agent.

## Water & Well Information

None.

## Comments

There are deed restrictions on hog and cattle confinement buildings for a period

of 21 years. Contact agent for details.

*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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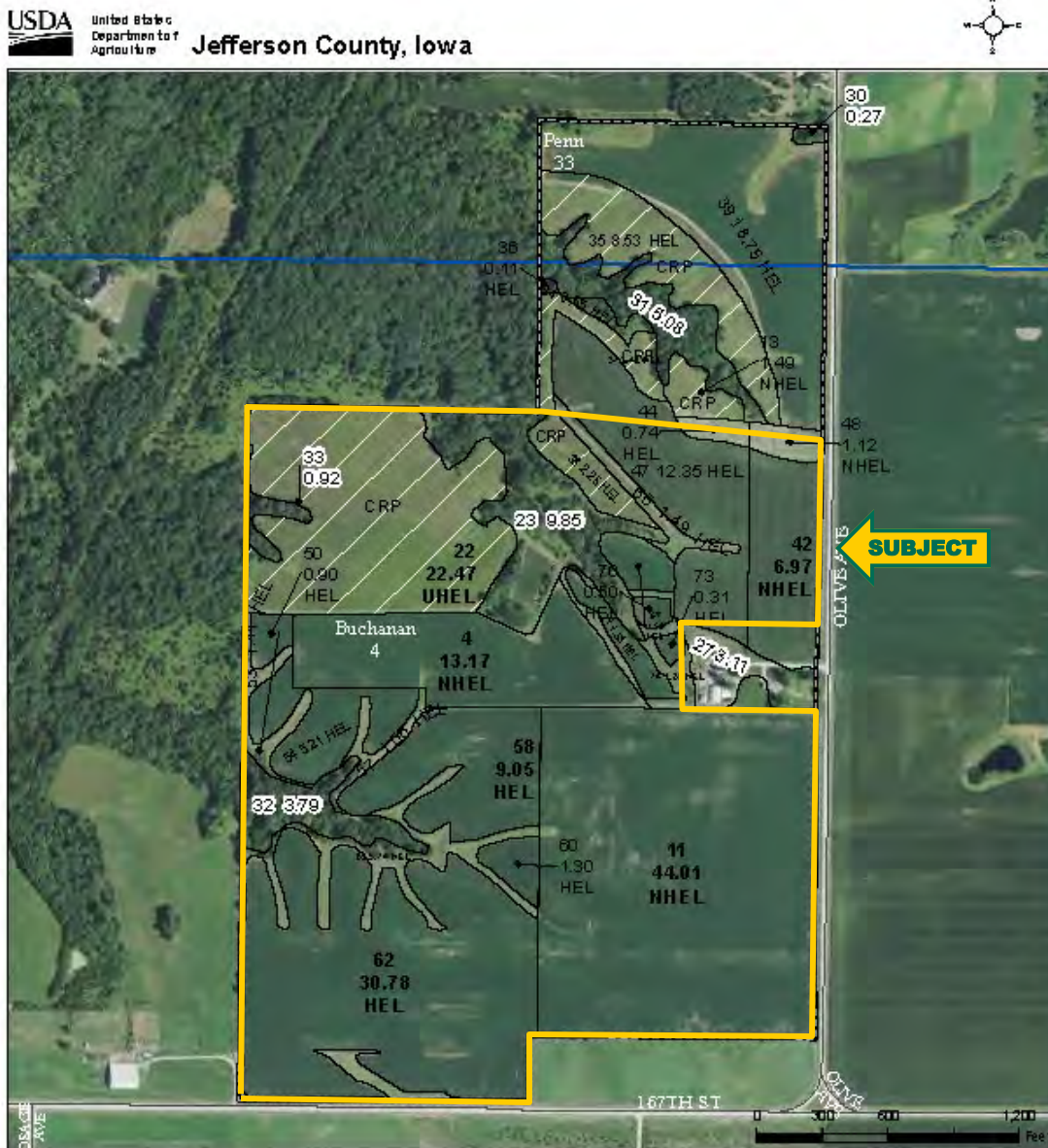
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**Legend**  
 Determination Identifiers  
 Non-Cropland CRP  
 Excluded Lands  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 197.66 acres

2023 Program Year  
 Map Created May 08, 2023

Farm 6208  
 Tract 628

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Looking West



Looking North



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Looking Northeast



Looking Southeast



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