

# Land For Sale

#### ACREAGE:

110 Acres, m/l

### **Jones County, IA**

**LOCATION:** 



### **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 TroyL@Hertz.ag



## Plat Map

110 Acres, m/l, Jones County, IA

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# **Aerial Photo**

110 Acres



Total Acres:	110.00
Crop Acres:	66.30
Corn Base Acres:	63.71
Soil Productivity:	48.9 CSR2

#### Property Information 110 Acres, m/l

#### Location

**From Anamosa:**  $7\frac{3}{4}$  mile east on Highway 64,  $2\frac{1}{3}$  miles south on Highway 38 and  $2\frac{1}{2}$  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, 1<sup>1</sup>/<sub>4</sub> mile north on 110th Avenue and <sup>1</sup>/<sub>4</sub> mile east on 70th Street. Property is located on the north side of the road.

#### **Legal Description**

The  $E^{1/2}$  of the SW<sup>1/4</sup> and the NW<sup>1/4</sup> of the SW<sup>1/4</sup>; 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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# Soil Map



Measured	I Tillable Acres 66.3	Avg. CSR	54.5	Avg. CSR2	48.9	
				Percent	Non_Irr	
Soil Labe	I Soil Name	CSR	CSR2	of Field	Class	Acres
P163D2	Fayette silt loam, paha, 9 to 14	0	47	50.0%	llle	33.15
P163C2	Fayette silt loam, paha, 5 to 9	0	75	13.7%	llle	9.10
763F2	Exette silt loam, 18 to 25 percent	26	28	11.5%	Vle	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%	llle	4.38
P163G	Fayette silt loam, paha, 25 to 40	0	5	2.8%	Vlle	1.88
P163D	Fayette silt loam, paha, 9 to 14	0	50	2.5%	llle	1.67
11B	Colo-Ely complex, 0 to 5 percent	68	83	1.0%	llw	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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110 Acres

1132200006	1133100004	1133100005	1133200004
32	33	Madison	1133400001
1132400002	1133300001	1133300002	
1132400004	1133300003	1133300006	1133400003
1505200002	1504100001	1504100002	1504200001
5	4	Hale	

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## Property Photos



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