

Land For Sale

ACREAGE:

246.93 Acres, m/l

LOCATION:

Jones County, IA

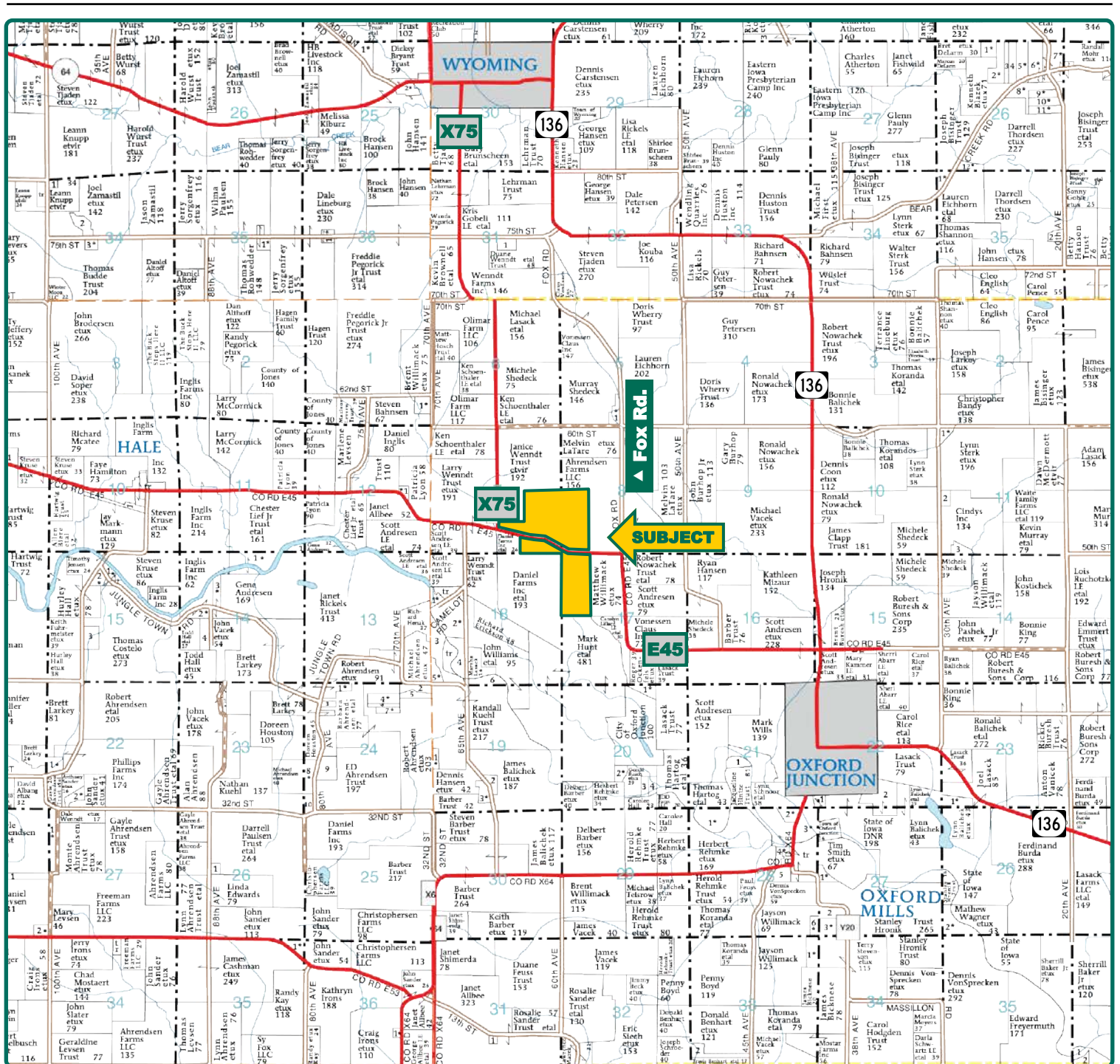


Property *Key Features*

- Located 2 Miles Northwest of Oxford Junction, Iowa
- 231.12 FSA/Eff. Crop Acres with a 74.50 CSR2
- Includes Nice Farmhouse and Machine Shed

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FSA/Eff. Crop Acres: 231.12
Cert. Grass Acres: 11.49
Corn Base Acres: 150.10
Bean Base Acres: 65.90
Soil Productivity: 74.50 CSR2

Total Living SF: 1,672
Bedrooms: 4
Bathrooms: 2
Year Built: 1900
ADDRESS:
 6078 County Road E45
 Wyoming, IA 52362

Property Information

246.93 Acres, m/l

Location

From Oxford Junction: 2¼ miles west on County Road E45. The farm is located on the north and south sides of the road.

From Wyoming: 3½ miles south on County Road X75. The farm is located on the east side of the road.

Legal Description

That part of the SE¼ of Section 7, the W½ of the SW¼ of Section 8, and the W½ of the NW¼ of Section 17; all located in Township 83 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Price & Terms

- \$2,160,637.50
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2020 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$9,166.00
 Net Taxable Acres: 246.93
 Tax per Net Taxable Acre: \$37.12

FSA Data

Farm Number 1007, Tract 1738
 FSA/Eff. Crop Acres: 231.12
 Cert. Grass Acres: 11.49
 Corn Base Acres: 150.10
 Corn PLC Yield: 178 Bu.
 Bean Base Acres: 65.90

Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Downs and Tama. CSR2 on the FSA/Eff. crop acres is 74.50. See soil map for detail.

Land Description

Gently rolling.

House

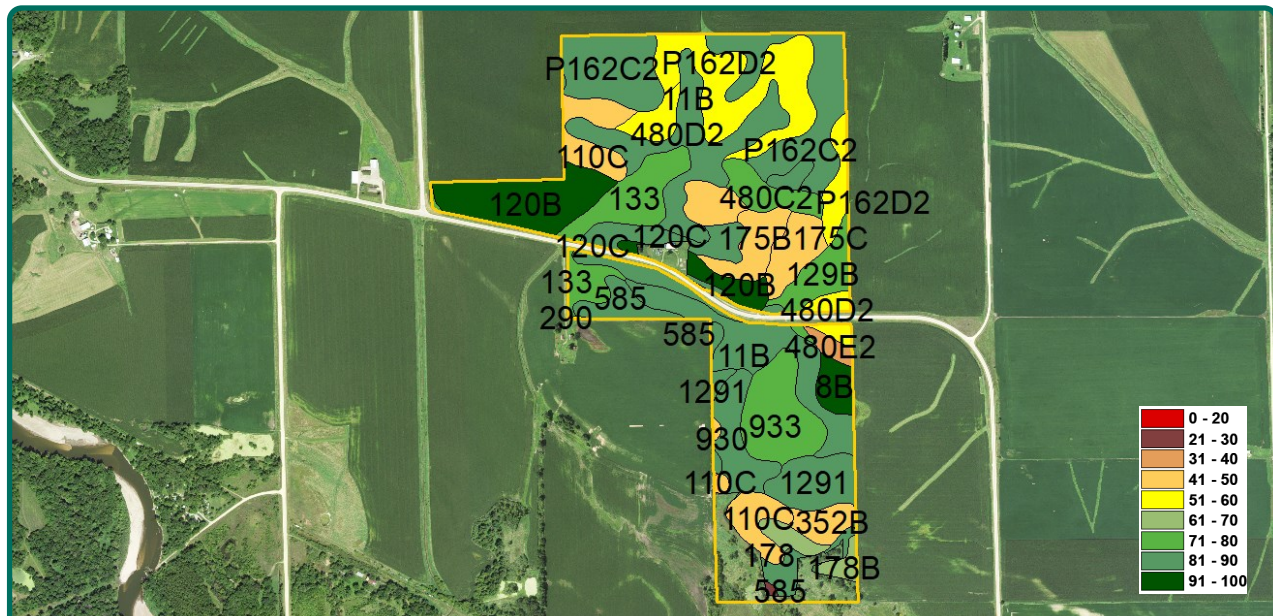
The property includes a 4-bedroom, 2-bathroom farmhouse consisting of 1,672 finished square feet. The farmhouse was built around 1900. It includes a formal dining and living room.

Outbuildings

There is a 50' x 70' machine shed with a steel frame and partial concrete floor.

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Measured Tillable Acres		231.12	Avg. CSR2		74.50
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 0 to 5 percent	86	14.9%	IIw	34.43
P162C2	Downs silt loam, paha, 5 to 9 percent	82	13.0%	IVe	30.11
P162D2	Downs silt loam, paha, 9 to 14	54	10.3%	IIIe	23.78
120B	Tama silt loam, 2 to 5 percent slopes	95	8.2%	Ile	18.95
133	Colo silty clay loam, 0 to 2 percent	78	5.8%	IIw	13.29
933	Sawmill silty clay loam, shallow	78	5.5%	IIw	12.80
110C	Lamont fine sandy loam, 5 to 9	47	5.3%	IIIe	12.34
120C	Tama silt loam, 5 to 9 percent slopes	90	4.7%	IIIe	10.8
175C	Dickinson fine sandy loam, 5 to 9	45	4.4%	IIIe	10.2
1291	Atterberry silt loam, benches, 0 to 2	88	4.0%	Iw	9.3
930	Orion silt loam, 0 to 3 percent	81	3.4%	IIw	7.9
585	Spillville-Coland complex, 0 to 2	83	3.4%	IIw	7.8
129B	Arenzville-Chaseburg complex, 1 to 5	73	2.9%	IIw	6.6
480D2	Orwood silt loam, 9 to 14 percent	52	2.6%	IIIe	6.1
175B	Dickinson fine sandy loam, 2 to 5	50	2.6%	IIIe	6.1
480C2	Orwood silt loam, 5 to 9 percent	78	2.3%	IIIe	5.4
352B	Whittier silt loam, 1 to 5 percent	50	1.7%	Ile	4.0
8B	Judson silt loam, 1 to 5 percent	94	1.5%	Ile	3.6
178	Waukee loam, 0 to 2 percent slopes	69	1.1%	IIIs	2.5
178B	Waukee loam, 2 to 5 percent slopes	64	0.8%	IIIs	1.7
480E2	Orwood silt loam, 14 to 18 percent	40	0.7%	IVe	1.6
P162B	Downs silt loam, paha, 2 to 5 percent	90	0.7%	Ile	1.5
2153	Shandep clay loam, 0 to 2 percent	21	0.1%	Vw	0.3
290	Dells silt loam, 0 to 2 percent slopes	53	0.0%	IIw	0.1



Water & Well Information

The well is located east of the machine shed.

Septic Information

A new septic tank and leach field was installed in 2016. The septic system is located northwest of the house.

Trees

There are 45 nice walnut trees located in the southwest corner of the farm. These walnut trees were planted in 1980 and are approximately 10-20 inches in diameter.

These trees are not quite ready to harvest, but will have harvestable value in the future.

Pond

There is a nice recreational pond located in the south portion of the farm. This is a unique pond that is surrounded by trees and is like a private sanctuary.

Comments

This is a nice Jones County farm that has been well-taken-care-of. The owner has been very conservation-minded and

always maintained nice waterways. Includes a nice house/building site that overlooks the Wapsi River Valley. It is a rare opportunity to purchase a high-quality Jones County farm with a nice homesite and some recreational benefits.

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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