

# Land For Sale

**ACREAGE:**

**110 Acres, m/l**

**LOCATION:**

**Jones County, IA**



## **Property** *Key Features*

- **Good Income-Producing Farmland**
- **Recreational Benefits with Mixture of Cropland and Timber**
- **Jones County Farmland for Sale!**

**Troy R. Louwagie, ALC**

Licensed in IA & IL

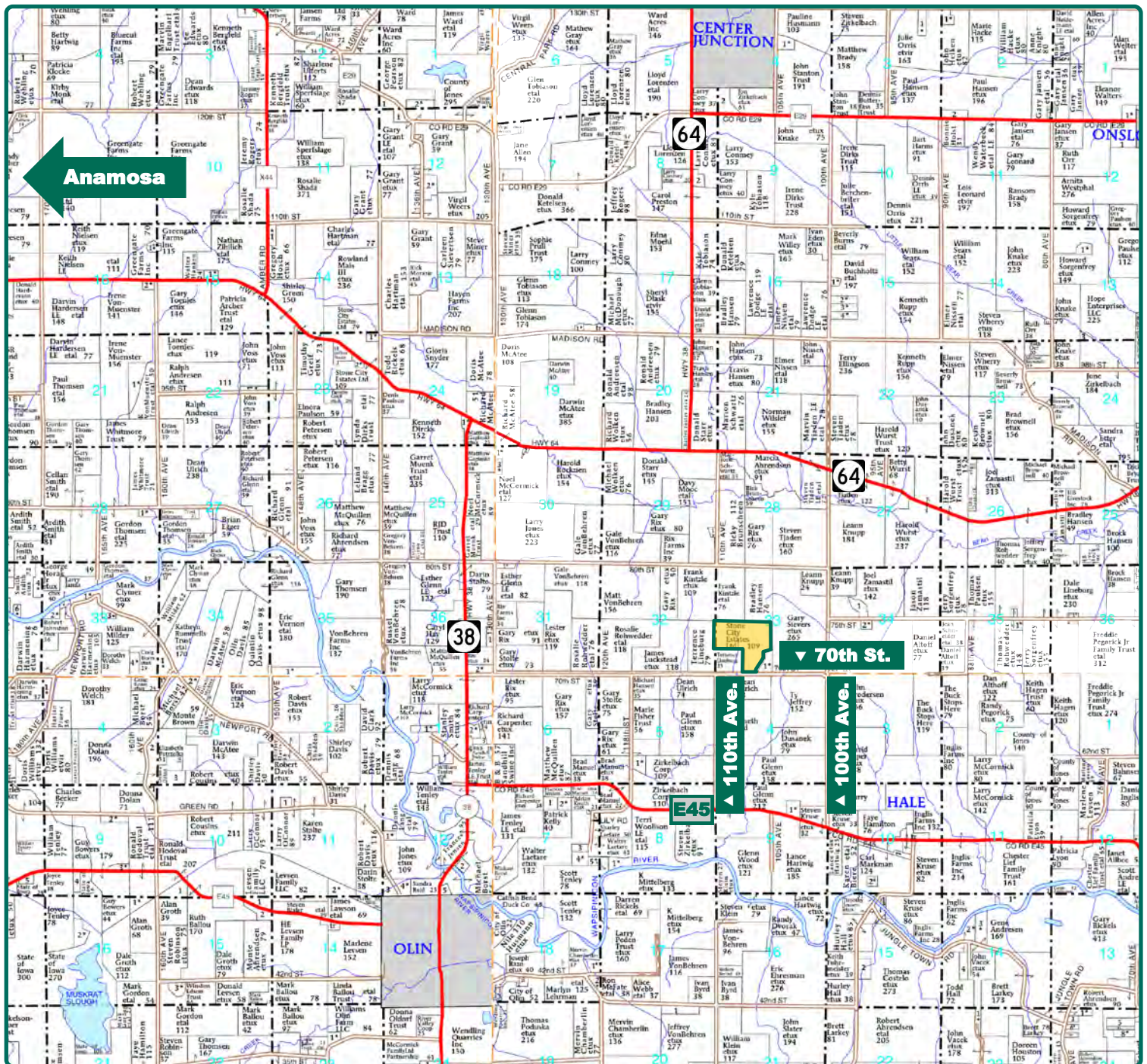
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<b>Total Acres:</b>	<b>110.00</b>
<b>Crop Acres:</b>	<b>66.30</b>
<b>Corn Base Acres:</b>	<b>63.71</b>
<b>Soil Productivity:</b>	<b>48.9 CSR2</b>

## Property Information

### 110 Acres, m/l

#### Location

**From Anamosa:** 7¾ mile east on Highway 64, 2½ miles south on Highway 38 and 2½ mile east on 70th Street. Property is located on the north side of the road.

**From Olin:** 1 mile north on Highway 38, 2 miles east on County Road E45, 1¼ mile north on 110th Avenue and ¼ mile east on 70th Street. Property is located on the north side of the road.

#### Legal Description

The E½ of the SW¼ and the NW¼ of the SW¼; all located in Section 33, Township 84 North, Range 2 West of the 5<sup>th</sup> P.M., Jones County, Iowa.

#### Price & Terms

- \$544,500
- \$4,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$1,984.00  
Net Taxable Acres: 109.02  
Tax per Net Taxable Acre: \$18.20

#### FSA Data

Part of Farm Number 5834, Tract 10943  
Crop Acres: 66.3  
Corn Base Acres: 63.71  
Corn PLC Yield: 165 Bu.

#### Soil Types/Productivity

Primary soils are Fayette and Exette. CSR2 on the FSA crop acres is 48.9 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Rolling.

#### Comments

This is a good income-producing Jones County farm with a mixture of cropland and timber.

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**Measured Tillable Acres** 66.3      **Avg. CSR** 54.5      **Avg. CSR2** 48.9

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
P163D2	Fayette silt loam, paha, 9 to 14	0	47	50.0%	IIIe	33.15
P163C2	Fayette silt loam, paha, 5 to 9	0	75	13.7%	IIIe	9.10
763F2	Exette silt loam, 18 to 25 percent	26	28	11.5%	VIe	7.65
P163E2	Fayette silt loam, paha, 14 to 18	0	35	10.8%	IVe	7.18
P163C	Fayette silt loam, paha, 5 to 9	0	78	6.6%	IIIe	4.38
P163G	Fayette silt loam, paha, 25 to 40	0	5	2.8%	VIIe	1.88
P163D	Fayette silt loam, paha, 9 to 14	0	50	2.5%	IIIe	1.67
11B	Colo-Ely complex, 0 to 5 percent	68	83	1.0%	IIw	0.7

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.

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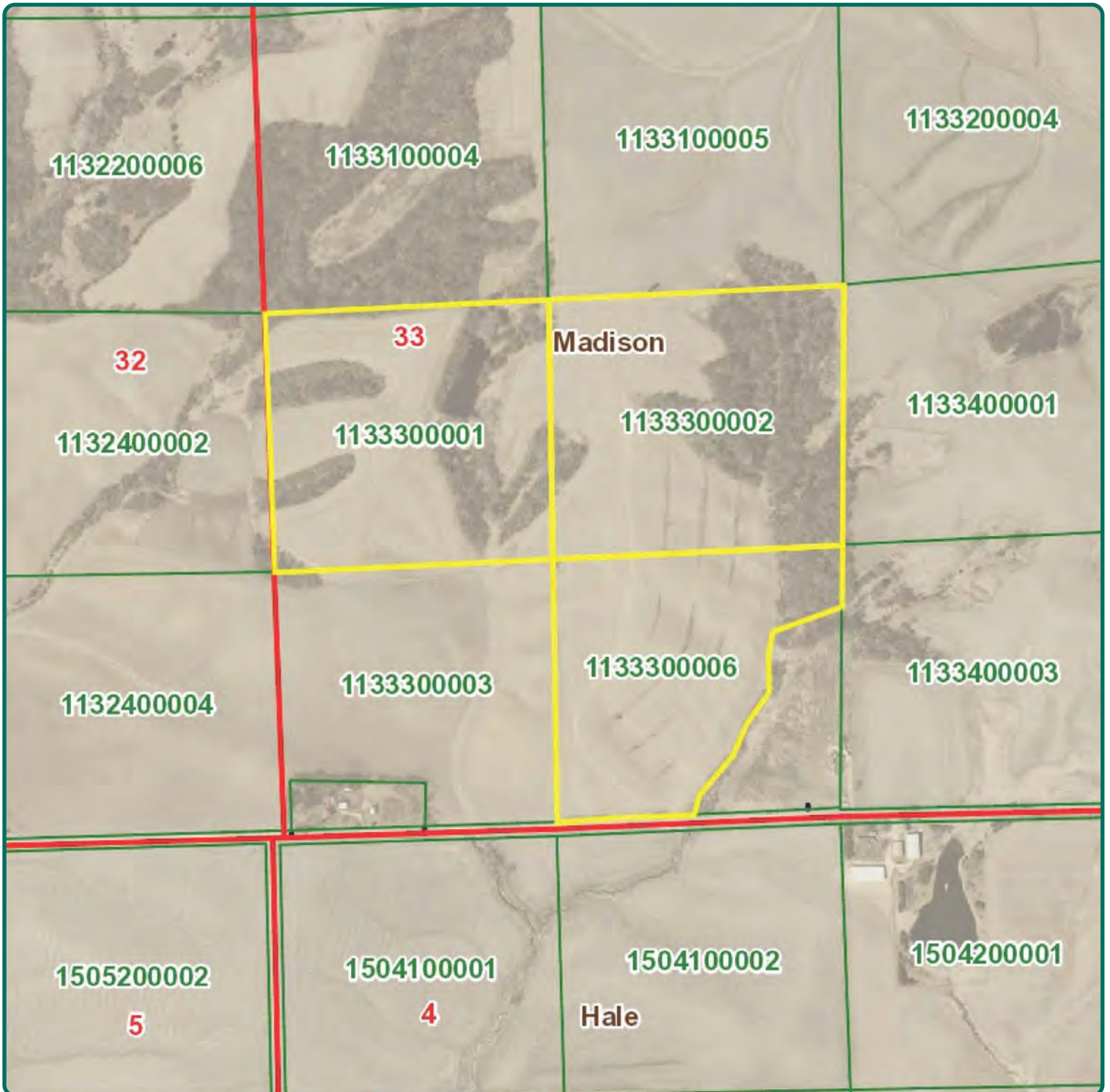
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