



# Land For Sale

**ACREAGE:**

**LOCATION:**

**36.13 Acres, m/l**

**Jackson County, IA**



## **Property *Key Features***

- Breathtaking building site overlooking Maquoketa River
- 33.71 Tillable Acres
- 18.95 Acres Currently in CRP

**John Tuthill**

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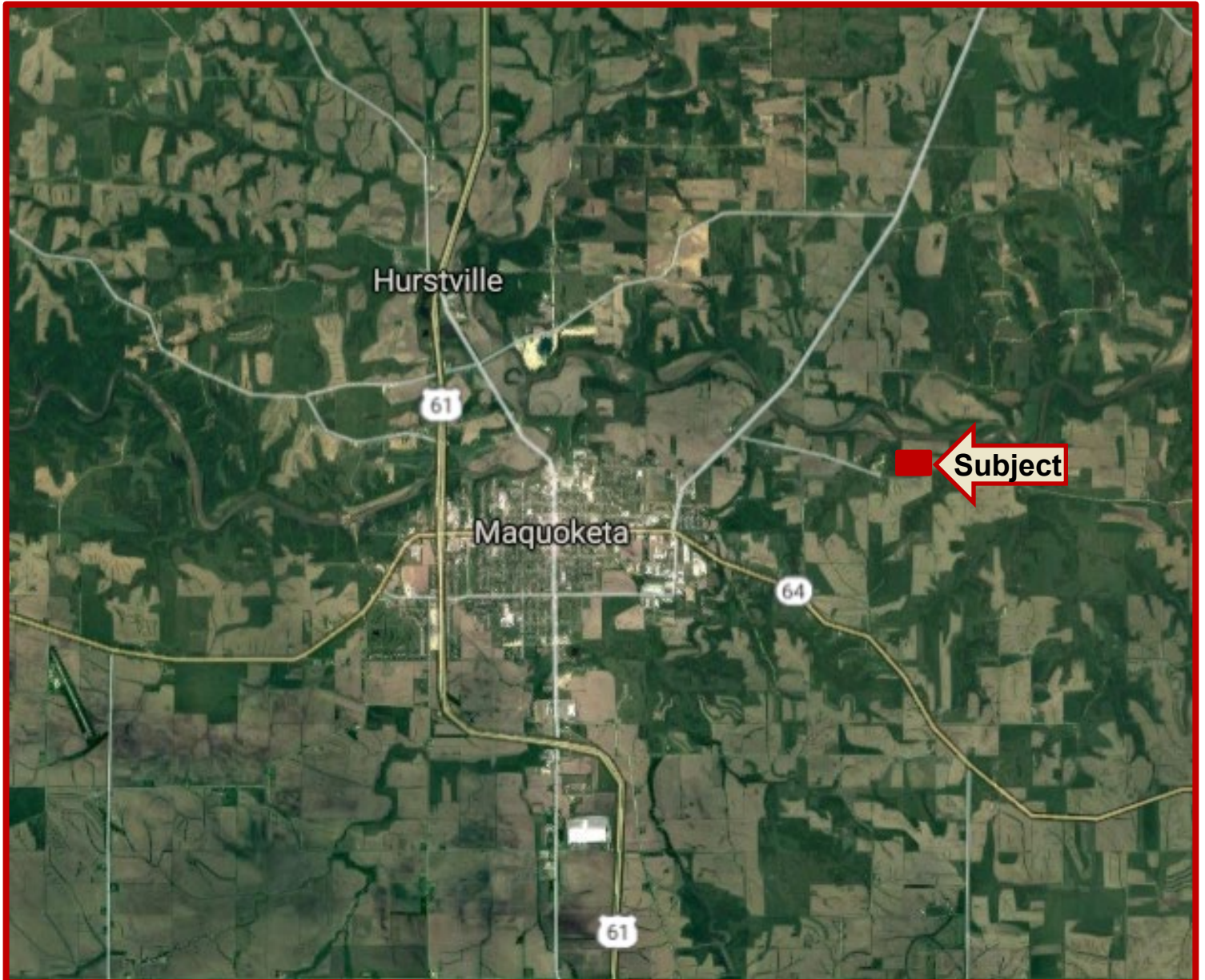
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**Tillable Acres: 33.71**  
**Soil Productivity: 35.0 CSR2**

## Property Information

**36.13 Acres, m/l**

### Location

**From Maquoketa:** From the IA-64W/IA-62 N intersection on the east side of town head north for one mile. Turn right onto 35<sup>th</sup> St/Codfish Hollow Rd. Continue on 35<sup>th</sup> St/Codfish Hollow Rd for 1.5 miles. The property will be on your left.

## Legal Description

PARCEL "E" PT NE NW & PT N1/2  
NE SEC 21 & PT SE SW SEC 16 & PT  
S1/2 SE SEC 16 SURV 10-112

## Approximate Address

24096 35th St, Maquoketa, IA 52060

## Price & Terms

- \$275,296
- \$7,620/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

## Possession

At closing (farm lease possession 3/1/20)

## FSA Data

Part of Farm No. 4168, Tract 5336  
FSA/Eff. Crop Acres: 35.41\*  
Cert. Grass Acres: 0.0  
Corn Base Acres: 28.8  
Corn PLC Yield: 112 Bu.  
Bean Base Acres: 0.0  
Bean PLC Yield: 0 Bu.  
Oats Base Acres: 7.8  
Oats PLC Yield: 52 Bu.

*\*Includes Certified Grass Acres*

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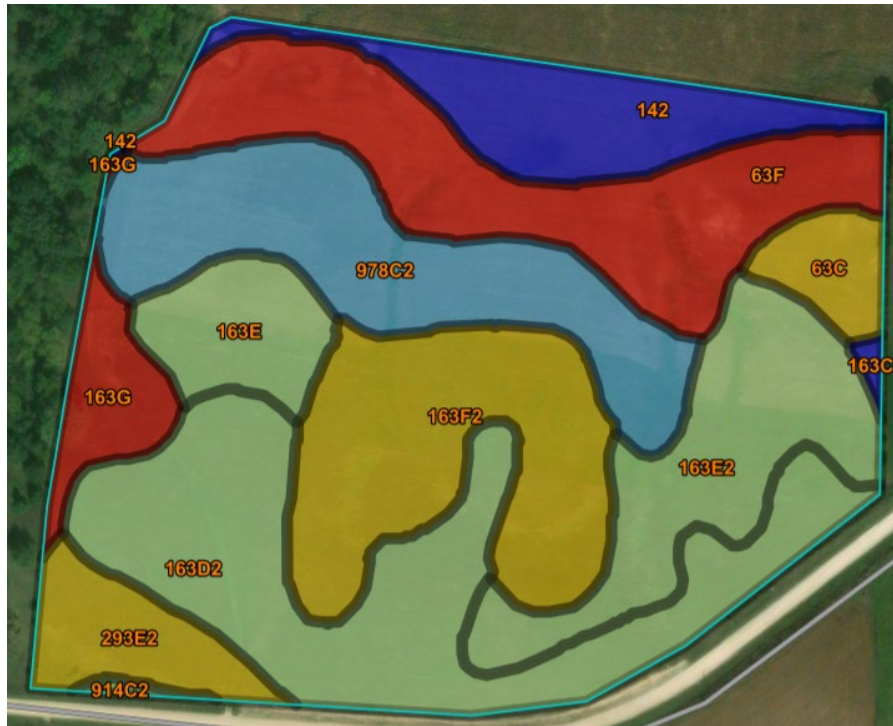
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
63C	Chelsea loamy sand, 5 to 9 percent slopes	13	0.9	2.6%
63F	Chelsea loamy sand, 14 to 30 percent slopes	5	5.6	15.7%
142	Chaseburg silt loam, 0 to 2 percent slopes	79	2.9	8.0%
163C	Fayette silt loam, 5 to 9 percent slopes	75	0.1	0.3%
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	7.3	20.6%
163E	Fayette silt loam, 14 to 18 percent slopes	38	1.7	4.7%
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	35	4.0	11.2%
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	18	5.1	14.4%
163G	Fayette silt loam, 25 to 40 percent slopes	5	1.3	3.5%
293E2	Fayette-Lamont-Chelsea complex, 14 to 18 percent slopes, moderately eroded	21	1.6	4.4%
914C2	Winneshiek loam, 5 to 9 percent slopes, moderately eroded	36	0.1	0.3%
978C2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	63	5.1	14.3%
<b>Totals for Area of Interest</b>			<b>35.6</b>	<b>100.0%</b>





### **Soil Types/Productivity**

Primary soils on this farm are Fayette silt loam, Festina silt loam and Chelsea loamy sand. CSR2 based on Web Soil Survey. See soil map for detail.

### **Land Description**

Nicely rolling farm in Jackson County. Conveniently located near IA-62 on Codfish Hollow Road.

### **Comments**

This is a great potential building site in beautiful Jackson County. It consists of 36.13 total acres. The north 16.46 acres is currently in a corn/soybean rotation. The south 18.95 acres is in a CRP contract that expires in 2020.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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