

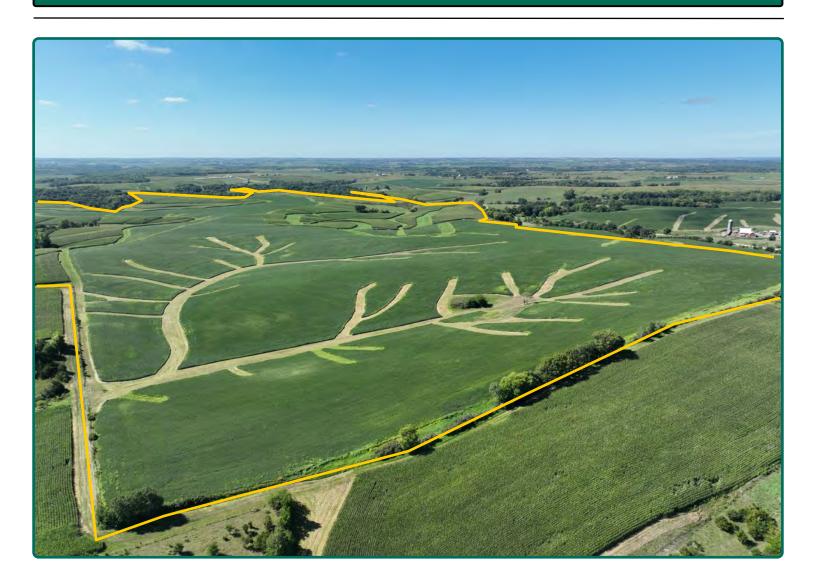
## **Land For Sale**

ACREAGE:

**LOCATION:** 

482.70 Acres, m/l

**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

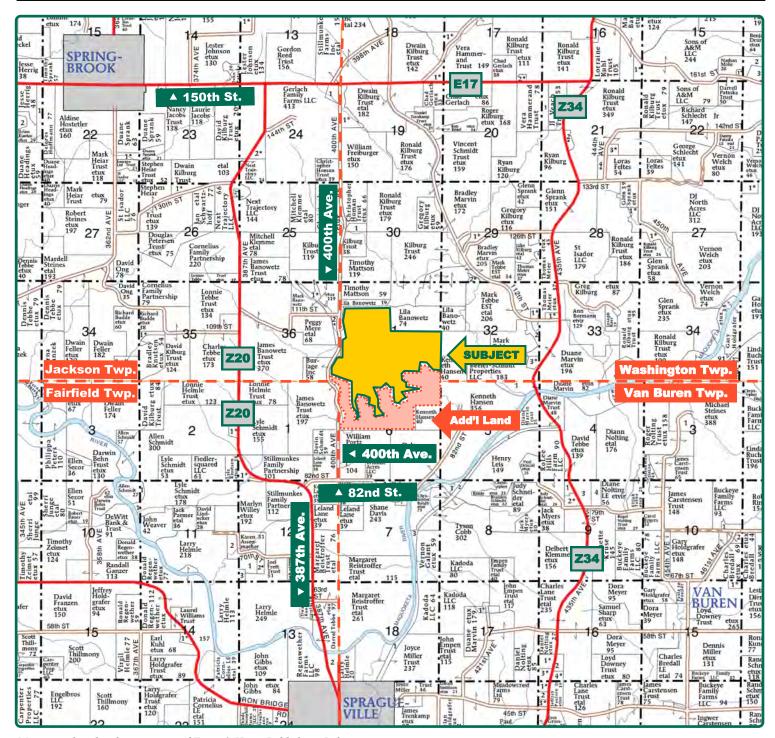
Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



## Plat Map

### Jackson, Washington & Van Buren Townships,

Jackson County, IA



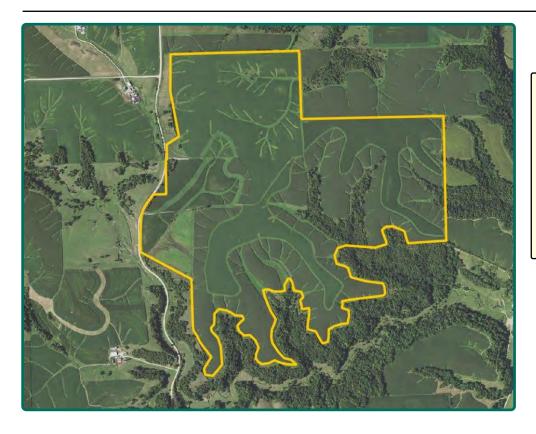
Map reproduced with permission of Farm & Home Publishers, Ltd.



## **Aerial Photo**

482.70 Acres, m/l

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.

FSA/Eff. Crop Acres:

## 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**

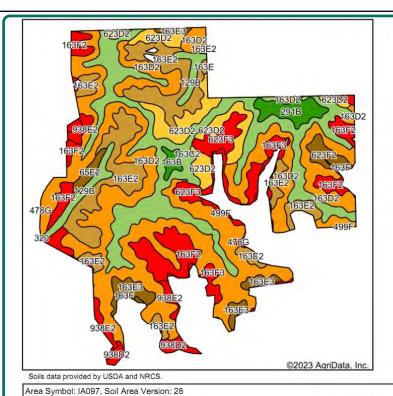
Taxes Payable 2023 - 2024: \$12,582.00\* Net Taxable Acres: 482.70\* Tax per Net Taxable Acre: \$26.07\* Tax Parcel ID #s: 521331100010000, 521331100005000, 521331300007000 521331300006000, 521331400001000, 521331400002000, 521331300004000 & 521331300005000; part of: 201236400007000, 521331400006000, 521331400005000, 472006100001000, 472006100002000, 472006200001000, 472006200002000, 472006100003000, 472006100004000 & 472006200003000 \*Taxes estimated pending survey of property. Jackson County Treasurer/ Assessor will determine final tax figures.

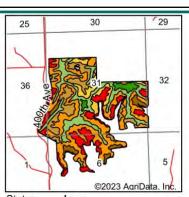
Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



## Soil Map

467.09 Est. FSA/Eff. Crop Acres





State: Iowa County: Jackson Location: 31-85N-5E Township: Washington 467.09 Acres: 8/31/2023 Date:





Non-Irr Class \*c

CSR2 Legend



83

5

21

38

75

44.8

lle

VIIs

Vle

IVe

3.67

		1 1				
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	167.31	35.8%		Ille	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	83.02	17.8%		IIIe	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	63.04	13.5%		IVe	35
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	31.95	6.8%	L j	Ille	50
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	31.34	6.7%		Vle	18
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	11.92	2.6%		Vie	29
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	11.31	2.4%		llw	73
623F3	Rozetta silty clay loam, 18 to 25 percent slopes, severely eroded	11.09	2.4%		Vle	13
291B	Atterberry silt loam, 2 to 5 percent slopes	9.89	2.1%		lle	85
499F	Nordness silt loam, 14 to 35 percent slopes	9.17	2.0%		VIIs	5
938E2	NewGlarus silt loam, 14 to 18 percent slopes, moderately eroded	7.23	1.5%		IVe	5
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	6.07	1.3%		VIIe	12
623F2	Rozetta silt loam, 18 to 25 percent slopes, moderately eroded	5.71	1.2%	3	Vle	21
938D2	NewGlarus silt loam, 9 to 14 percent slopes, moderately eroded	4.62	1.0%		Ille	8
65E2	Lindley silt loam, 14 to 18 percent slopes, moderately eroded	3.41	0.7%		Vle	27
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	3.16	0.7%		IVe	8

2.97

2.35

0.79

0.65

0.09

0.6%

0.5%

0.2%

0.1%

0.0%

Weighted Average

Fayette silt loam, 2 to 6 percent slopes

Fayette silt loam, 18 to 25 percent slopes

Fayette silt loam, 14 to 18 percent slopes

Nordness-Rock outcrop complex, 18 to 60 percent slopes

Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded

Soil Description

163B

478G

163F

163E

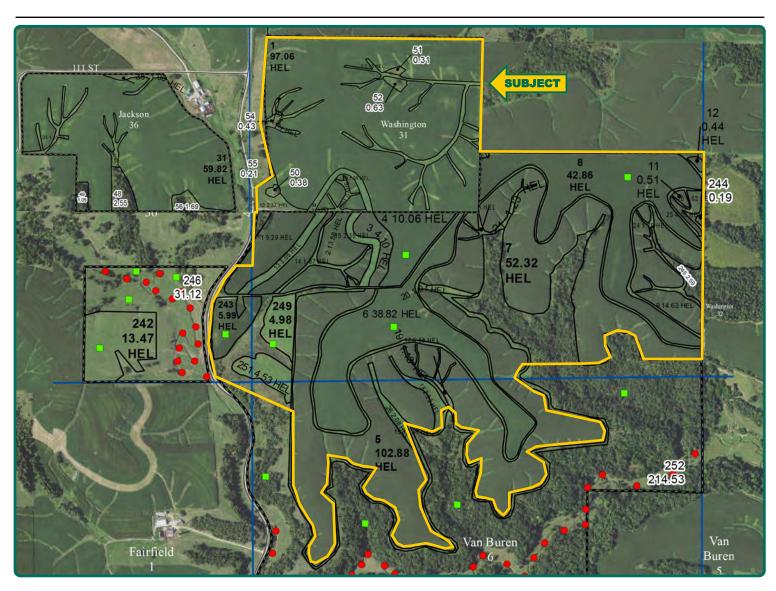
IA has updated the CSR values for each county to CSR2.

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method



## **FSA Map**

467.09 Est. FSA/Eff. Crop Acres



#### **FSA Data**

Part of Farm 644, Tract 2244 FSA/Eff. Crop Acres: 111.34 Cert. Mixed Forage Acres: 11.53 Corn Base Acres: 64.18\* Corn PLC Yield: 150 Bu. Bean Base Acres: 40.98\* Bean PLC Yield: 48 Bu. Part of Farm 666, Tract 2245 FSA/Eff. Crop Acres: 355.75\* Cert. Mixed Forage Acres: 45.70\* Oats Base Acres: 38.99\* Oats PLC Yield: 52 Bu. Corn Base Acres: 272.83\* Corn PLC Yield: 147 Bu. Bean Base Acres: 4.59\* Bean PLC Yield: 43 Bu.

\*Acres are estimated pending reconstitution of farm by the Jackson

County FSA office.

#### **Soil Types/Productivity**

Primary soil is Fayette. CSR2 on the Est. FSA/Eff. crop acres is 44.80. See soil map for detail.

#### **Land Description**

Land topography is rolling.

#### **Drainage**

Drainage is natural.

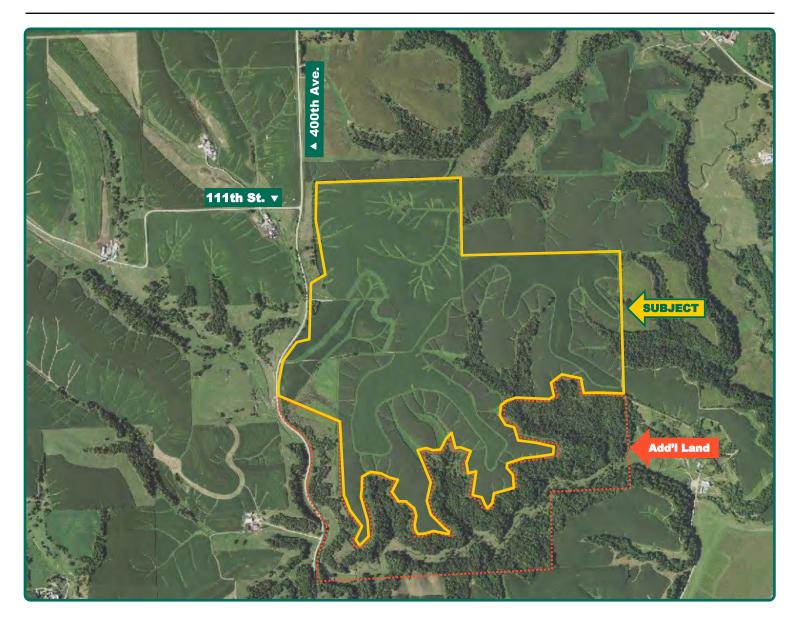
Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag



## 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.

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



# **Property Photos**





Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



# **Property Photos**





Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag