

# Land For Sale

**ACREAGE:**

**482.70 Acres, m/l**

**LOCATION:**

**Jackson County, IA**



## Property *Key Features*

- Located 3 Miles North of Spragueville, Iowa
- 467.09 Est. FSA/Eff. Crop Acres with a 44.80 CSR2
- Rare Opportunity to Own a Large, Contiguous Tract of Jackson Co. Farmland

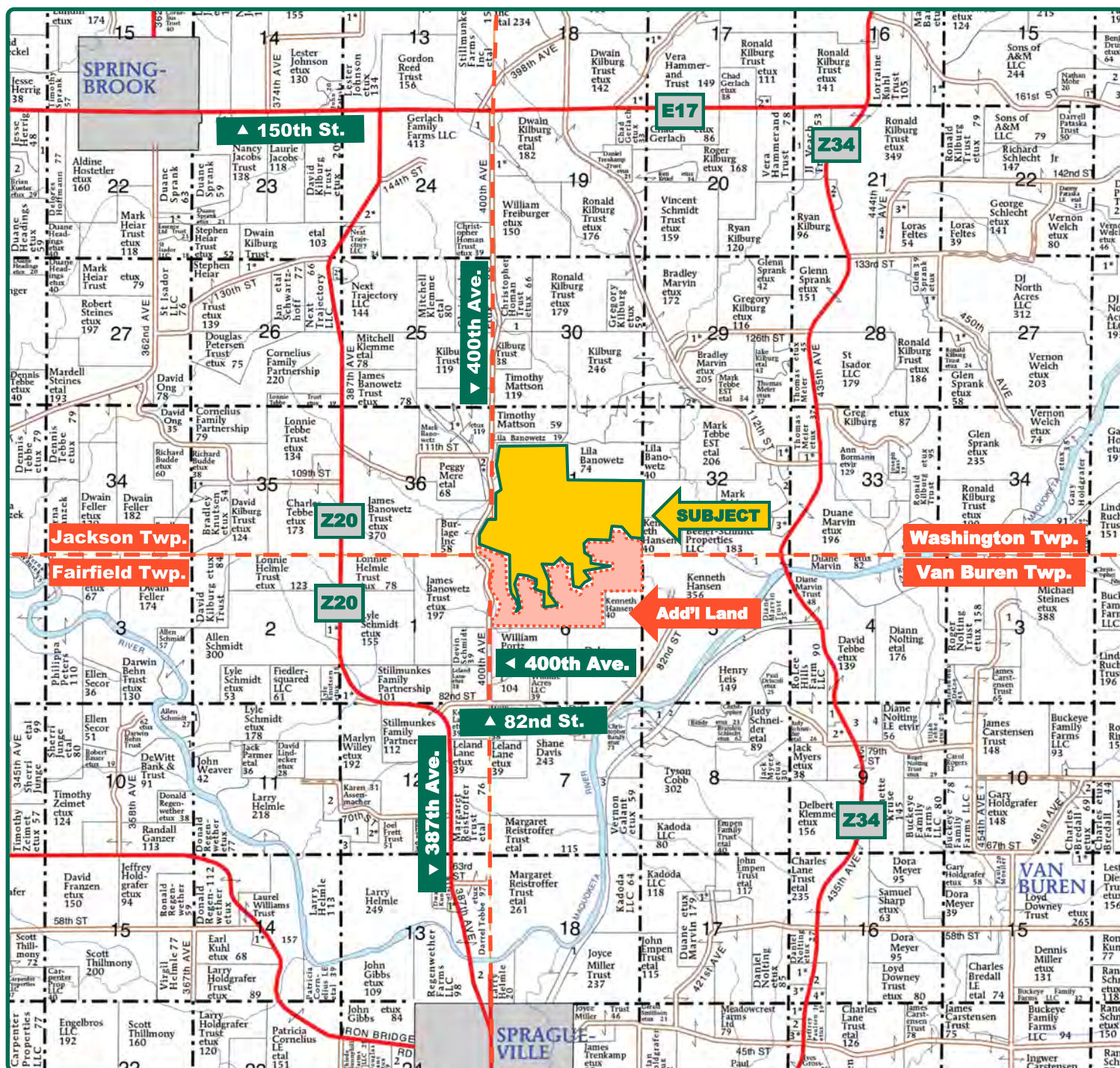
**Troy Louwagie, ALC**  
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102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





**Jackson, Washington & Van Buren Townships,**  
Jackson County, IA

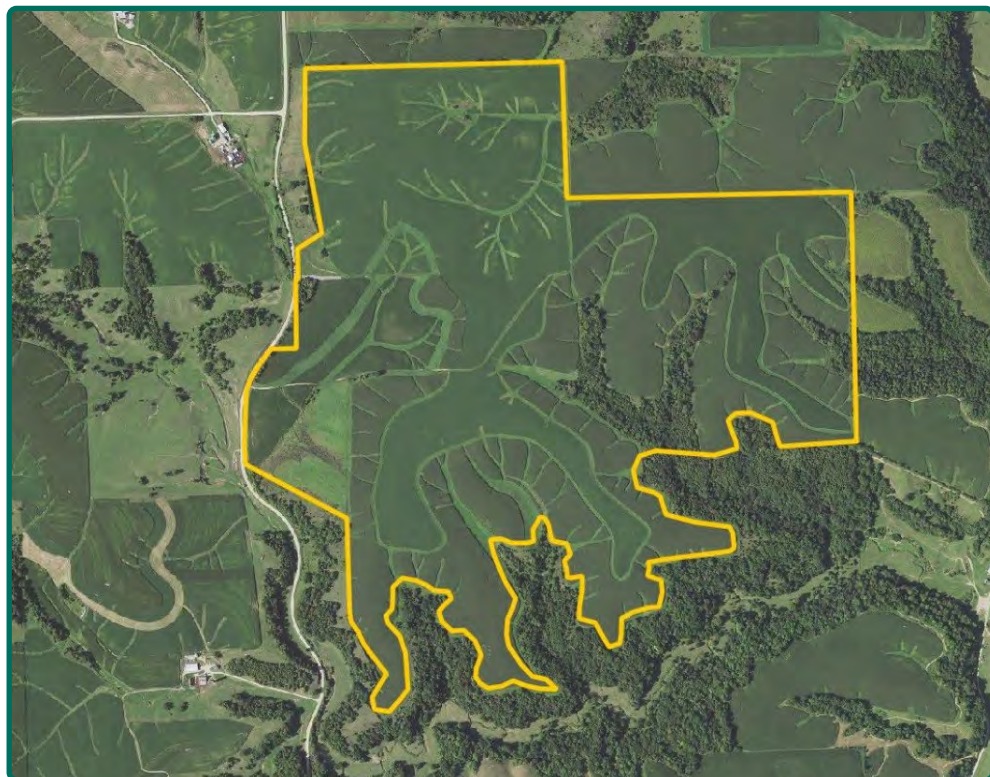


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**FSA/Eff. Crop Acres:** 467.09\*  
**Cert. Mixed Forage Acres:** 57.23\*  
**Oats Base Acres:** 38.99\*  
**Corn Base Acres:** 337.01\*  
**Bean Base Acres:** 45.57\*  
**Soil Productivity:** 44.80 CSR2

*\*Acres are estimated.*

## Property Information

### 482.70 Acres, m/l

#### Location

**From Spragueville:** 2 miles north on 387th Ave., ½ mile east on 82nd St. and 1 mile north on 400th Ave. The property is on the east side of the road.

#### Legal Description

The S½ N½ SW¼, the S½ SW¼, and the SE¼, the S½ NW¼ and the N½ N½ NW¼, all in Section 31, Township 85 North, Range 5, East of the 5th P.M., Jackson County, Iowa. That part of the SE¼ SE¼ lying east of the road of Section 36, Township 85 North, Range 4, East of the 5th P.M., Jackson County, Iowa. Plat of Survey No. 49-2023 located in that part of the NE¼ of Section 1, Township 84 North, Range 4 East of the 5th P.M.,

Jackson County, Iowa. The NW¼, the NE¼ NE¼, and the W½ NE¼, all in Section 6, Township 84 North, Range 5, East of the 5th P.M., Jackson County, Iowa, Excepting therefrom Plat of Survey No. 50-2023, PARCEL A and approximately 200.00 Acres of the pasture and timber located in the south half of this property. Updated abstract to govern.

#### Price & Terms

- \$5,237,295.00
- \$10,850/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: \$12,582.00\*  
 Net Taxable Acres: 482.70\*

Tax per Net Taxable Acre: \$26.07\*  
 Tax Parcel ID #s: 521331100010000, 521331100005000, 521331300007000, 521331300006000, 521331400001000, 521331400002000, 521331300004000 & 521331300005000; part of: 201236400007000, 521331400006000, 521331400005000, 472006100001000, 472006100002000, 472006200001000, 472006200002000, 472006100003000, 472006100004000 & 472006200003000

*\*Taxes estimated pending survey of property. Jackson County Treasurer/ Assessor will determine final tax figures.*

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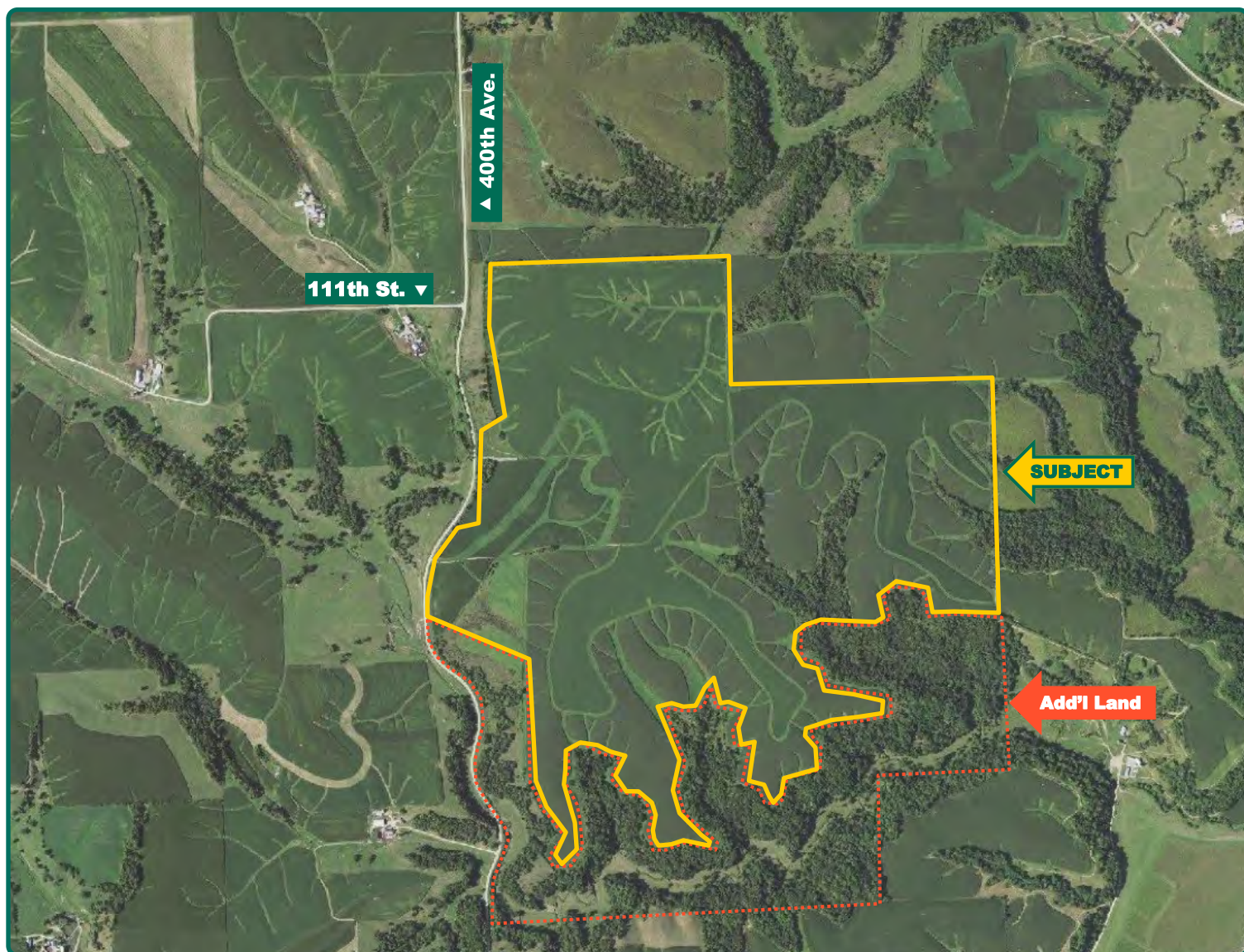








# Additional Land Aerial Photo



## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a unique opportunity to purchase a large, productive Jackson County farm.

## Additional Land for Sale

Seller has an additional tract of land for sale located south 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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