

Land For Sale

ACREAGE:

109.62 Acres, m/l

LOCATION:

Jones County, IA

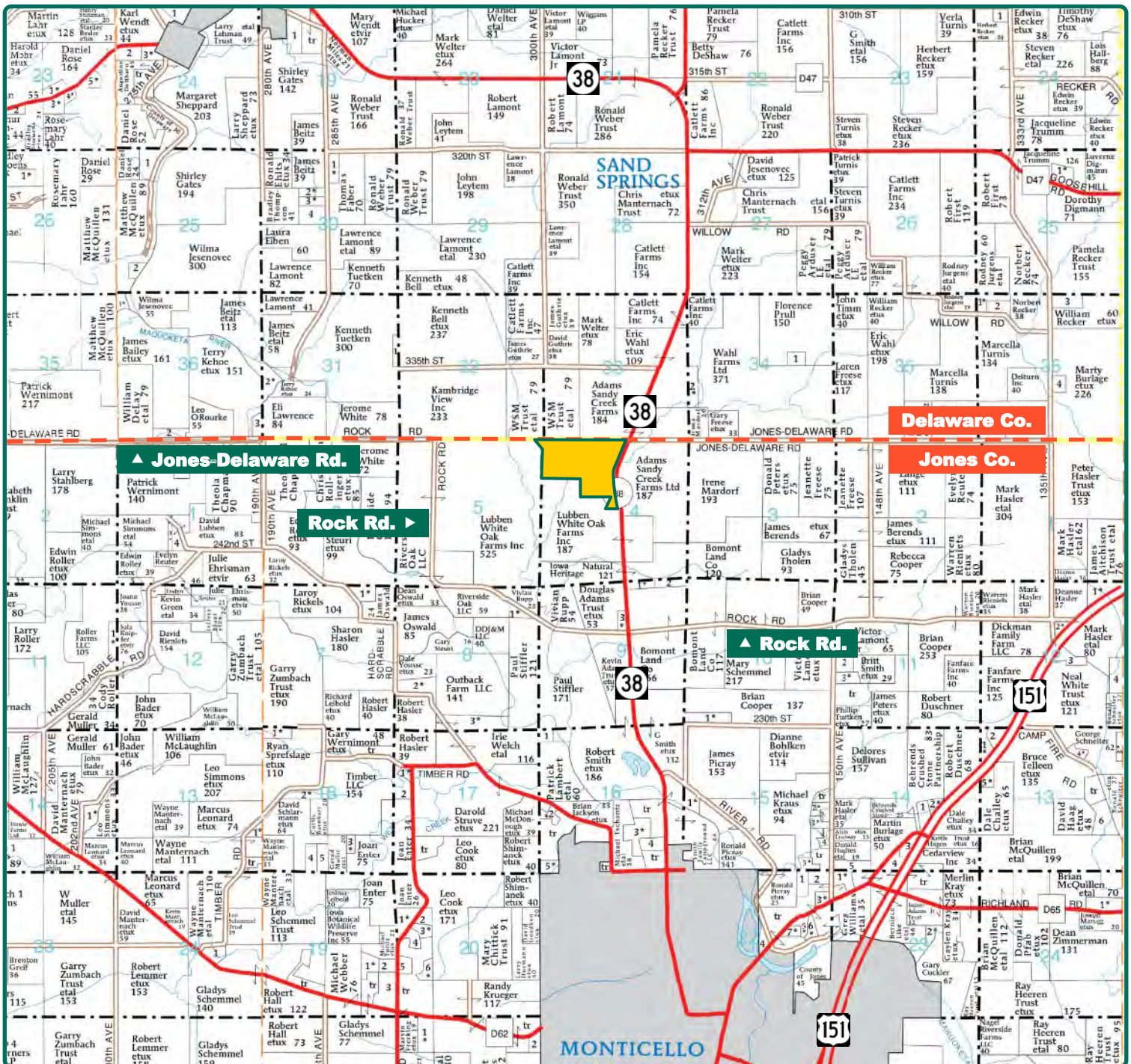


Property *Key Features*

- Located 3 Miles North of Monticello
- 95.30 FSA/Eff. Crop Acres with a 55.30 CSR2
- Nice House, Buildings and Creek/Pasture

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FSA/Eff. Crop Acres: 95.30
Corn Base Acres: 90.20
Bean Base Acres: 4.20
Soil Productivity: 55.30 CSR2

Total Living SF: 1,643
Bedrooms: 4
Bathrooms: 1
Year Built: 1925
ADDRESS:
24651 Highway 38 N
Monticello, IA 52310

Property Information

109.62 Acres, m/l

Location

From Monticello: 2½ miles north on Highway 38. The farm is located on the west side of the road.

Legal Description

That part of the NW¼ of Section 4, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. The exact legal description to be taken from the abstract.

Price & Terms

- \$876,960.00
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2020 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,624.00
Net Taxable Acres: 109.62

FSA Data

Farm Number 1686, Tract 408
FSA/Eff. Crop Acres: 95.30
Corn Base Acres: 90.20
Corn PLC Yield: 159 Bu.
Bean Base Acres: 4.20
Bean PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Marshan, Hayfield and Saude. CSR2 on the FSA/Eff. crop acres is 55.30. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Some drainage tile in the north central portion of the farm.

House

The property includes a 1½ story home that was built around 1925 consisting of 1,643 finished square feet. There are 4 bedrooms and 1 full bathroom.

Outbuildings

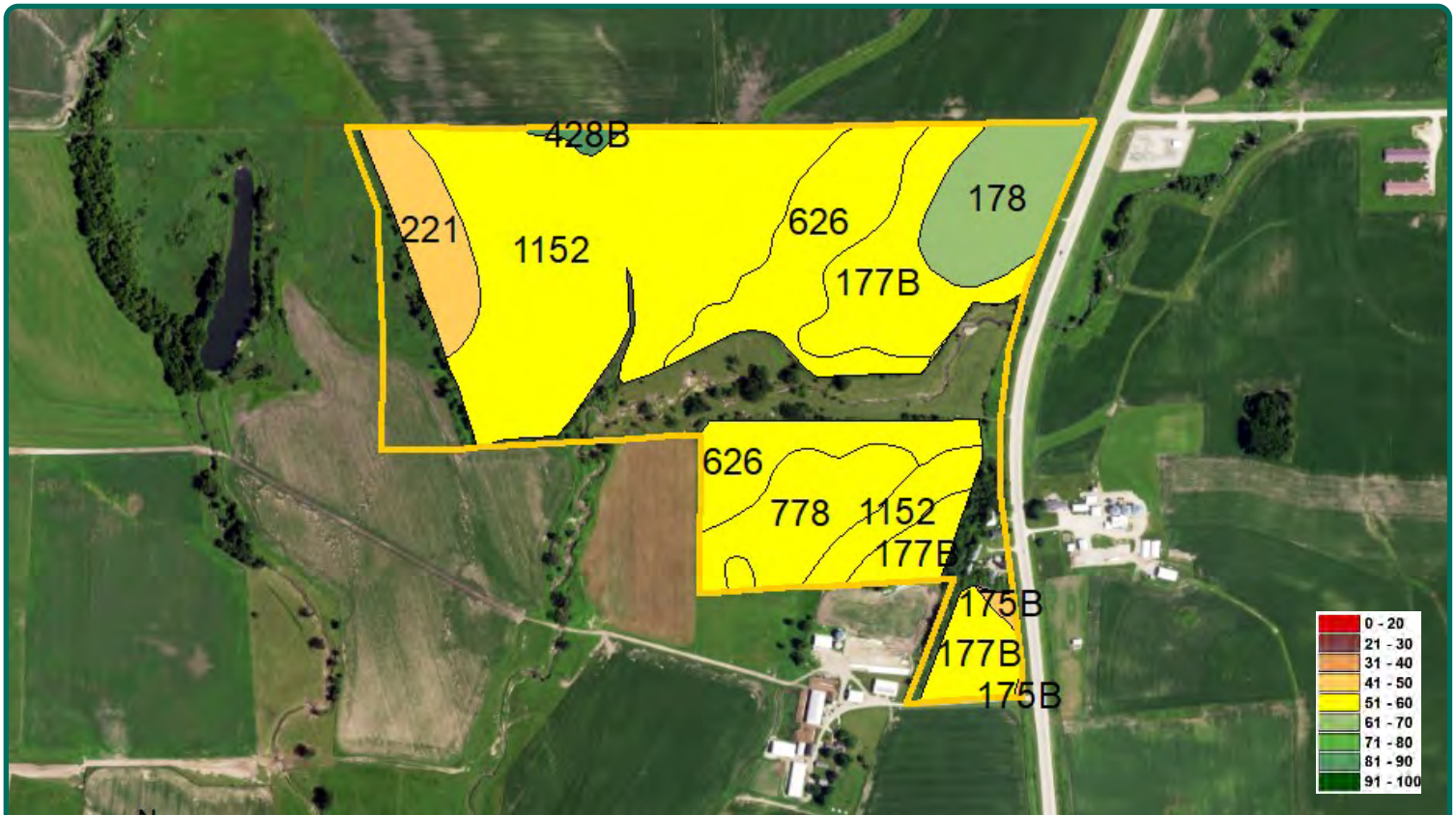
Outbuildings include various older livestock buildings, machine shed and garage.

Water & Well Information

Water is supplied by a drilled well.

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Measured Tillable Acres		95.30	Avg. CSR2		55.30
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	54	42.1%	IIw	40.09
626	Hayfield loam, 0 to 2 percent slopes,	53	17.5%	IIs	16.63
177B	Saude loam, 2 to 5 percent slopes	55	16.3%	IIs	15.54
178	Waukee loam, 0 to 2 percent slopes	69	8.9%	IIs	8.49
778	Sattre loam, 0 to 2 percent slopes	55	8.1%	IIs	7.76
221	Palms muck, 0 to 3 percent slopes	44	5.9%	IIIw	5.65
428B	Ely silty clay loam, 2 to 5 percent	88	0.7%	Ile	0.70
175B	Dickinson fine sandy loam, 2 to 5	50	0.4%	IIIe	0.4

Septic System

The status of the septic system is unknown. The Seller is exempt from the time of transfer inspection as the Seller is an estate.

Southwest Corner

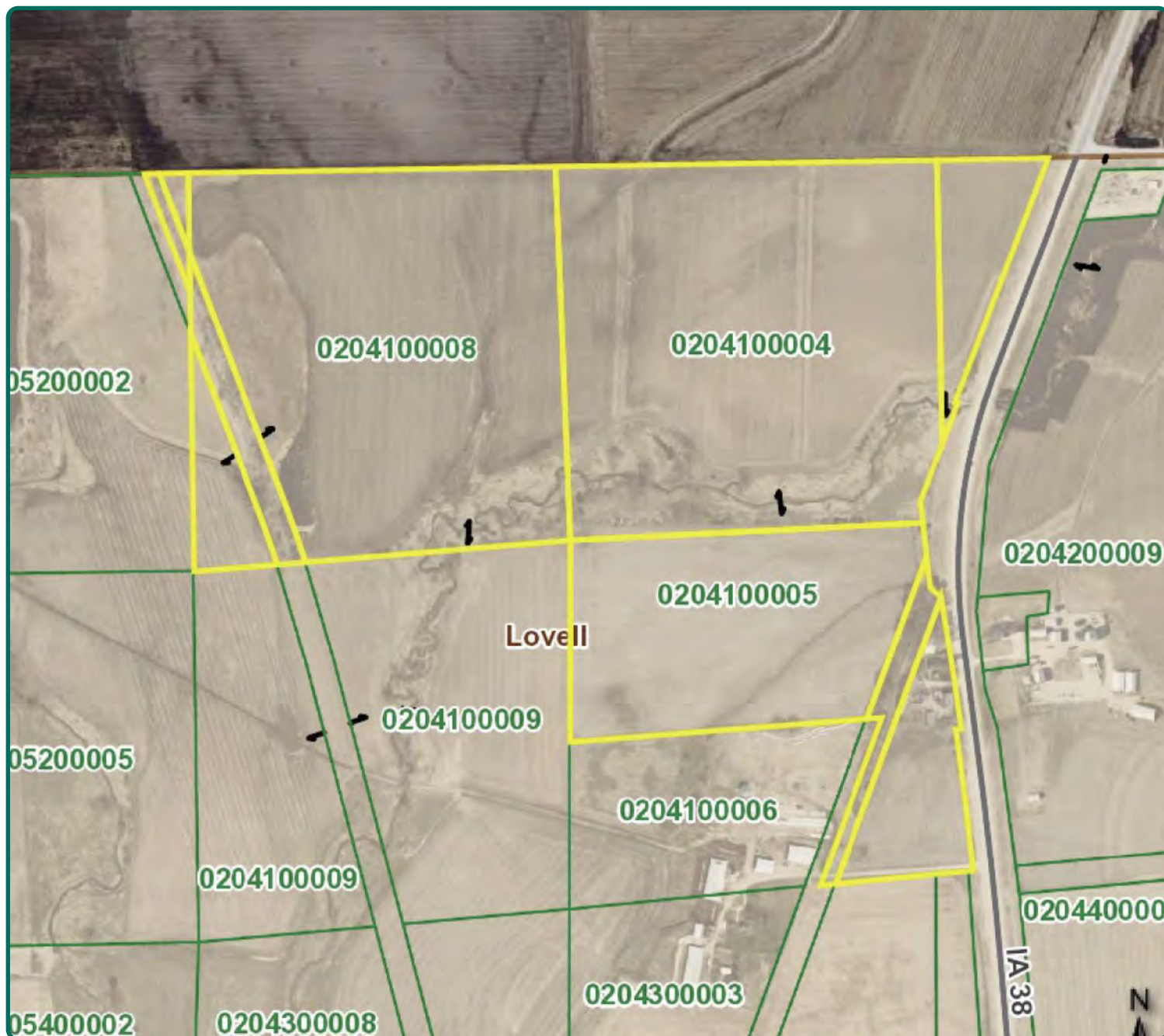
There are a few acres located west of the railroad right-of-way that have been farmed and used by the neighbor for many years.

Comments

This is a nice Jones County farm with a mixture of cropland, pasture, house and buildings, located on a hard surface road.

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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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