

# Land For Sale

**ACREAGE:**

**71 Acres, m/l**

**LOCATION:**

**Jones County, IA**



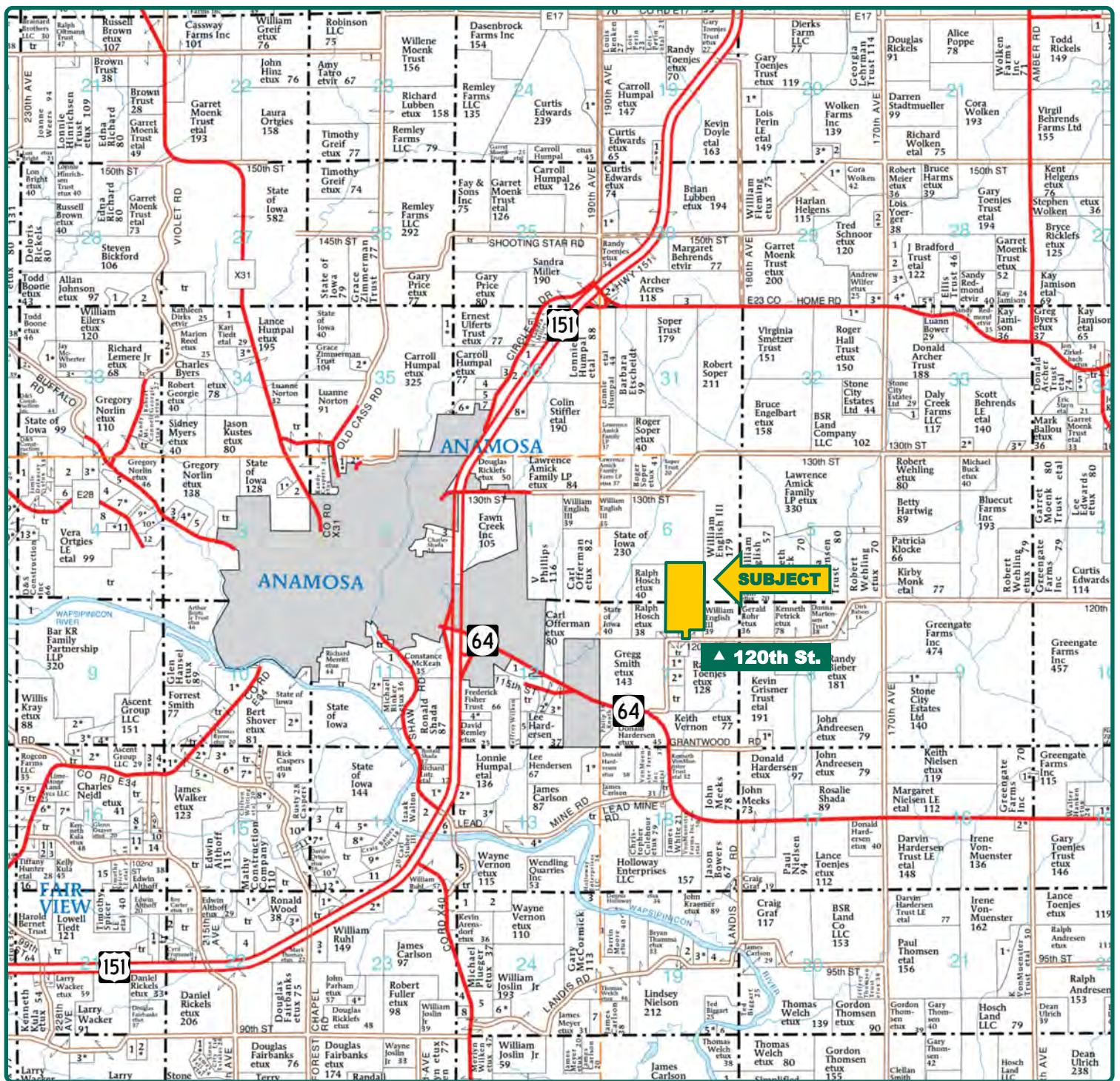
## **Property** *Key Features*

- **High-Quality Jones County Farm**
- **CSR2 of 78.4**
- **Located 1½ Miles East of Anamosa**

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<b>FSA/Eff. Crop Acres:</b>	<b>70.75</b>
<b>Corn Base Acres:</b>	<b>51.82</b>
<b>Bean Base Acres:</b>	<b>17.28</b>
<b>Soil Productivity:</b>	<b>78.4 CSR2</b>

## Property Information

### 71 Acres, m/l

### Location

From Anamosa—Intersection of Highway 151 and Highway 64: 1½ miles east on Highway 64 and ¾ mile north on 120th Street. Farm is located on the north side of the road.

### Legal Description

The SW¼ of the SE¼ of Section 6 and that part of the NW¼ of the NE¼ of Section 7; all located in Township 84 North, Range 3 West of the 5th P.M., Jones County, Iowa.

### Price & Terms

- \$674,500
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,656.00  
Net Taxable Acres: 70.97  
Tax per Net Taxable Acre: \$37.42

### FSA Data

Farm Number 4777, Tract 2054  
FSA/Eff. Crop Acres: 70.75  
Corn Base Acres: 51.82  
Corn PLC Yield: 159 Bu.  
Bean Base Acres: 17.28  
Bean PLC Yield: 46 Bu.

### Soil Types/Productivity

Primary soils are Waubeek, Colo-Ely, and Tama. CSR2 on the FSA/Eff. crop acres is 78.4. See soil map for detail.

### Land Description

Gently rolling.

### Lease

Open lease for the 2019 crop year.

### Comments

This is a clean Jones County farm located just east of Anamosa.

*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.*

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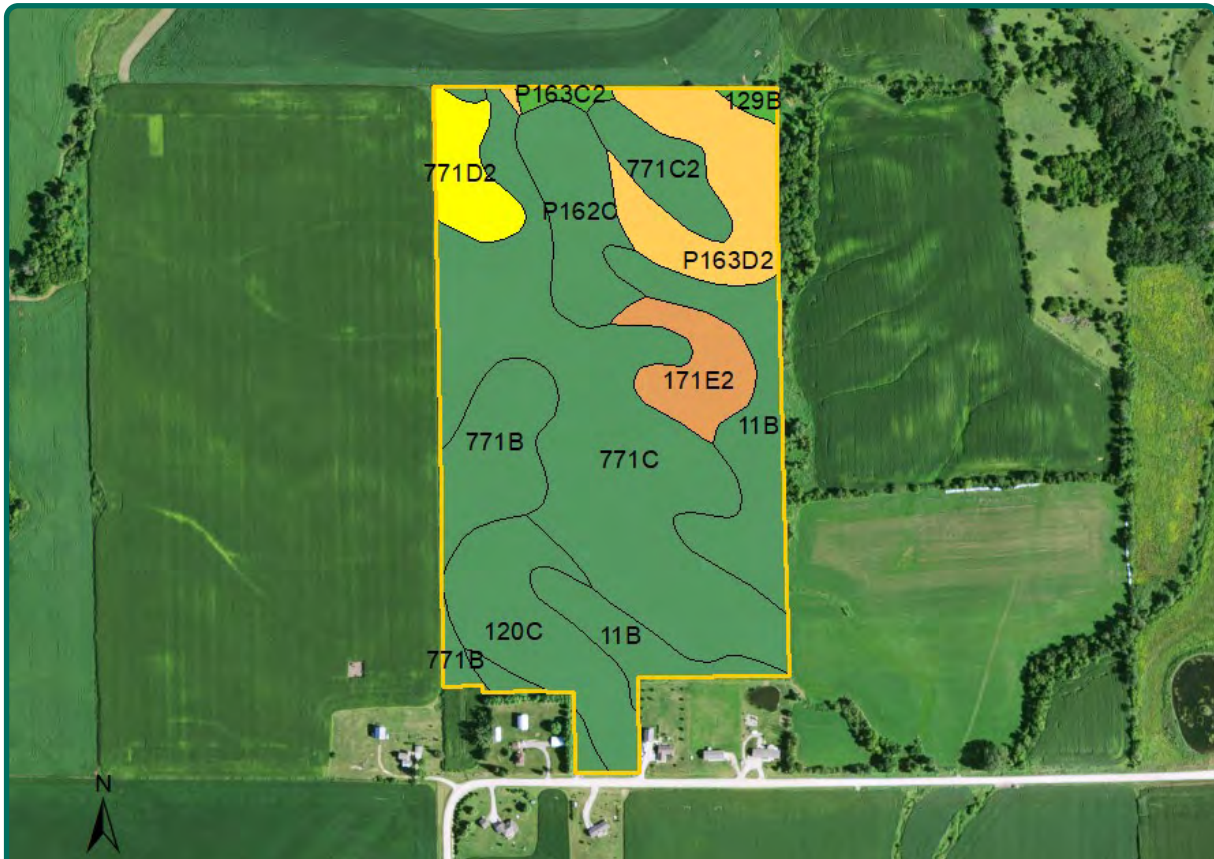
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**Measured Tillable Acres** 70.75

**Avg. CSR2** 78.4

Soil Label	Soil Name	CSR2	Avg. CSR2 Percent of Field	Non_Irr Class	Acres
771C	Waubeek silt loam, 5 to 9 percent	85	34.3%	Ille	24.04
11B	Colo-Ely complex, 0 to 5 percent	86	14.4%	Ilw	10.11
120C	Tama silt loam, 5 to 9 percent slopes	90	10.7%	Ille	7.47
P163D2	Fayette silt loam, paha, 9 to 14	47	9.9%	Ille	6.96
771B	Waubeek silt loam, 2 to 5 percent	90	8.0%	Ile	5.64
P162C	Downs silt loam, paha, 5 to 9 percent	85	7.6%	Ille	5.33
171E2	Bassett loam, 14 to 18 percent	39	5.2%	Ive	3.61
771C2	Waubeek silt loam, 5 to 9 percent	82	4.3%	Ille	3.0
771D2	Waubeek silt loam, 9 to 14 percent	56	4.2%	Ille	2.9
P163C2	Fayette silt loam, paha, 5 to 9	75	0.8%	Ille	0.6
129B	Arenzville-Chaseburg complex, 1 to 5	73	0.6%	Ilw	0.4

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