

Land For Sale

ACREAGE:

226.59 Acres, m/l

LOCATION:

Jasper County, IA

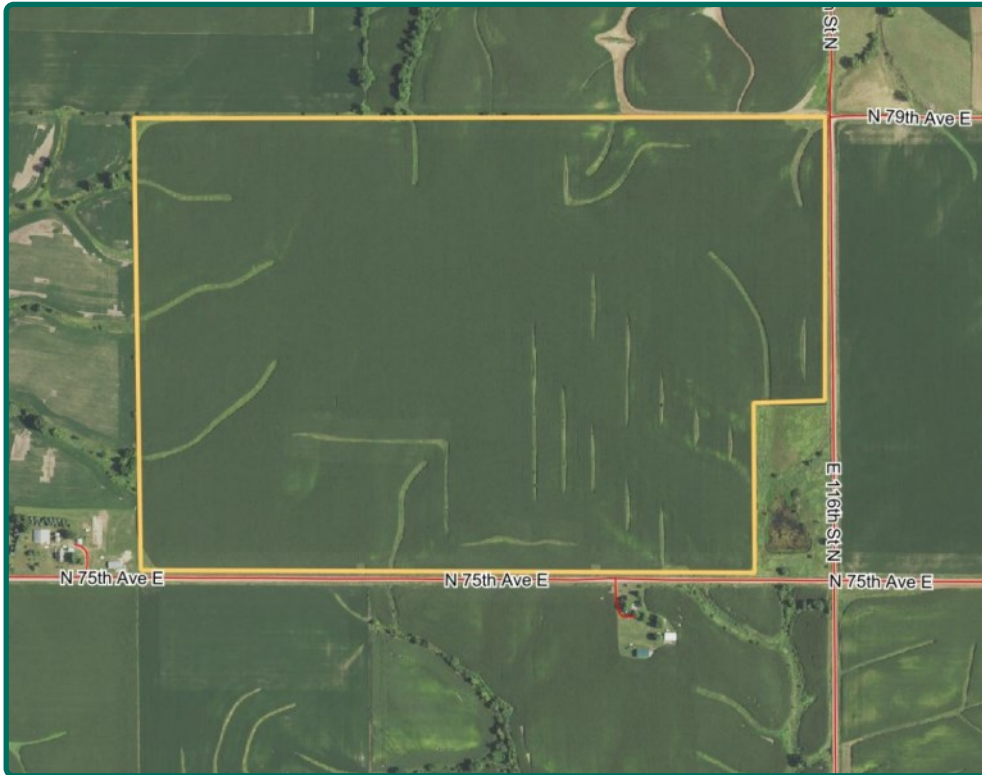


Property Key Features

- 6 Miles Northeast of Kellogg
- 223.04 FSA/Eff. Crop Acres with an 88.10 CSR2
- Productive Soils on this Jasper County Farm

Matt Vegter
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



FSA/Eff. Crop Acres:	223.04
Corn Base Acres:	111.30
Bean Base Acres:	97.30
Soil Productivity:	88.10 CSR2

Property Information

226.59 Acres, m/l

Location

From Kellogg: go north on Highway 224 for 4½ miles. Turn east on NE 75th Ave E. and go 1½ miles. The property is on the north side of the road.

Legal Description

E½ SW¼ and SE¼, except tract, all in Section 30, Township 81 North, Range 17 West of the 5th P.M. (Hickory Grove Township)

Price & Terms

PRICE REDUCED

- ~~\$2,345,206.50~~ / \$2,209,252.50
- ~~\$10,350/acre~~ / \$9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$8,994
Net Taxable Acres: 226.59
Tax per Net Taxable Acre: \$39.69

FSA Data

Farm Number 5625, Tract 5618
FSA/Eff. Crop Acres: 223.04
Corn Base Acres: 111.30
Corn PLC Yield: 189 Bu.
Bean Base Acres: 97.30
Bean PLC Yield: 53 Bu.

Land Description

Level to strongly sloping

Soil Types/Productivity

Primary soils are Tama, Muscatine and Killduff. CSR2 on the FSA/Eff. crop acres is 88.10. See soil map for detail.

Buildings/Improvements

None

Drainage

Natural, plus tile and terraces.

Water & Well Information

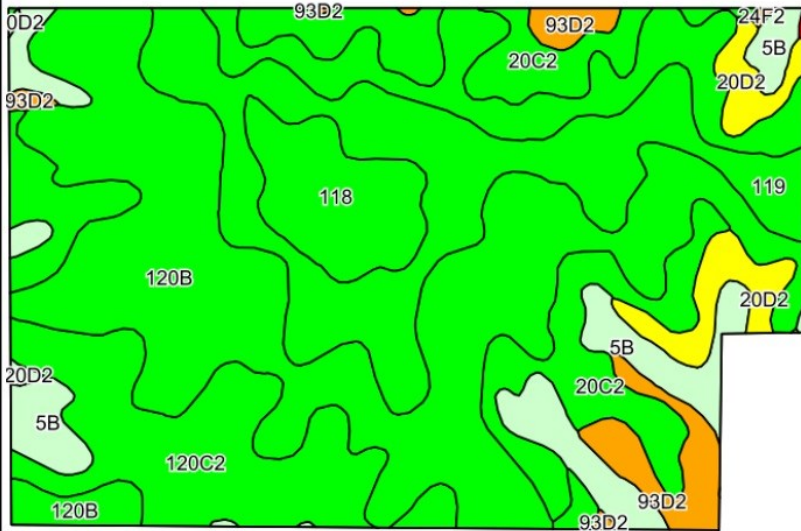
None known.

Comments

High-quality farm in northeast Jasper County.

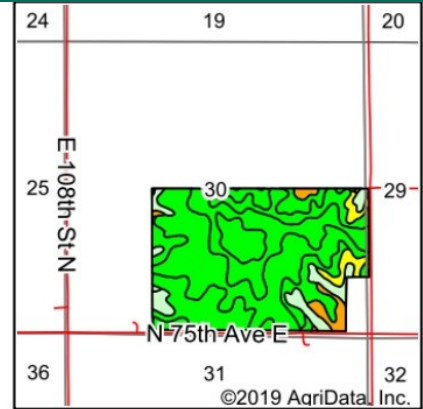
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jasper**
Location: **30-81N-17W**
Township: **Hickory Grove**
Acres: **223.04**
Date: **2/25/2020**








Maps Provided By:

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Area Symbol: IA099. Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	88.02	39.5%		Ile	95	93
119	Muscataine silty clay loam, 0 to 2 percent slopes	36.65	16.4%		Iw	100	98
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	30.45	13.7%		IIIle	87	76
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	24.14	10.8%		IIIle	81	73
5B	Ackmore-Colo complex, 2 to 5 percent slopes	16.69	7.5%		IIw	77	68
118	Garwin silty clay loam, 0 to 2 percent slopes	11.66	5.2%		IIw	90	93
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.53	3.4%		IIIle	35	25
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	7.33	3.3%		IIIle	55	63
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	0.37	0.2%		IIIle	62	66
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	0.14	0.1%		Vle	21	18
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	0.06	0.0%		VIIle	16	13
Weighted Average						88.1	84.1

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Northwest Looking Southeast



Northeast Looking Southwest



East Looking West



Southwest Looking Northeast



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