

## Gladys M. Schemmel Trust

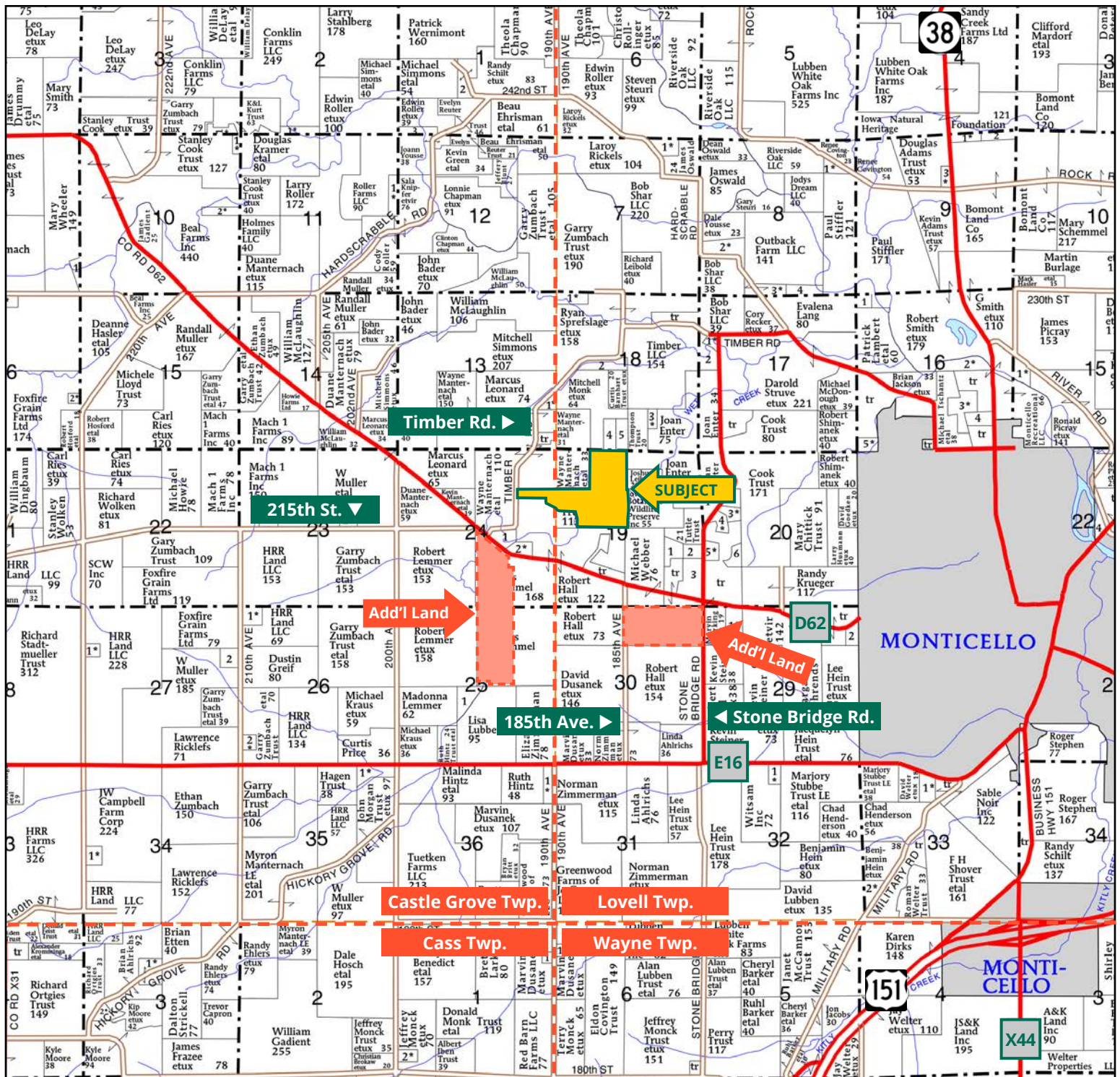


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**319.721.4068**  
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Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**120.44 Acres, m/l**  
**Jones County, IA**





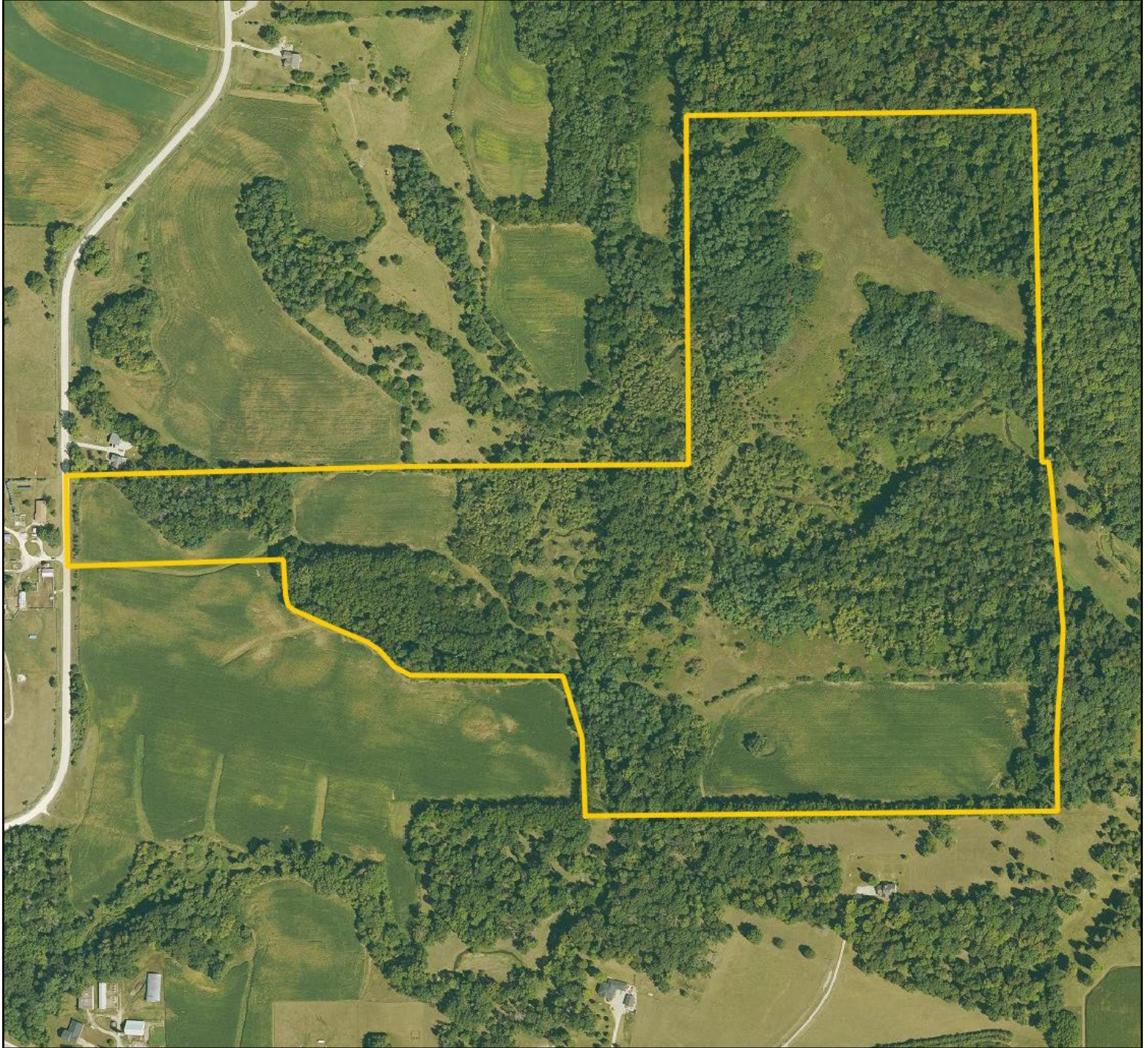
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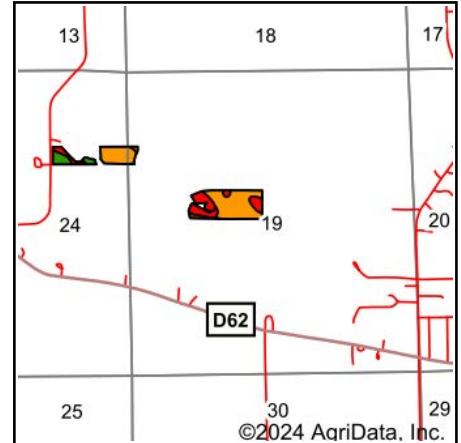
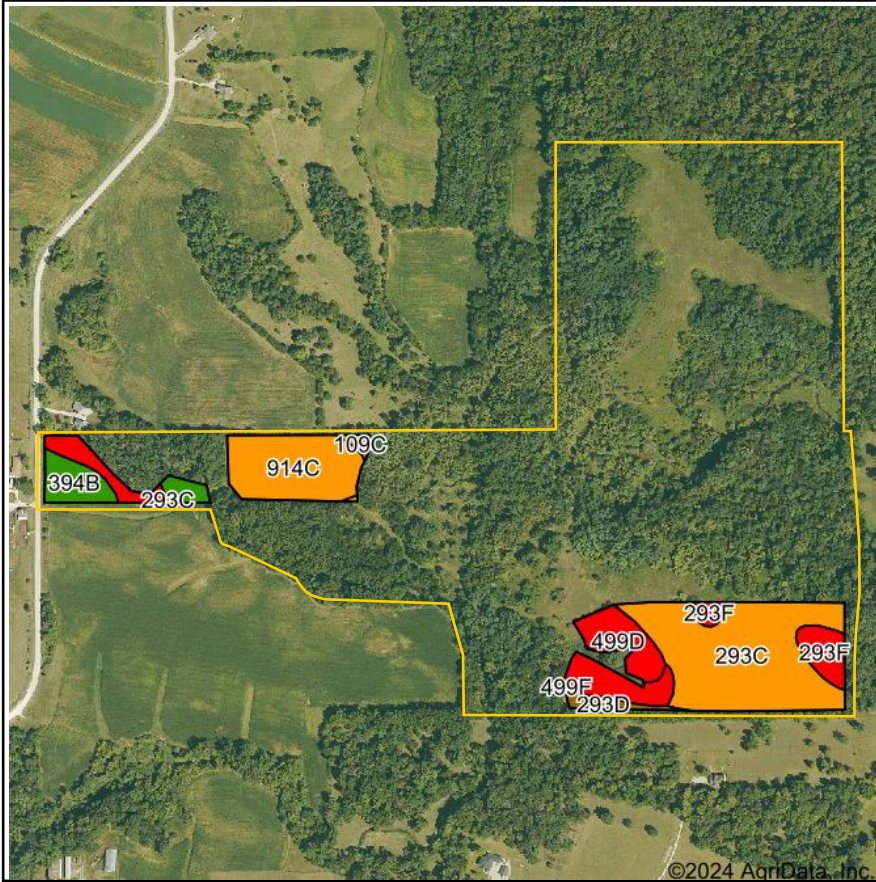
FSA/Eff. Crop Acres: 20.24 | Soil Productivity: 37.70 CSR2



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State: **Iowa**  
 County: **Jones**  
 Location: **19-86N-3W**  
 Township: **Lovell**  
 Acres: **20.24**  
 Date: **10/29/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	8.49	41.9%		IIIe	44
914C	Winneshiek loam, 2 to 9 percent slopes	3.93	19.4%		IIIe	43
293F	Chelsea-Fayette-Lamont complex, 14 to 25 percent slopes	2.81	13.9%		VIIe	13
499D	Nordness loam, 5 to 14 percent slopes	2.61	12.9%		VIIs	5
394B	Ostrander loam, 2 to 5 percent slopes	1.26	6.2%		Ile	88
27B	Terril loam, 2 to 5 percent slopes	0.46	2.3%		Ile	89
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	0.46	2.3%		VIe	25
109C	Backbone sandy loam, 5 to 9 percent slopes	0.22	1.1%		IVs	31
Weighted Average					3.94	37.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

**From Monticello:** 2½ miles northwest on Co. Rd. D62 and ¼ mile northeast on Timber Rd. The property is on the east side of the road.

## Simple Legal

That part of the NW¼ of Section 19, Township 86 North, Range 3 West of the 5th P.M. and the NE¼ of Section 24, Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$873,190.00
- \$7,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$1,634.00  
Gross Acres: 120.44  
Net Taxable Acres: 120.04  
Tax per Net Taxable Acre: \$13.61

## Lease Status

Open lease for 2025.

## FSA Data

Farm Number 4423, Part of Tract 139  
FSA/Eff. Crop Acres: 20.24  
Corn Base Acres: 18.44\*  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 1.80\*  
Bean PLC Yield: 60 Bu.

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

## Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont & Winneshiek. CSR2 on the FSA/Eff. crop acres is 37.70. 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

The terrain is gently rolling to rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Solid Waste

There are a few old hog feeders in a ravine.

## Comments

This one-of-a-kind recreational farm is located just northwest of Monticello, featuring diverse hardwoods, income-producing cropland and a section of Deer Creek with attractive limestone bluffs. This unique property offers habitat for abundant wildlife, including mature deer and turkey.

## Additional Land for Sale

Seller has two additional tracts 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.



East Looking West



Cropland





Prairie



Prairie

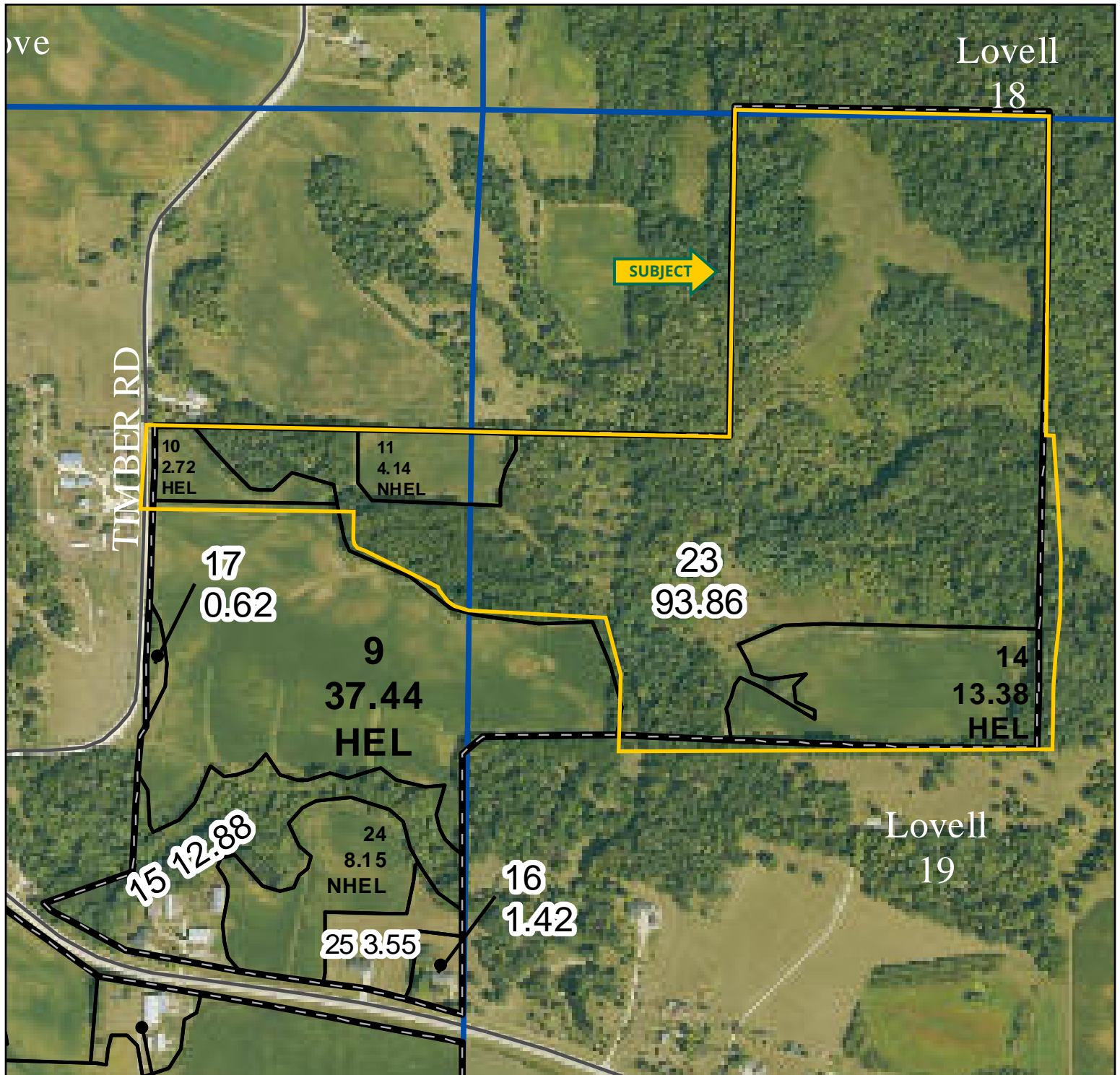


Deer Creek

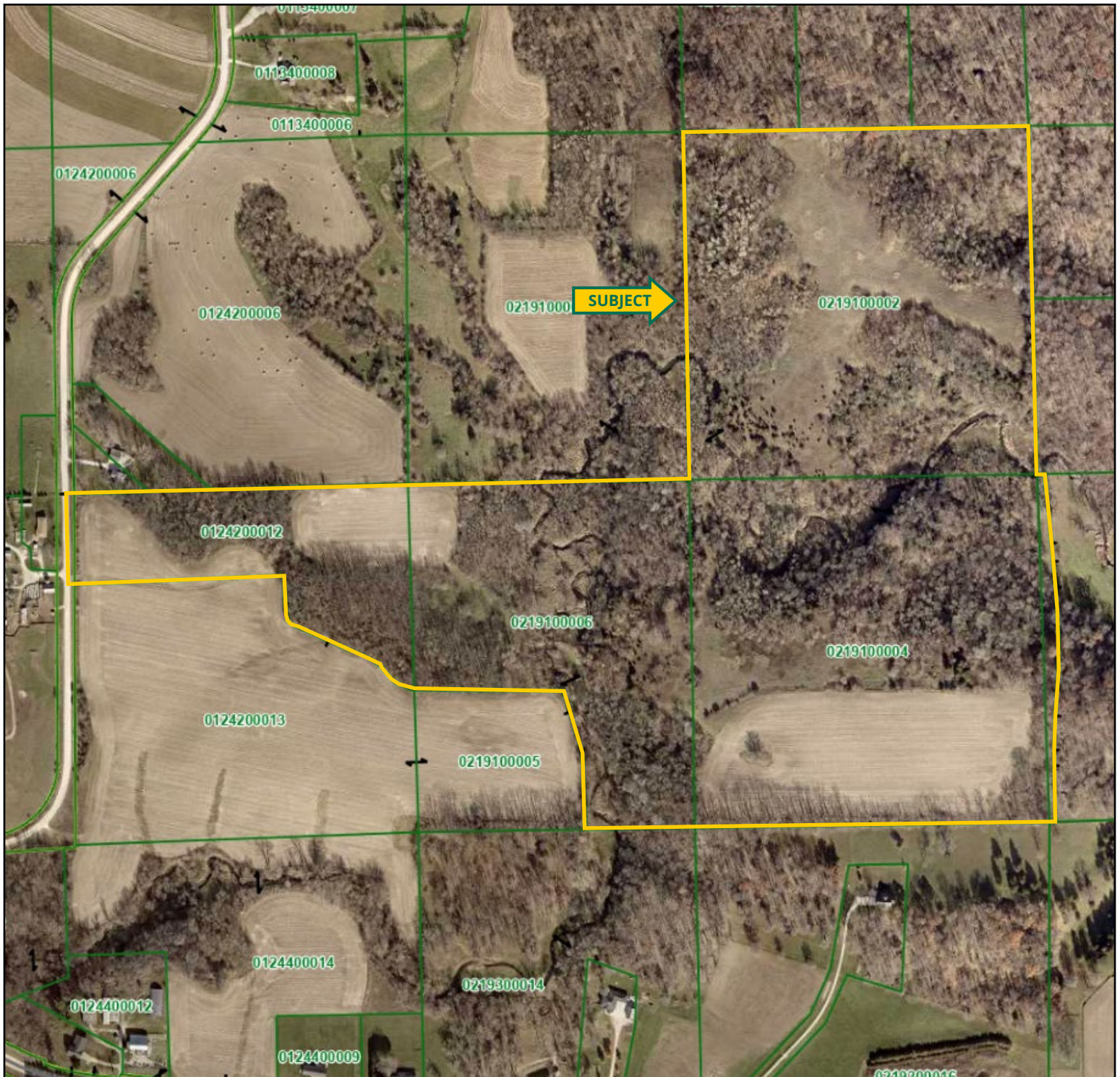


Deer Creek

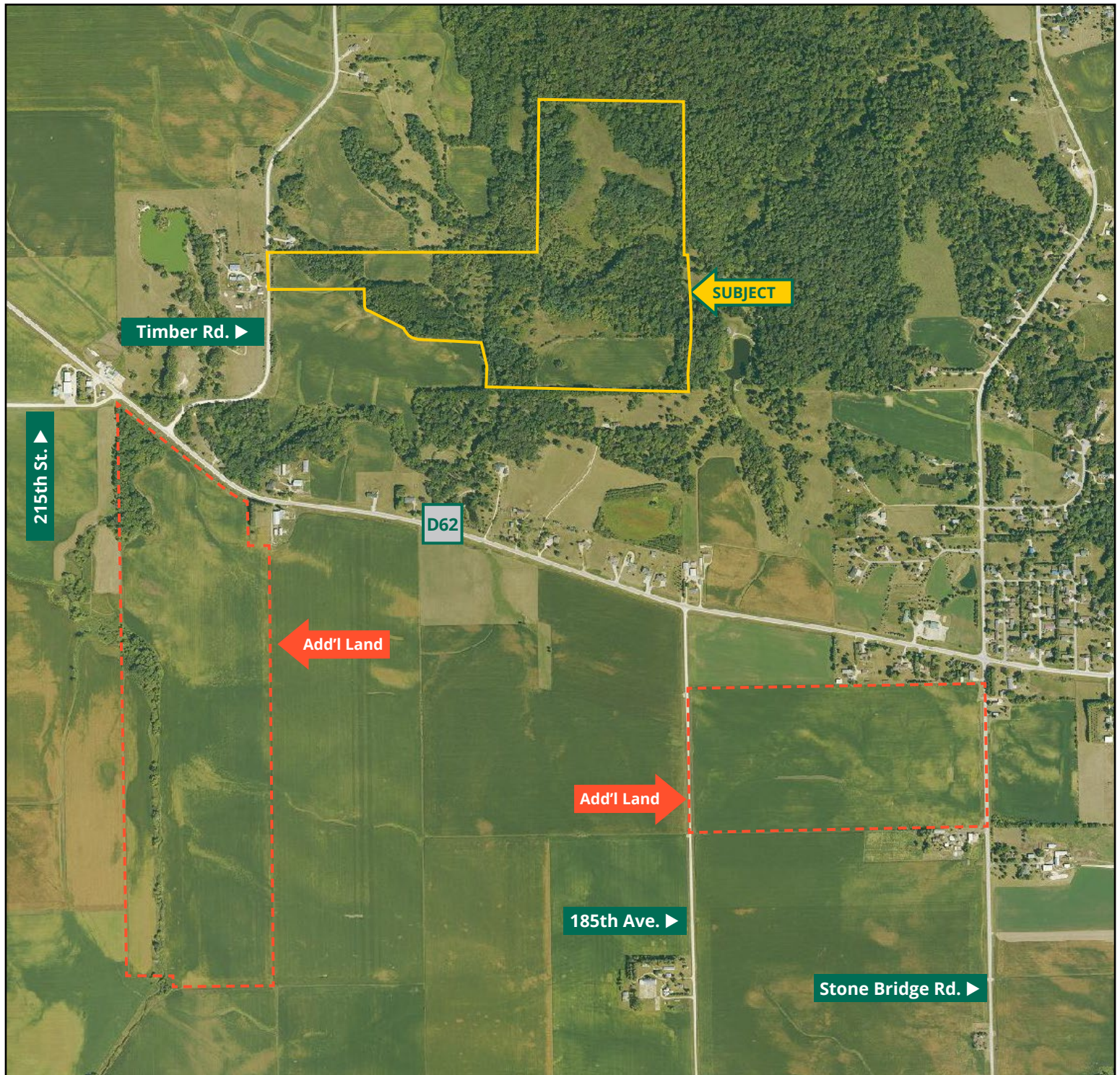














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