

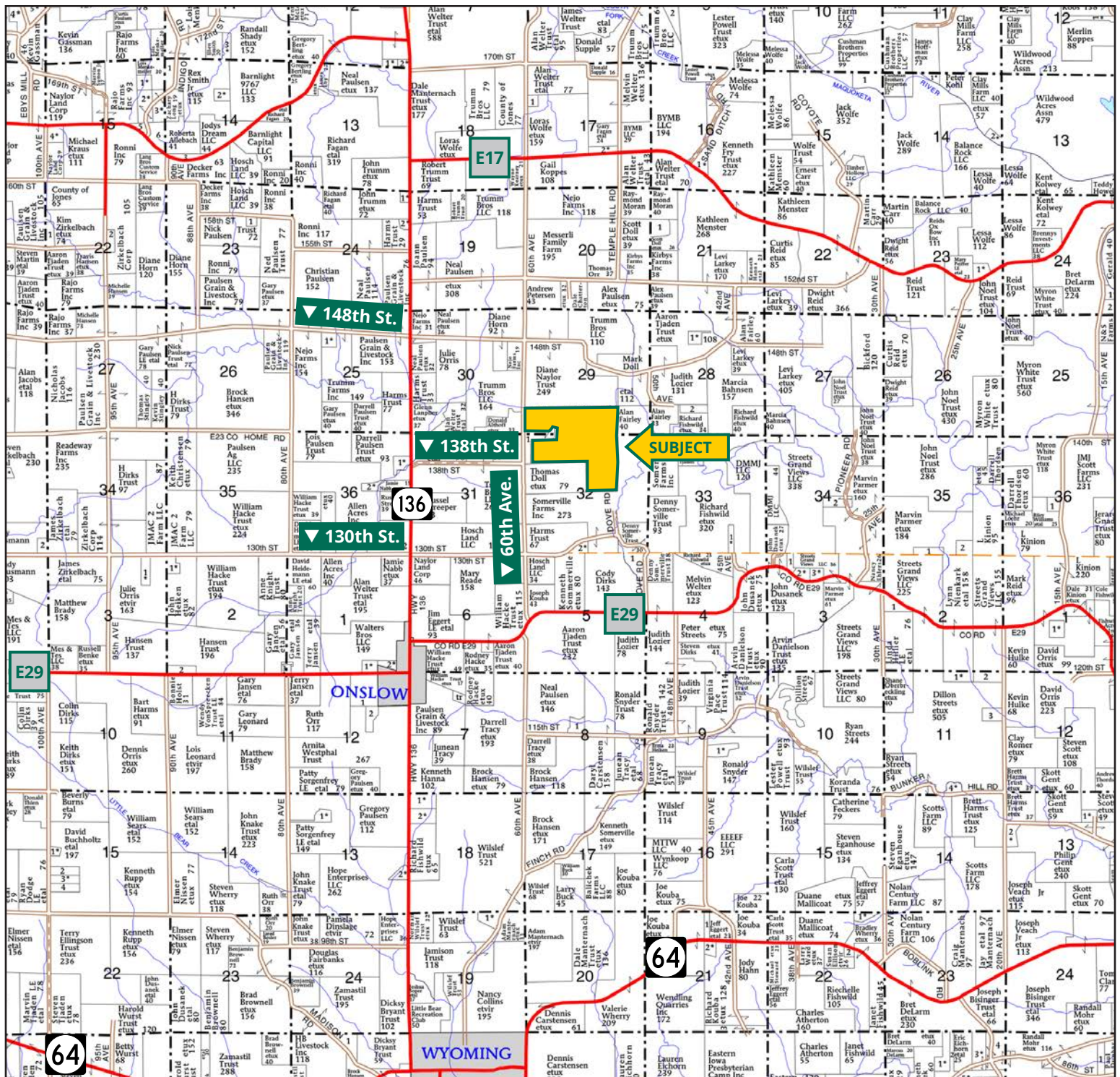
The David J. Naylor Farm



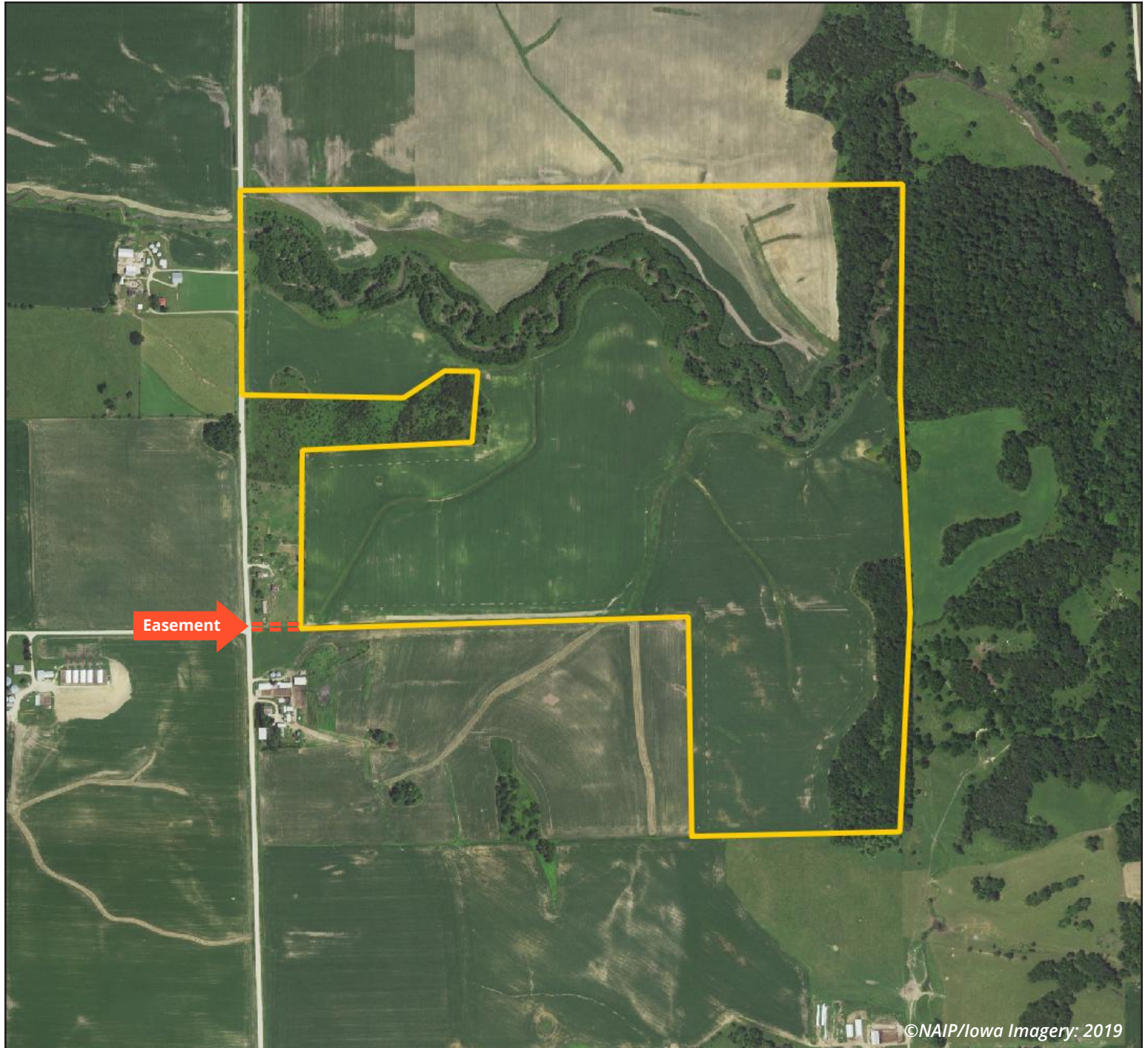
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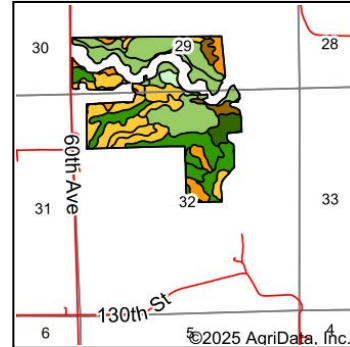
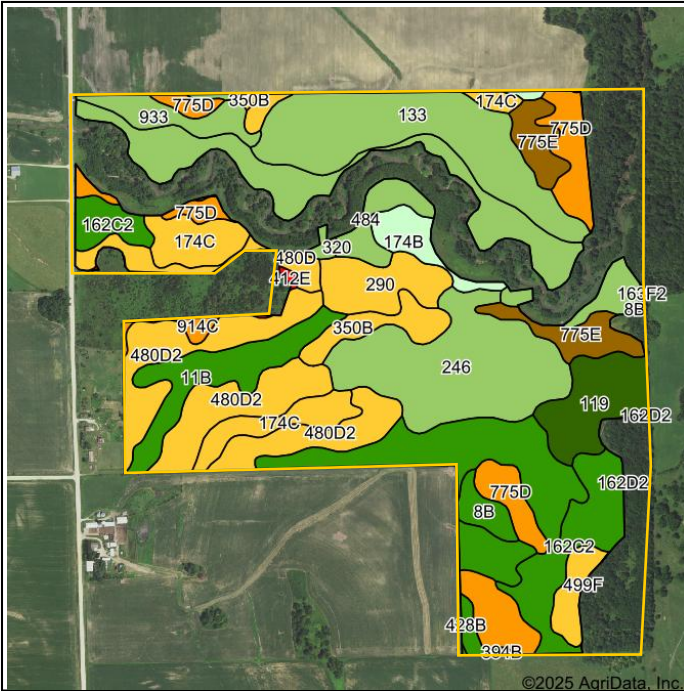
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259.91 Acres, m/l
Jones County, IA



FSA/Eff. Crop Acres: 209.39 | CRP Acres: 27.60 | Soil Productivity: 69.00 CSR2





State: **Iowa**
 County: **Jones**
 Location: **32-85N-1W**
 Township: **Clay**
 Acres: **209.39**
 Date: **2/14/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	27.53	13.1%		IIIe	52
246	Curran silt loam, 0 to 2 percent slopes	23.70	11.3%		IIw	79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.19	10.6%		IIw	78
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	19.88	9.5%		IIw	75
428B	Ely silty clay loam, 2 to 5 percent slopes	18.91	9.0%		Ile	88
775D	Billett sandy loam, 5 to 14 percent slopes	15.22	7.3%		IIIls	45
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	13.42	6.4%		IIIe	80
174C	Bolan loam, 5 to 9 percent slopes	11.36	5.4%		IIIe	59
11B	Colo-Ely complex, 0 to 5 percent slopes	9.28	4.4%		IIw	86
119	Muscatine silt loam, 1 to 3 percent slopes	8.71	4.2%		Iw	95
775E	Billett sandy loam, 14 to 20 percent slopes	7.69	3.7%		IVs	24
290	Dells silt loam, 0 to 2 percent slopes	6.93	3.3%		IIw	53
350B	Waukegan silt loam, 2 to 5 percent slopes	4.60	2.2%		Ile	58
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.47	2.1%		IIw	78
174B	Bolan loam, 2 to 5 percent slopes	3.98	1.9%		IIls	64
480D	Orwood silt loam 9 to 14 percent slopes	3.77	1.8%		IIIe	55
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	3.77	1.8%		IIw	79
8B	Judson silty clay loam, 2 to 5 percent slopes	2.49	1.2%		Ile	84
914C	Winneshiek loam, 2 to 9 percent slopes	0.98	0.5%		IIIe	43
412E	Emeline loam, 9 to 18 percent slopes	0.35	0.2%		VIls	5
394B	Ostrander loam, 2 to 5 percent slopes	0.16	0.1%		Ile	88
Weighted Average					2.38	69

Location

From Onslow: 1 mile east on Co. Rd. E29 and 1½ miles north on 60th Ave. The property is on the east side of the road.

Simple Legal

That part of the S½ SW¼ Section 29, SW¼ SE¼ Section 29, W½ NE¼ Section 32 and N½ NW¼ Section 32, excepting Parcel A, Township 85 North, Range 1 West of the 5th P.M., Jones County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,794,032.50
- \$10,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable. Subject to the 2025 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$8,800.00
Gross Acres: 259.91
Tax Assessed Acres: 258.81
Tax Exempt Forest Reserve Acres: 19.46

Net Taxable Acres: 239.35

Tax per Net Taxable Acre: \$36.77

Forest Reserve

A total of 19.46 acres of this property are designated as Forest Reserve and are exempt from property taxes.

FSA Data

Farm Number 4670, Tract 10520
FSA/Eff. Crop Acres: 209.39
CRP Acres: 27.60
Corn Base Acres: 124.13
Corn PLC Yield: 166 Bu.
Bean Base Acres: 71.91
Bean PLC Yield: 47 Bu.

CRP Contracts

There are 27.60 acres enrolled in a CP-22 contract that pays \$300.00 per acre, a total of \$8,280.00 annually, and expires September 30, 2039.

Soil Types/Productivity

Primary soils are Orwood, Curran and Colo. CSR2 on the FSA/Eff. crop acres is 69.00. 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 topography is gently rolling.

Drainage

There is drainage tile on portions of this farm. Contact the listing agent for tile maps.

Water & Well Information

None.

Ingress/Egress Easement

A 45-foot-wide access easement on the land adjoining the west side of this property allows access to 60th Ave. from the southwest corner of this farm.

Comments

This is a productive Jones County farm with a mix of cropland, CRP and timber.



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.

West Side Looking Southeast



West Side Looking Northeast

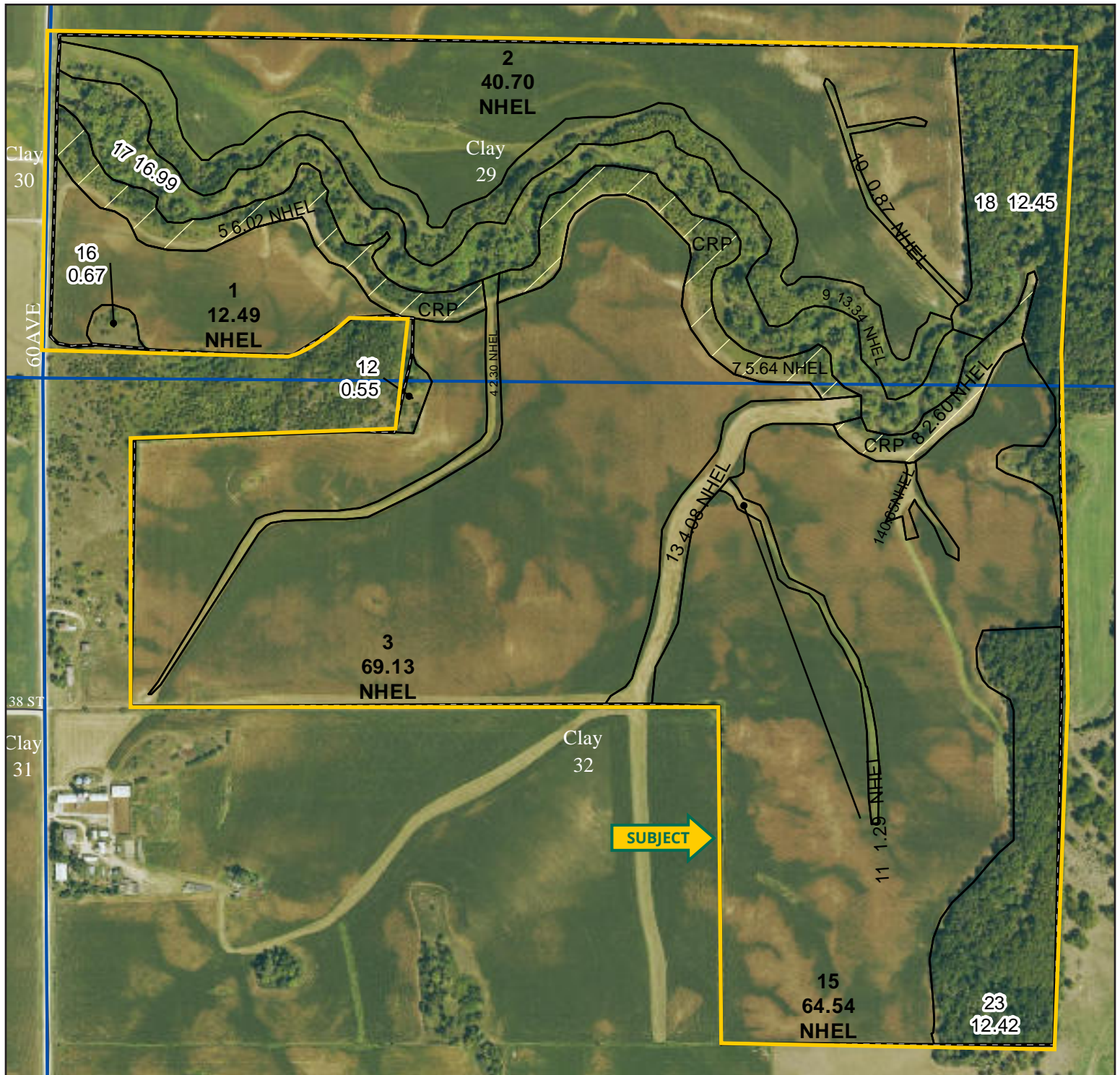


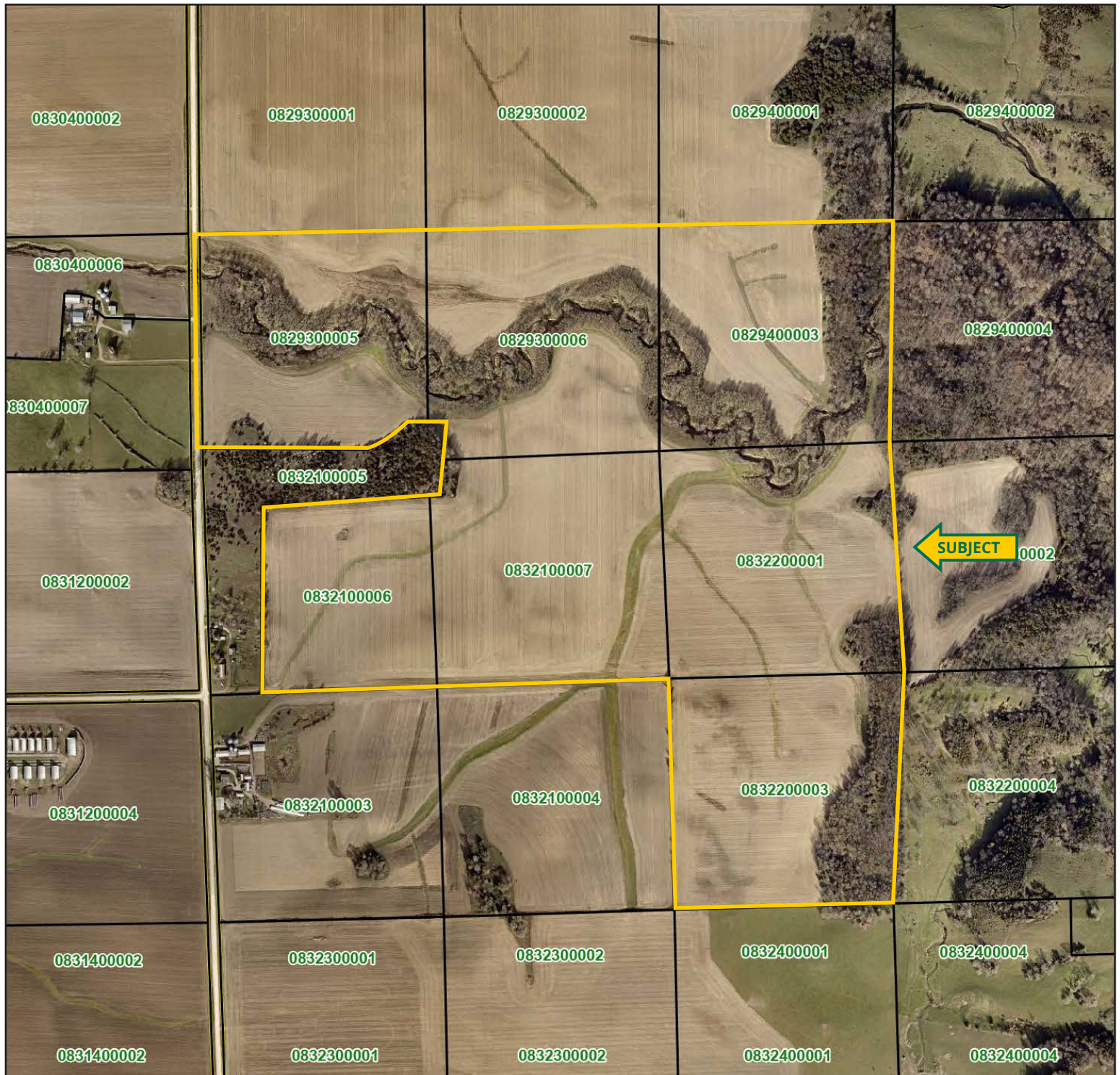
Northeast Corner Looking Southwest



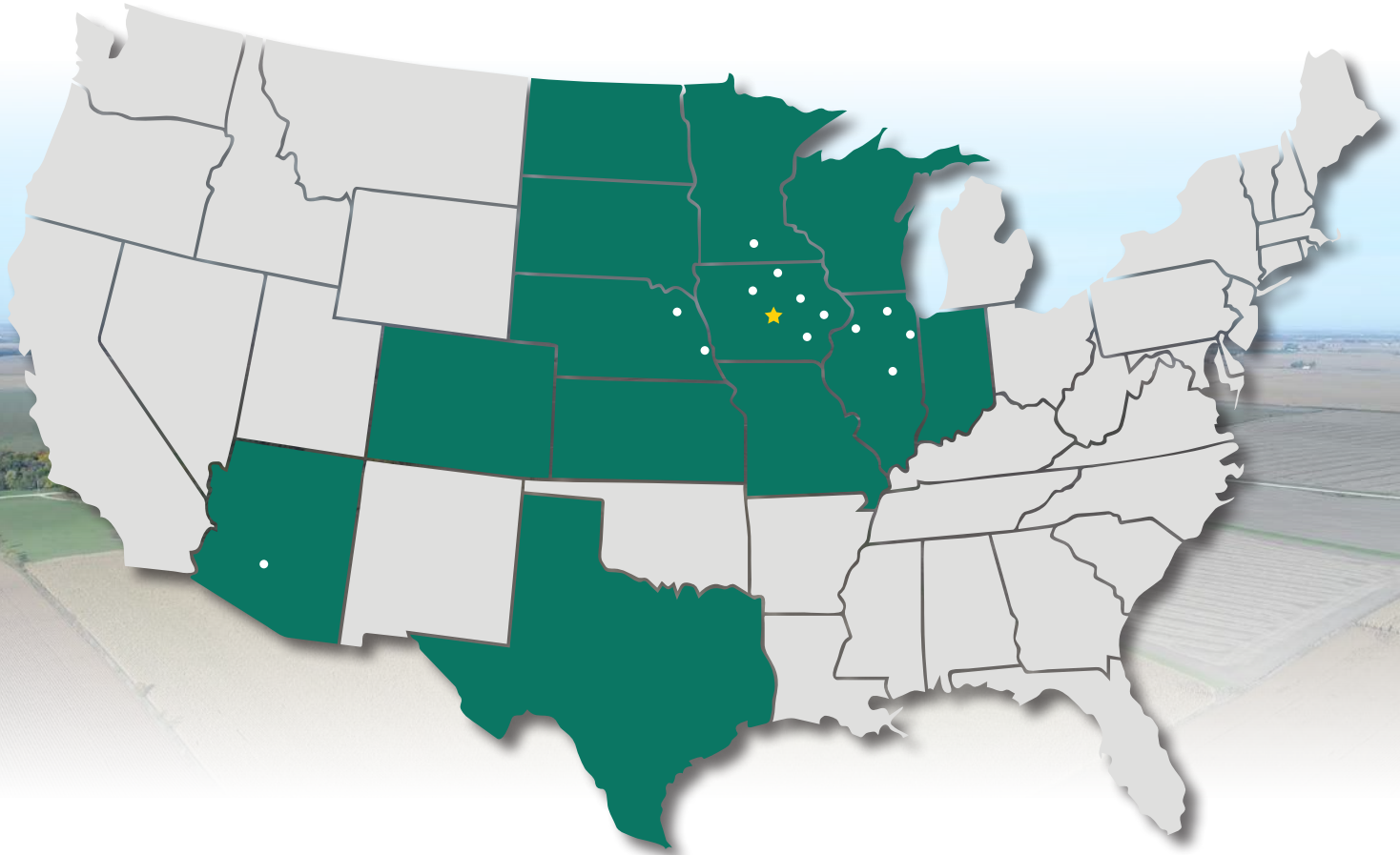
East Side Looking Southwest







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