



**We are Pleased to  
Present for Sale  
84 Acres  
Jones County, Iowa**

**ADDRESS:** 18337 Ebys Mill Road, Scotch Grove, IA 52310

**DIRECTIONS:** From Scotch Grove Due To Ebys Mill Bridge Being Replaced: East on E17 5-1/2 miles to State Hwy 136, north 3-1/2 miles on Hwy 136 to Richland Road, west on Richland Road 3 miles to Eby's Mill Road, then south on Ebys Mill Road 3-1/2 miles.

**ACCESS EASEMENT:** 3/4 mile gravel based driveway from Ebys Mill Road.

**LEGAL DESCRIPTION:** NW 1/4 SE 1/4 SE 1/4, the south 28 rods of the NW 1/4 SE 1/4, and the SW 1/4 SE 1/4 of Section 35, Township 86 North, Range 2 West of the 5<sup>th</sup> P.M., Jones County, Iowa.

AND

N 1/2 NW 1/4 NE 1/4 of Section 2, Township 85 North, Range 2 West of the 5<sup>th</sup> P.M., Jones County, Iowa, together with an easement for ingress and egress 30 feet in width over the following described premises: Commencing on the north side of the public highway on the east line of the NW 1/4 SW 1/4 of Section 2, Township 85 North, Range 2 West of the 5<sup>th</sup> P.M. and extending east approximately 30 feet, thence running northerly, northeasterly thence northerly through the NE 1/4 SW 1/4, the E 1/2 NW 1/4 and the W 1/2 NE 1/4 of Section 2 to the south line of the N 1/2 NW 1/4 NE 1/4 of Section 2.

**PRICE & TERMS:** \$310,800.00 - \$3,700 per acre. 10% upon acceptance of offer and balance at closing.

**POSSESSION:** Negotiable – Subject to the 2009 Lease.

**TAXES:** 2008-2009, payable 2009-2010 - \$874.00 – net – \$10.43 per taxable acre. There are 83.8 taxable acres.

**SCHOOL DISTRICT:** Monticello Community School District.

**FSA INFORMATION:** Farm #1095 - Tract #1389

Farmland	84.0 Acres
Cropland	35.2 Acres
Corn Base	26.0 Acres
Direct and Counter Cyclical Corn Yield	119/119 Bushels/Acre
Oats Base	1.4 Acres
Direct and Counter Cyclical Soybean Yield	54/54 Bushels/Acre

There are currently 28 acres certified to row crops and 7.2 acres certified as mixed forage or grass.

*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.*

**AVERAGE CSR:\***

ArcView software indicates a CSR of 58.8 on the tillable acres.

**PASTURE:**

Approximately 40 acres of open and wooded pasture.

**BUILDINGS:**

18337 Ebys Mill Road, Scotch Grove, Iowa

**Quonset Machine Shed:** 42' x 62'; Built in 1993.

**Cattle Shed:** 14' x 64'; Built in 1998.

**Cattle Shed:** 16' x 24'; Built in 2006.

**Detached Garage:** 24' x 24'; With inside/outside dog runs; Built in 1993.

**WELL:**

Located north of large Cattle Shed.

**POND:**

Located north of buildings in pasture.

**CATTLE WATERER:**

Automatic waterer located on south side of 14' x 64' Cattle Shed.

**BROKERS COMMENTS:**

Complete Privacy! Lots of younger walnut trees. Great for hunting, horseback riding or recreational activities with income. Good Buildings.



*Pasture/Timber*



*Pasture/Timber*



*Pasture/Timber/Cropland*



*Timber*

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*Garage/With Dog Runs*



*Quonset Machine Shed*



*Cattle Shed*



*Cattle Shed*



*Turkey Tracks*



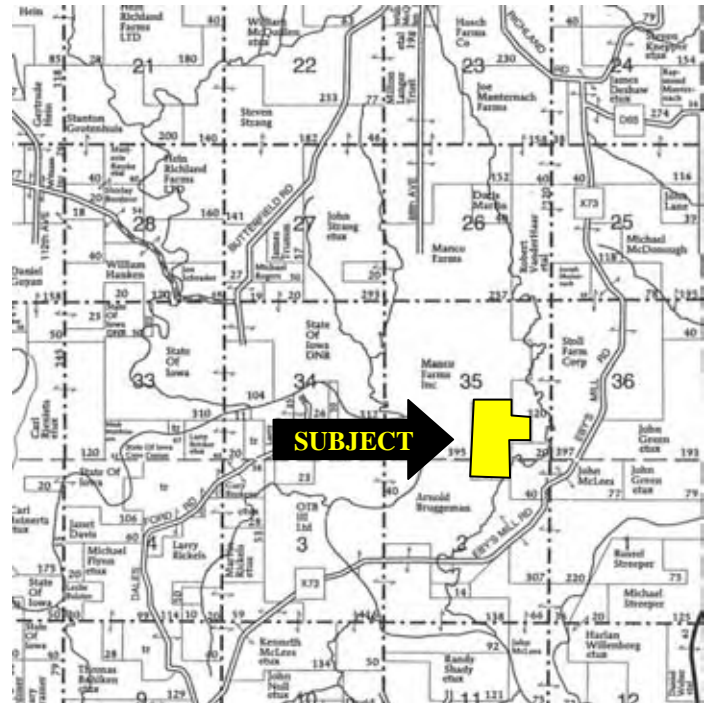
*Deer*

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Aerial Map



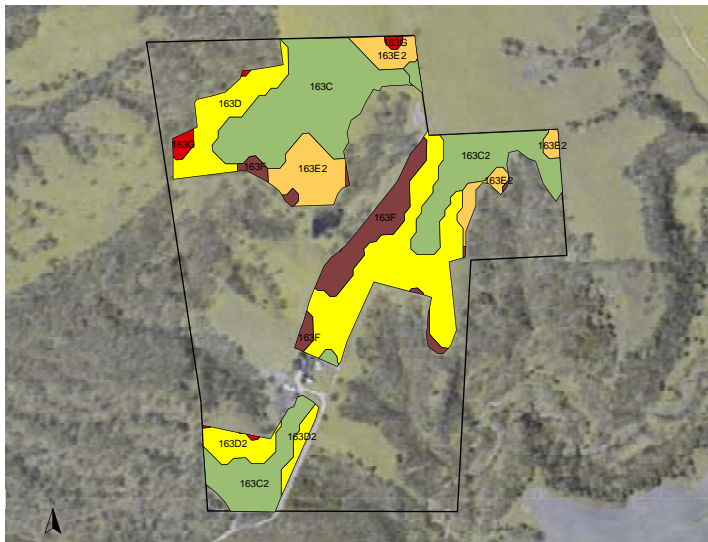
Plat Map



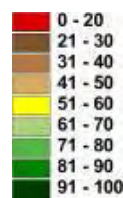
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**CSR: Calculated using ArcView 3.2 software**

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
163C	FAYETTE	70	144	48	8.13
163C2	FAYETTE	68	140	47	7.45
163D	FAYETTE	60	135	45	2.88
163D2	FAYETTE	58	131	44	8.91
163E2	FAYETTE	48	114	38	4.09
163F	FAYETTE	30	0	0	3.29
163G	FAYETTE	20	0	0	0.46
W	WATER	0	0	0	0.00



**WE ARE PLEASED TO OFFER THESE SERVICES**

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://WWW.HFMGT.COM)

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