

Land For Sale

ACREAGE:

145.00 Acres, m/l

LOCATION:

Jones County, IA



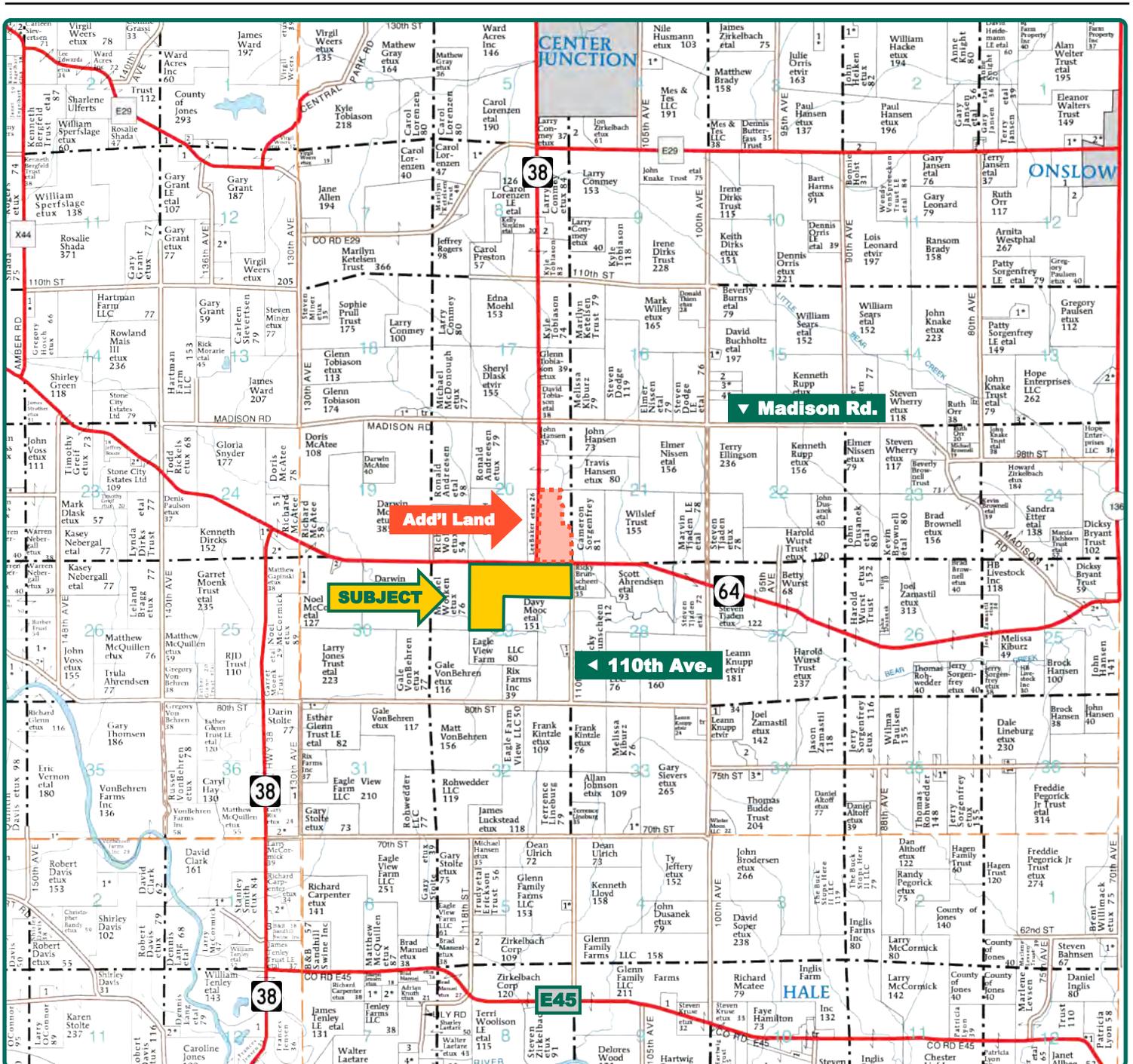
Property Key Features

- Located 3½ Miles South of Center Junction
- 139.48 FSA/Eff. Crop Acres with a 71.90 CSR2
- Nice Jones County Farm

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FSA/Eff. Crop Acres: 139.48
Corn Base Acres: 139.48*
Soil Productivity: 71.90 CSR2

**Base acres are estimated.*

Property Information

145.00 Acres, m/l

Location

From Center Junction: 3¼ miles south on State Highway 38 and west on State Highway 64. The farm is located on the south side of the road.

Legal Description

The E½ of the NW¼ and the N½ of the NE¼ of Section 29, Township 84 North, Range 2 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$1,196,250
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2020 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,374.00
Gross Acres: 145.00
Net Taxable Acres: 144.60
Tax per Net Taxable Acre: \$30.25

FSA Data

Part of Farm Number 905, Tract 1414
FSA/Eff. Crop Acres: 139.48
Corn Base Acres: 139.48*
Corn PLC Yield: 147 Bu.
**Base acres are estimated pending reconstitution of farm by the Jones County FSA office.*

Soil Types/Productivity

Primary soils are Anthroportic, Ossian and Waubeek. CSR2 on the FSA/Eff. crop acres is 71.90. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is some drainage tile in the farm.

Buildings/Improvements

Two Storage Bins: 33' x 18', built in 1967.

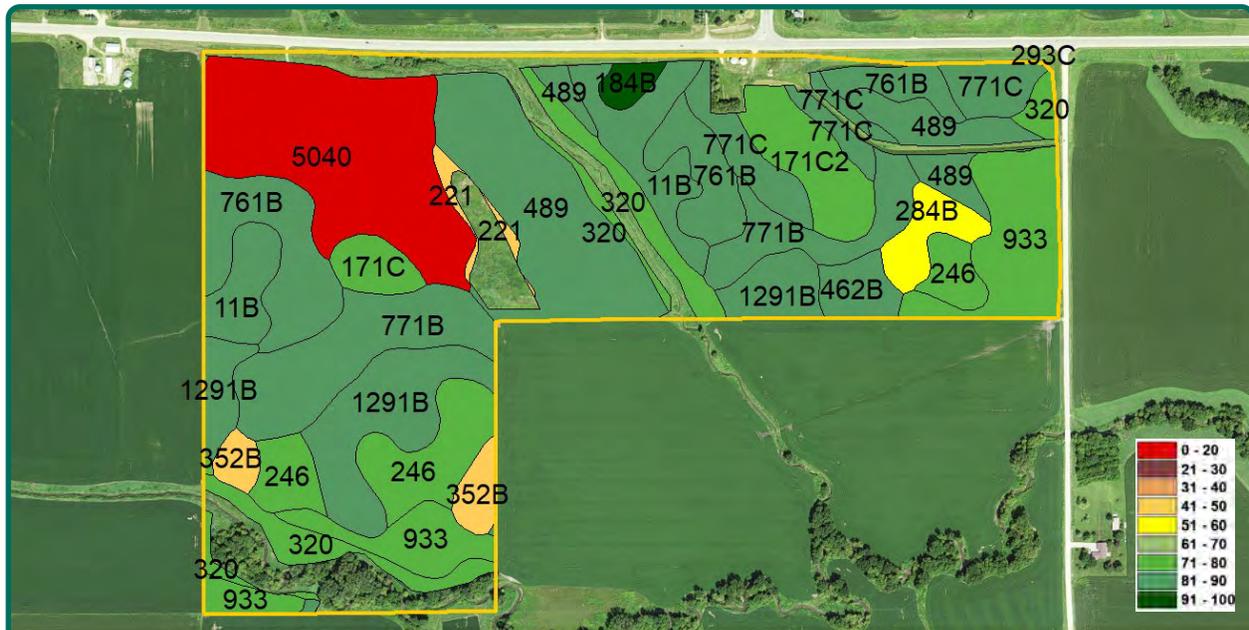
Comments

This is a nice Jones County farm located at the intersection of Highway 38 and Highway 64.

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Measured Tillable Acres		139.48		Avg. CSR2		71.90	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
5040	Anthropotic Udorthents, 2 to 9 percent	5	13.6%	Vls	18.82		
489	Ossian silt loam, 0 to 2 percent slopes	90	13.5%	llw	18.73		
771B	Waubeek silt loam, 2 to 5 percent slopes	90	10.3%	lle	14.29		
761B	Franklin silt loam, 1 to 4 percent slopes	85	9.2%	lle	12.71		
1291B	Atterberry silt loam, benches, 2 to 5 percent	83	9.1%	lle	12.57		
933	Saw mill silty clay loam, shallow loess, 0 to 2	78	9.0%	llw	12.46		
246	Curran silt loam, 0 to 2 percent slopes	79	6.6%	llw	9.11		
11B	Colo-Ely complex, 0 to 5 percent slopes	86	5.9%	llw	8.2		
320	Arenzville silt loam, 0 to 3 percent slopes,	75	5.9%	llw	8.1		
771C	Waubeek silt loam, 5 to 9 percent slopes	85	4.9%	lle	6.7		
171C2	Bassett loam, 5 to 9 percent slopes, eroded	77	3.8%	lle	5.2		
284B	Flagler sandy loam, 1 to 5 percent slopes	52	1.9%	lle	2.7		
352B	Whittier silt loam, 1 to 5 percent slopes	50	1.8%	lle	2.6		
462B	Dow ns silt loam, terrace, 2 to 5 percent	90	1.6%	lle	2.2		
171C	Bassett loam, 5 to 9 percent slopes	80	1.5%	lle	2.1		
184B	Klinger silt loam, 1 to 4 percent slopes	95	0.8%	lw	1.1		
221	Klossner muck, 1 to 4 percent slopes	48	0.6%	llw	0.8		
293C	Chelsea-Fayette-Lamont complex, 2 to 9	44	0.0%	lle	0.0		

Additional Land for Sale

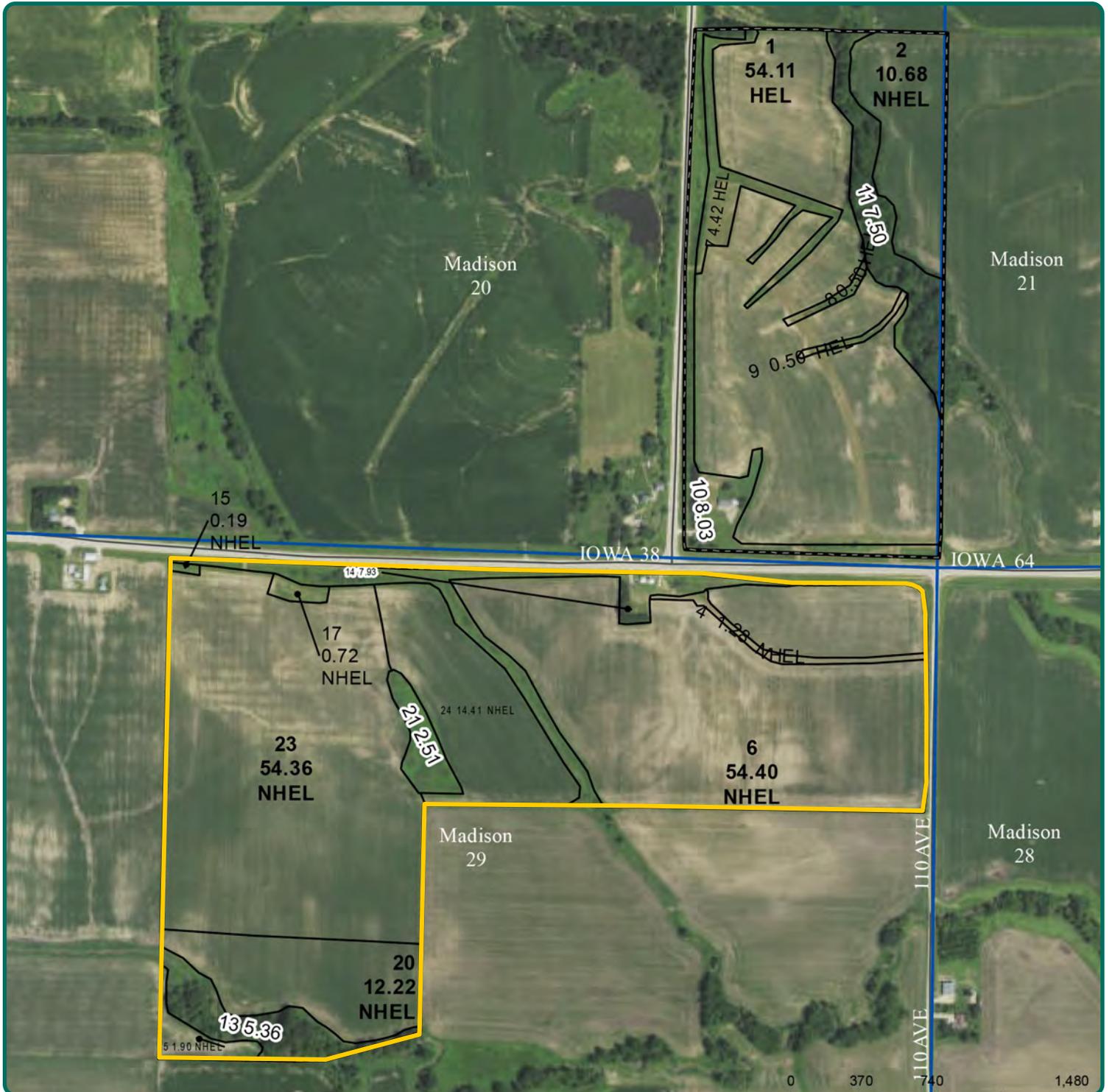
Seller has one additional tract of land for sale located north of this property. See Additional Land Aerial Photo.

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.

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