



48 Acres m/l, Jones County, IA Viola-Mar, Inc. Farm

Cropland & Timber - This Farm is Located 1 Mile Southwest of Stone City, Iowa

Property Information

Location

From Stone City: ½ mile south on X28 and ¼ mile west on 120th Street. The farm is located on the south side of the road.

Legal Description

The NW ¼ of the NW ¼ and the NW ¼ of the NE ¼ of the NW ¼ of Section 7, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa

Price & Terms

- \$333,600
- \$6,950/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2014 - 2015: \$842
Net Taxable Acres: 47.8 Acres
Tax per Net Taxable Acre: \$17.62

Possession

Negotiable, subject to the 2015 Cash Rent Lease.

FSA Data

Farm Number 280, Tract 880

Crop Acres: 15.5 Acres

*This farm is currently not enrolled in the USDA Farm Program.

Soil Types/Productivity

Primary soil is Fayette. See soil maps for detail.

- **CSR2:** 62.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 63.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 46.3 per County Assessor, based on net taxable acres.

Seller

Viola-Mar, Inc.

Land Description

This farm is considered as gently rolling to rolling with a mixture of cropland and timber.

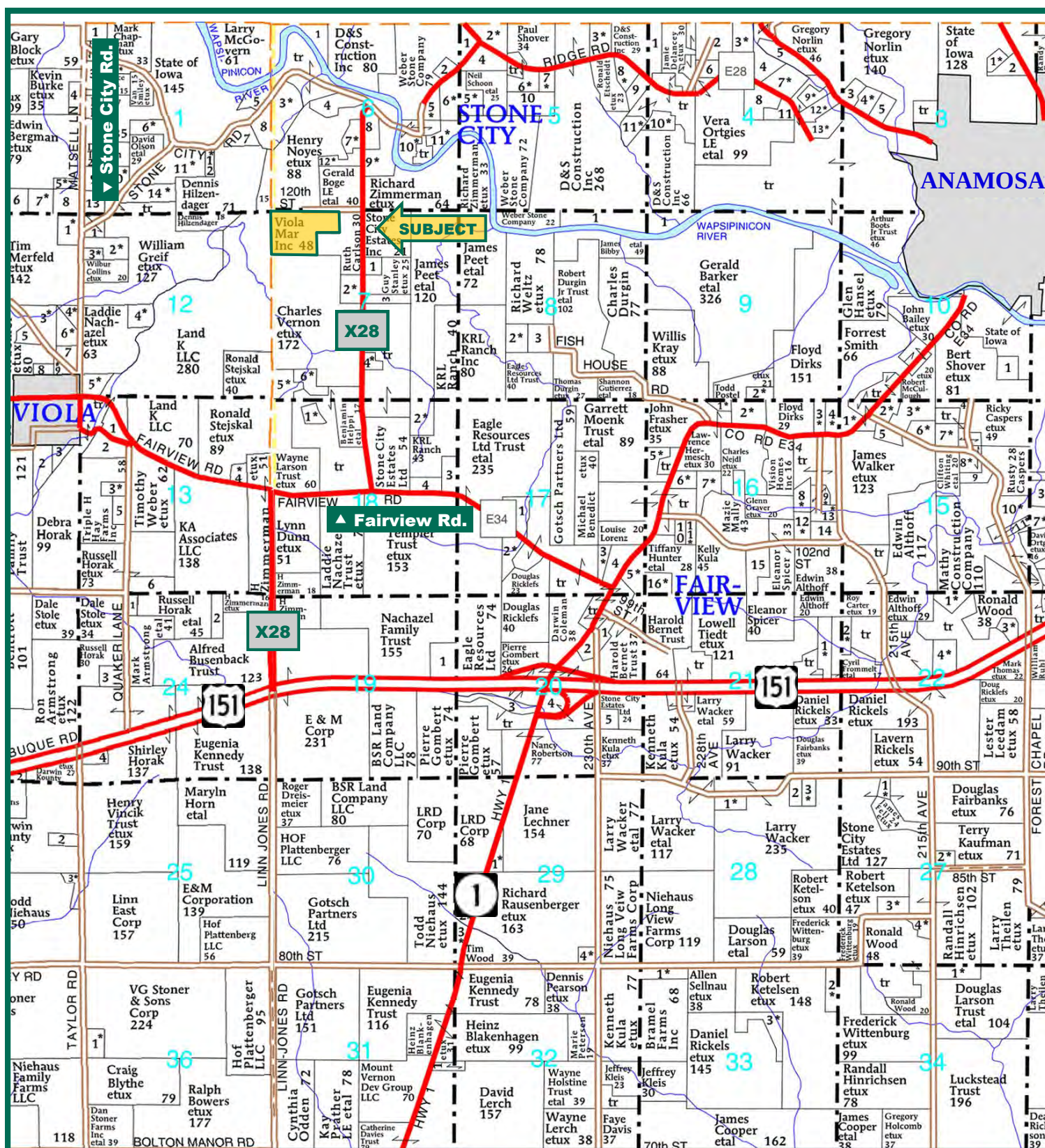
Water & Well Information

There is an old well located in the central portion of the farm. The status of the well is unknown.

Comments

This is an attractive recreational property located near Stone City with 15.5 acres of cropland and the balance in mature timber. It adjoins a large timber tract and is ideal for hunting or a new home site.

Plat Map

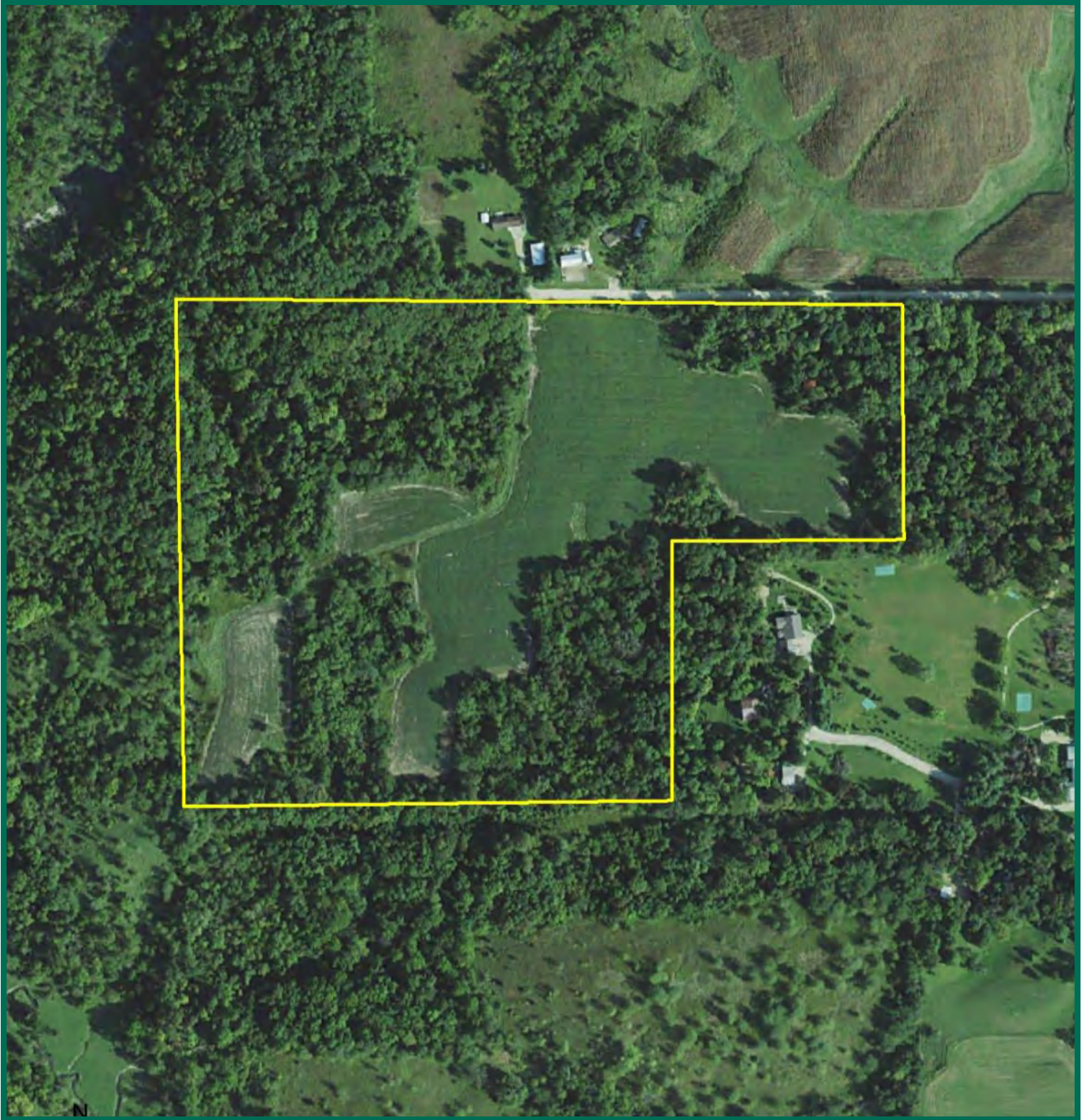


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Aerial Photo

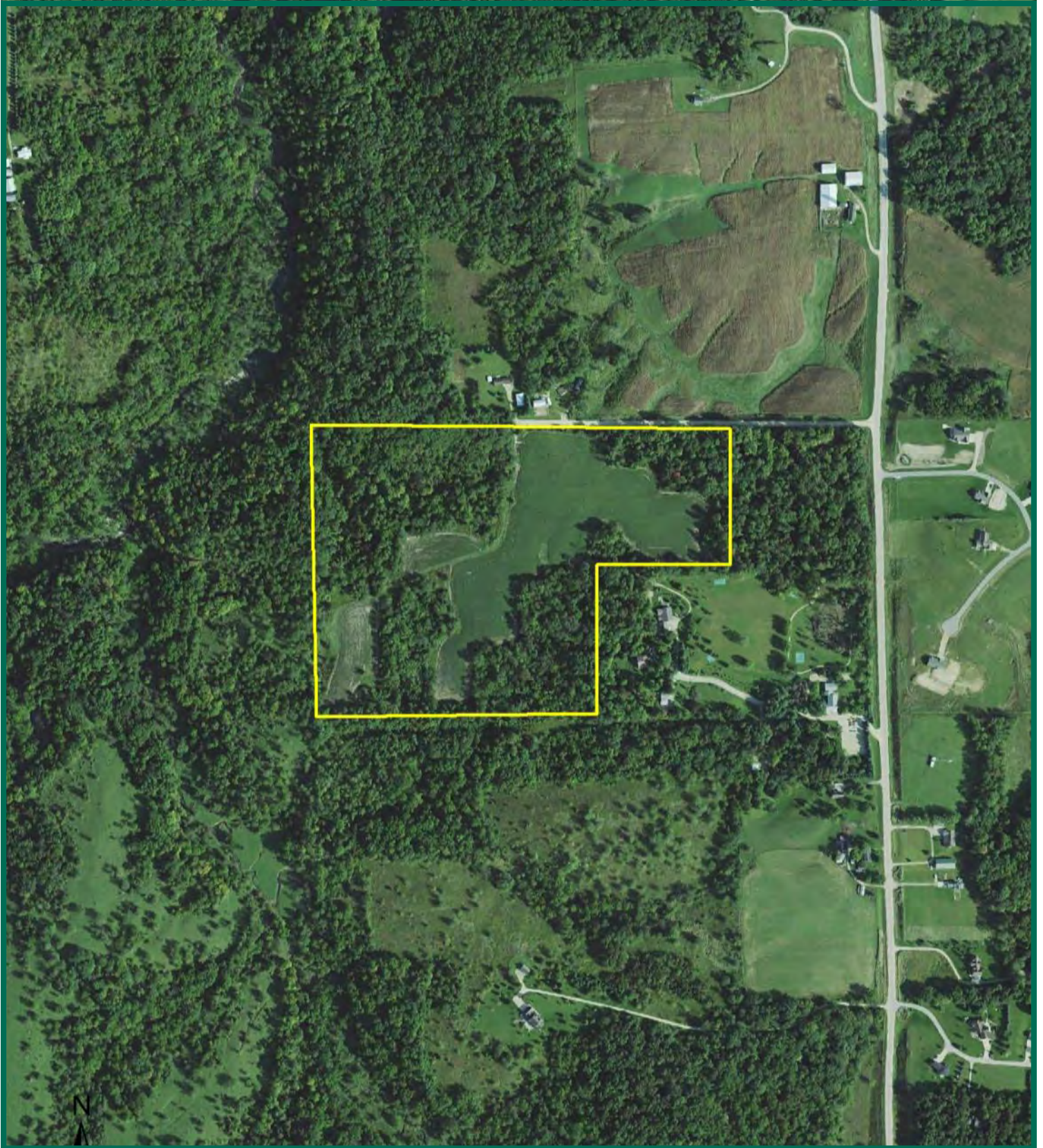


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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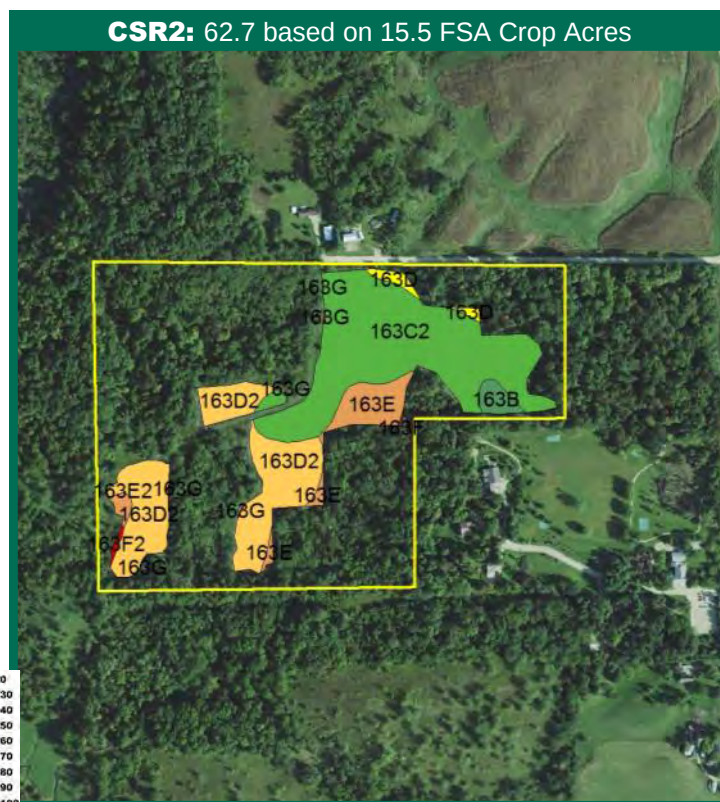
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Soil Maps



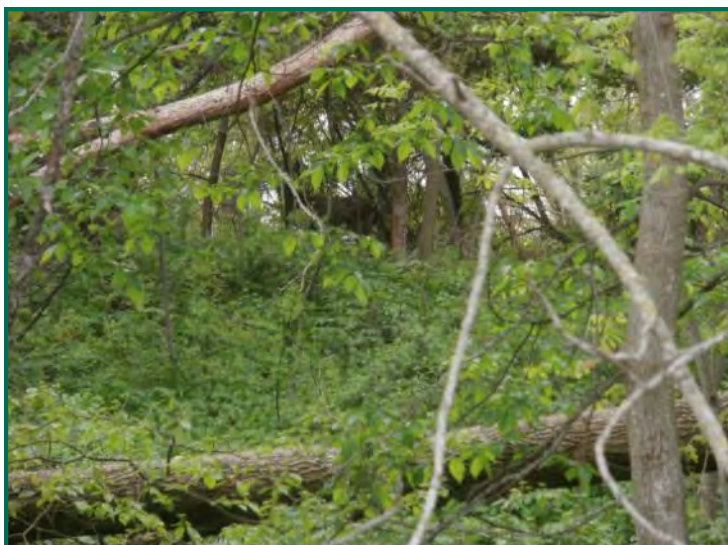
Measured Tillable Acres		15.5	Avg. CSR	63.1	Avg. CSR2 ¹	62.7
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
163B	Fayette silt loam, 2 to 5 percent	85	84	2.5%	Ile	0.39
163C2	Fayette silt loam, 5 to 9 percent	68	76	53.1%	IIIe	8.22
163D	Fayette silt loam, 9 to 14 percent	60	51	1.7%	IIIe	0.27
163D2	Fayette silt loam, 9 to 14 percent	58	48	32.9%	IIIe	5.09
163E	Fayette silt loam, 14 to 18 percent	50	39	8.2%	IVe	1.27
163E2	Fayette silt loam, 14 to 18 percent	48	35	1.0%	IVe	0.15
163F	Fayette silt loam, 18 to 25 percent	30	21	0.1%	VIe	0.01
163F2	Fayette silt loam, 18 to 25 percent	28	19	0.4%	VIe	0.1
163G	Fayette silt loam, 25 to 40 percent	20	5	0.2%	VIIe	0.0

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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