



## 265 Acres m/l, Jones County, IA Duling Farm

**80.8 CSR - Good Income Producing Cropland, Recreation on Riverfront Edge.**

### Property Information

#### Location

This farm adjoins the southeast portion of Oxford Junction. From Oxford Junction: County Road X64 and follow B Street into farm.

#### Legal Description

265 acres more or less located in that part of the S ½ of Section 22 and that part of the N ½ of Section 27; all in Township 83 North, Range 1 West of the 5th P.M., Jones County, Iowa (The exact legal description to be taken from the abstract).

#### Price & Terms

- \$702,250
- \$2,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Seller

Edward and Carla Duling.

#### Real Estate Tax

Taxes Payable in 2014 - 2015: \$4,262.00  
Net Taxable Acres: 265.0 Acres  
Tax per Net Tax. Ac.: \$16.08

#### FSA Data

Farm Number: 1433  
Tract Number: 10184  
Crop Acres: 81.3 Acres  
Corn Base: 76.4  
Corn PLC Yield: 118 Bu.

#### CRP Contracts

There are 0.6 Acres enrolled in CRP at \$163.20 per acre for a total annual payment of \$98.00. This contract expires

September 30, 2021. Located in the southeasterly corner of the property.

#### Soil Types / Productivity

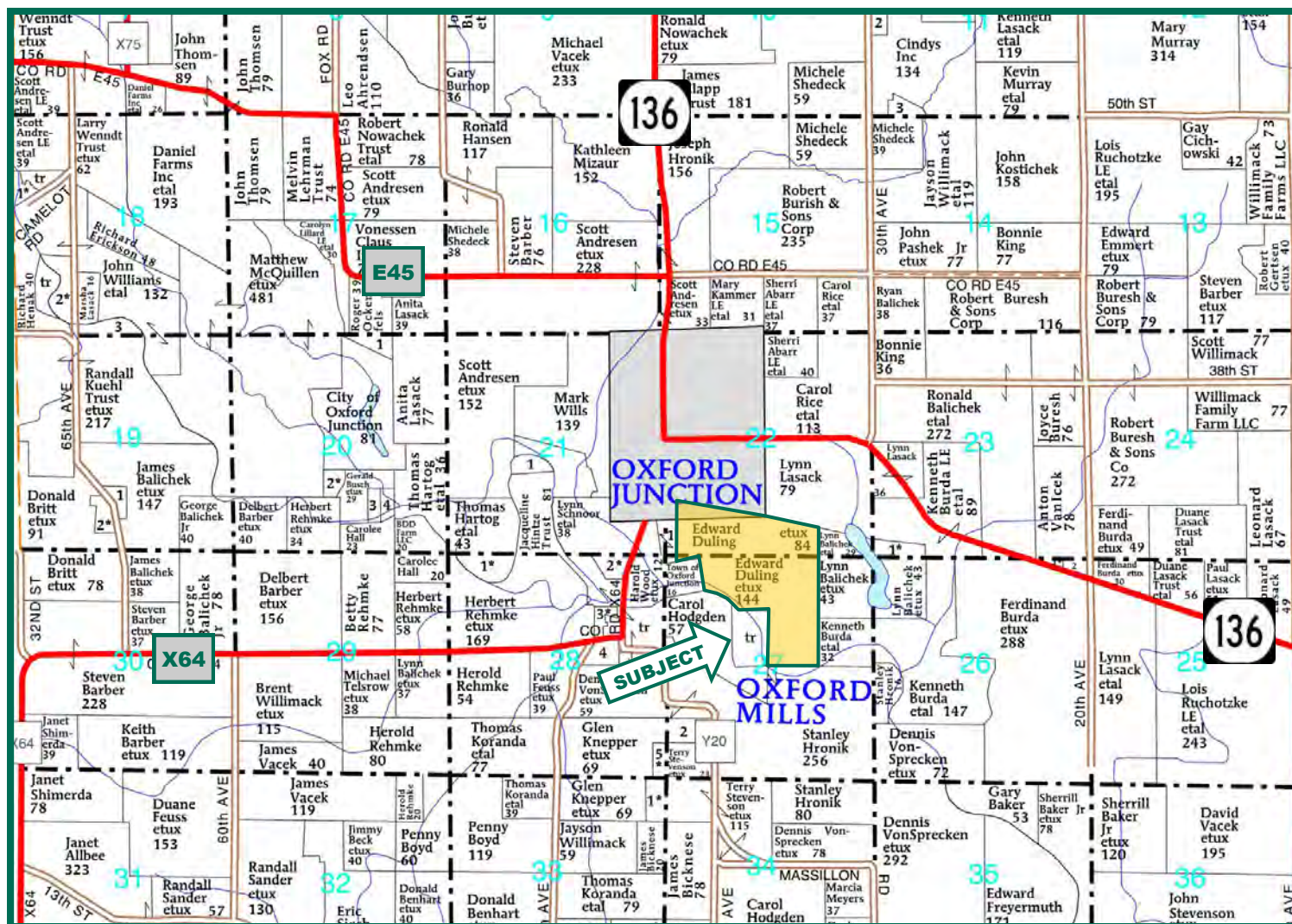
Primary soils are Waukee, Spillville-Coland and Spillville. See soil map for detail.

- **CSR2:** 72.6 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 80.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 52.5 per County Assessor, based on net taxable acres.

#### Land Description

Level farm land located southeast of Oxford Junction. Includes high quality cropland with an additional 172.3 acres enrolled in the Wetlands Reserve Program along the Wapsipinicon River.

# Plat Map



## Buildings / Improvements

30' x 88' - Machine Shed  
3 - 24' diameter - Grain Bins

## Wetlands Reserve Easement

There are 172.3 acres enrolled in the Wetlands Reserve Program with the Federal Government. This means there is an easement on this farm that shall run in perpetuity. The purpose and intent of this easement is to restore, protect, manage, maintain and enhance the functional values, including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values and environmental education. The owners of this land will

have the right to use this land for recreational uses, control access and the right of quiet enjoyment. The owner will be prohibited from altering the landscape, harvesting wood, haying or mowing, or building obstructions on this easement area. Contact Hertz Real Estate Services for a copy of the recorded easement.

## Water & Well Information

This property has city water.

## Septic System

There is a septic system located at the mobile home.

Map reproduced with permission of Farm & Home Publishers, Ltd.

## Mobile Home

There is a mobile home on this property which is owned by a 3rd Party and is reserved.

## Comments

This is an unique opportunity to purchase a good income producing farm with attractive recreational opportunities. This farm is located along the Wapsipinicon River. It would provide excellent habitat for waterfowl and wildlife. This would make an ideal recreational property for hunting or a private getaway which also provides good income.

Ryan T. Kay

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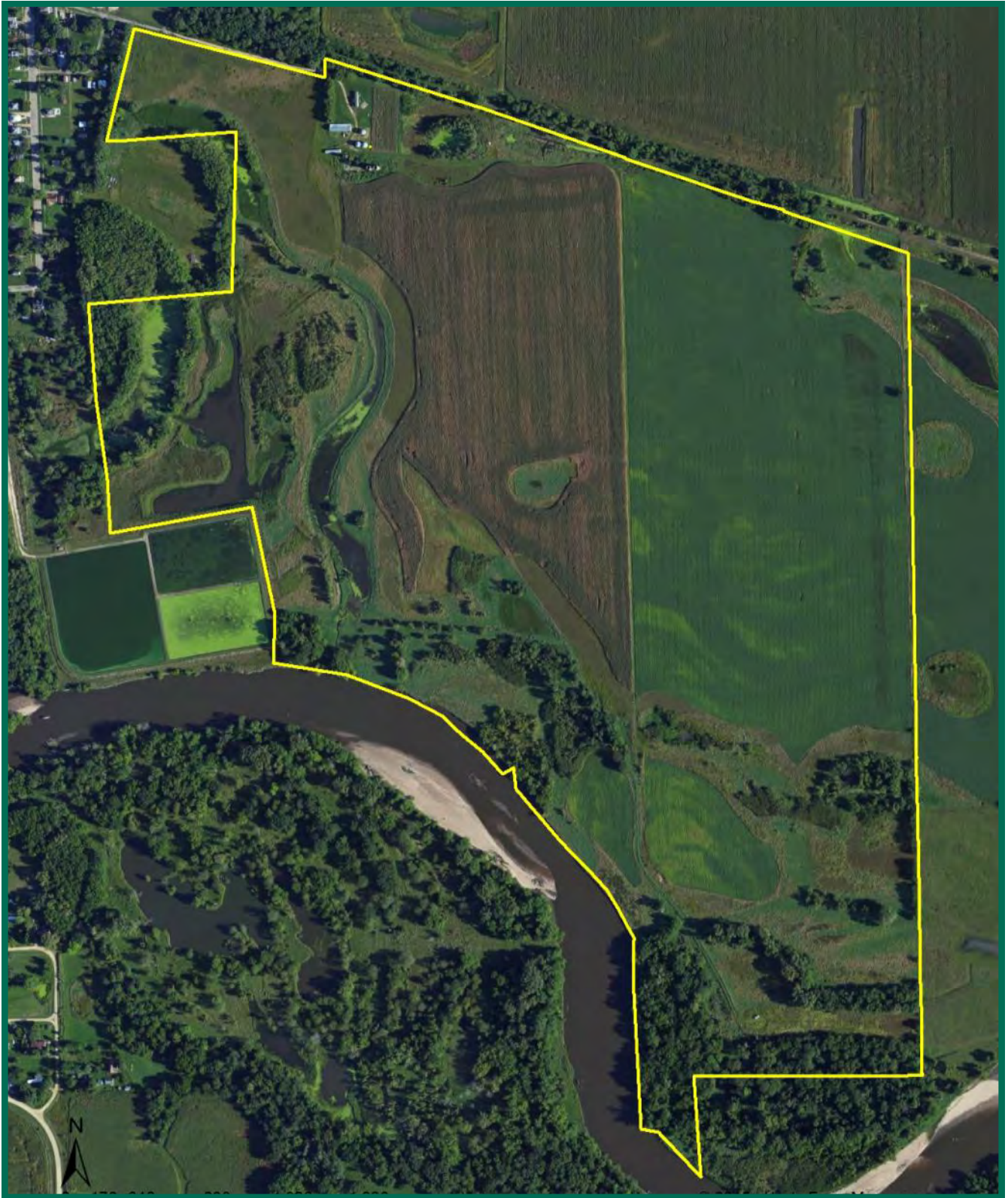
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## Aerial Photo



*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.*

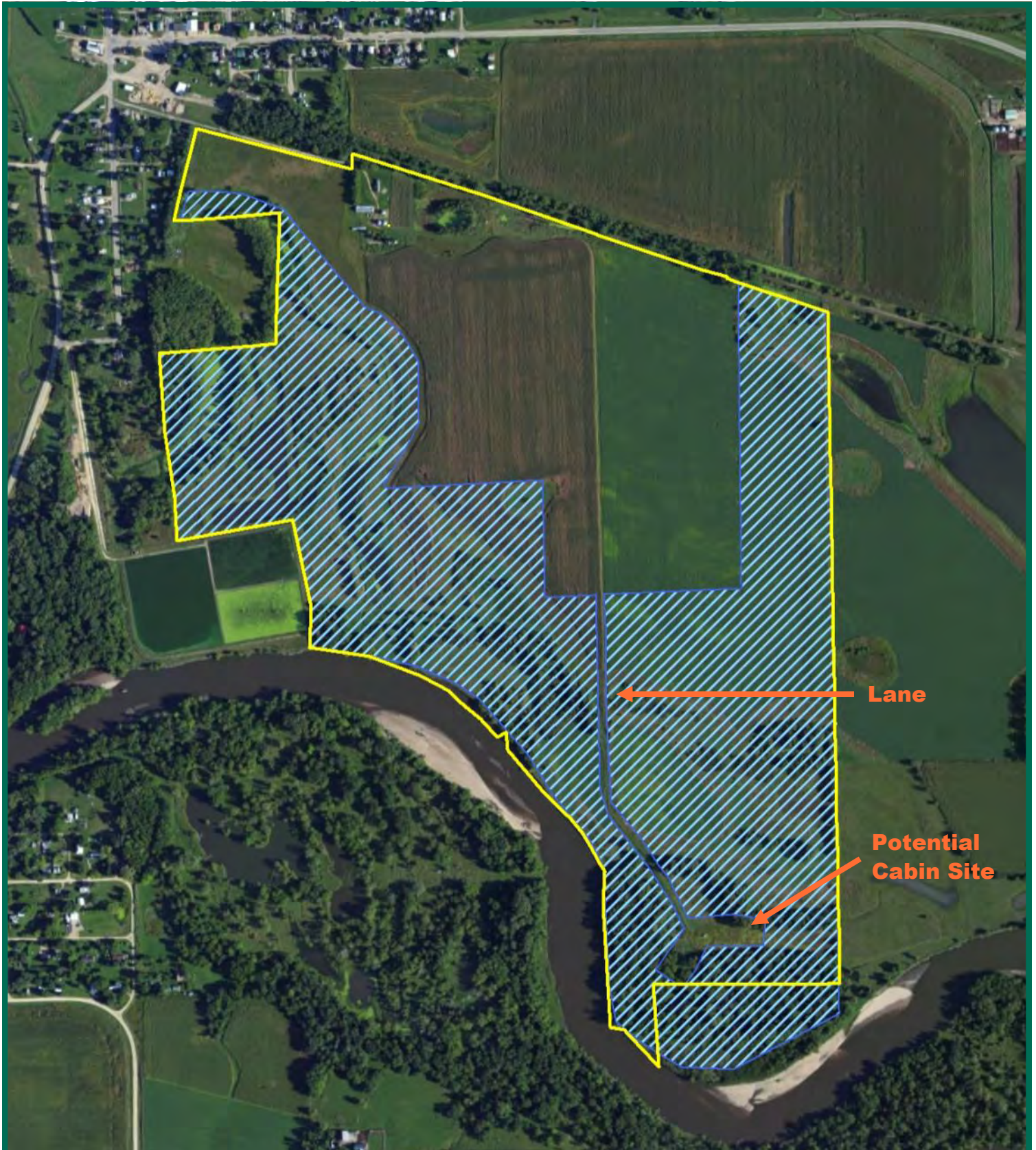
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# EWP Conservation Map



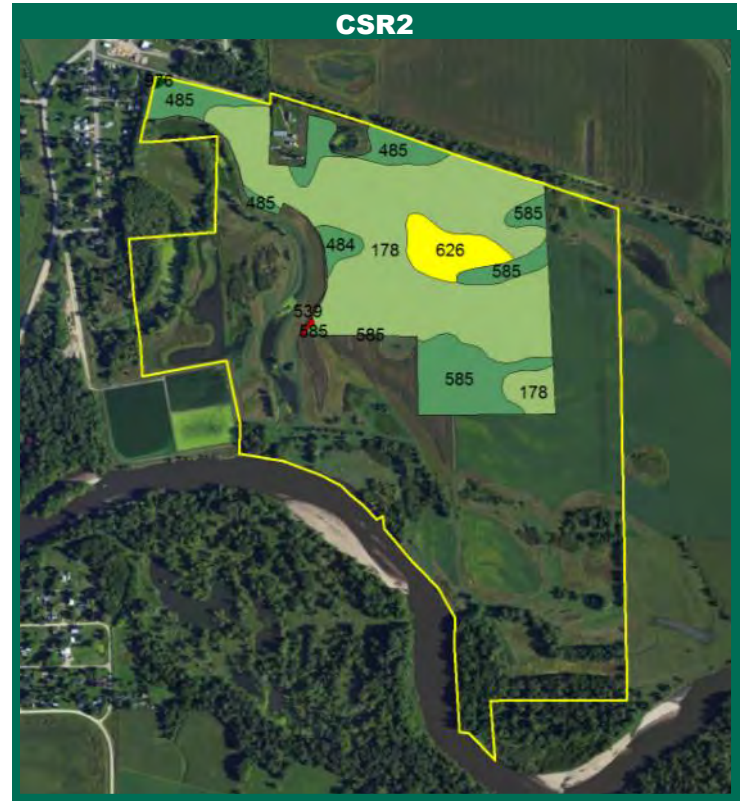
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# Soil Maps



Measured Tillable Acres		80.7	Avg. CSR		80.8	Avg. CSR2*		72.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
178	Waukee loam, 0 to 2 percent slopes	79	69	65.1%	lls	52.55		
484	Lawson silt loam, 0 to 2 percent	90	83	2.0%	llw	1.59		
485	Spillville loam, 0 to 2 percent slopes	92	90	10.6%	llw	8.56		
539	Perks sandy loam, 0 to 2 percent	20	5	0.1%	llw	0.10		
585	Spillville-Coland complex, 0 to 2	86	83	15.4%	llw	12.40		
626	Hayfield loam, 0 to 2 percent slopes,	67	53	6.6%	lls	5.34		
976	Raddle silt loam, 0 to 2 percent	95	100	0.2%	I	0.14		

**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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**Photos:** 265 Acres m/l, Jones County, IA



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