

Land For Sale

ACREAGE:

157.79 Acres, m/l

LOCATION:

Jones County, IA

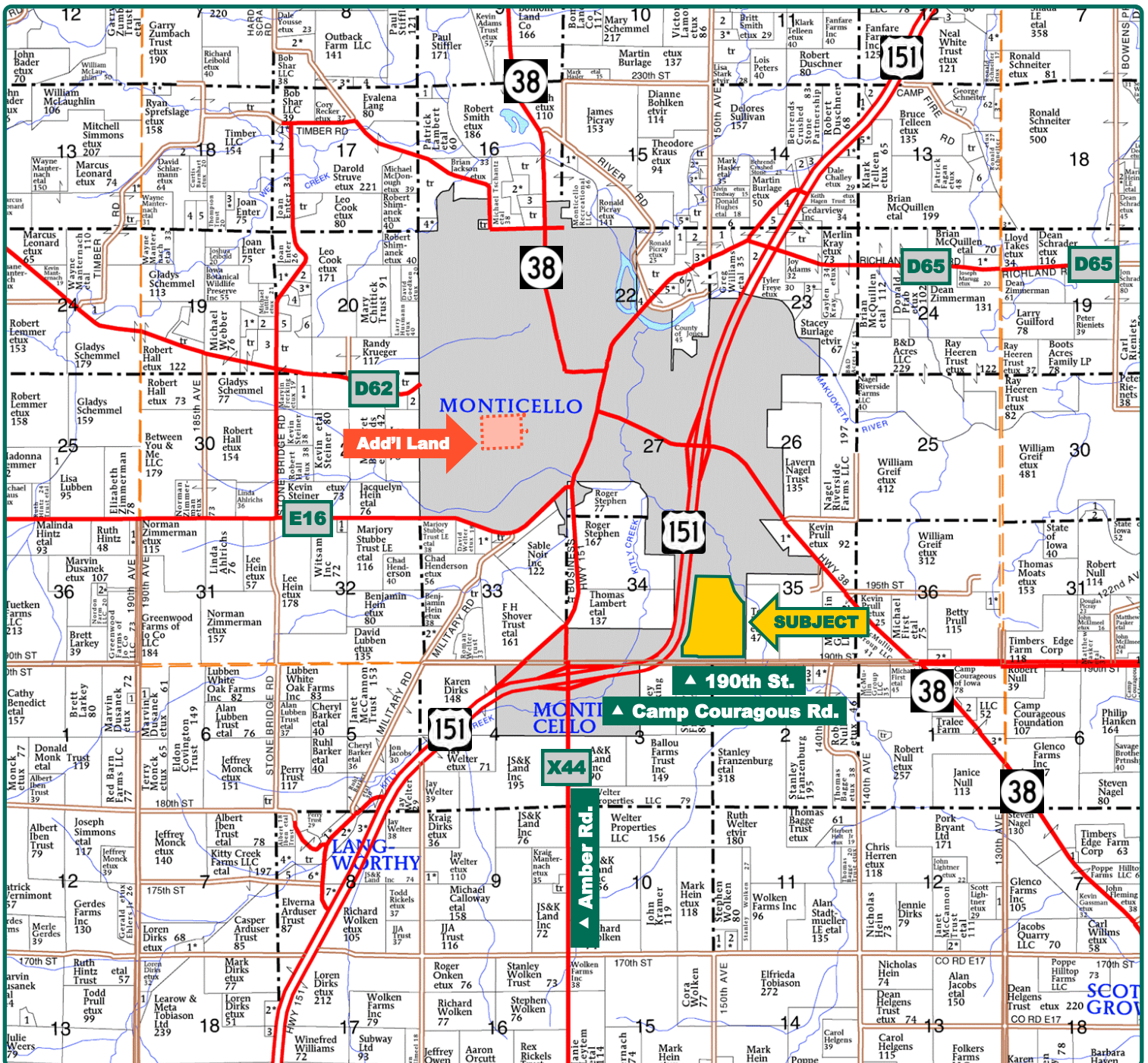


Property *Key Features*

- Located on the Southeast Side of Monticello, Iowa
- 152.52 Est. FSA/Eff. Crop Acres with a 52.10 CSR2
- Productive Farm Located in a Developing Area

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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FSA/Eff. Crop Acres: 152.52*

Corn Base Acres: 152.21*

Soil Productivity: 52.10 CSR2

**Acres are estimated.*

Property Information

157.79 Acres, m/l

Location

From Monticello—Hwy 151, Exit 63: ¼ mile south on Amber Rd., ¾ mile east on Camp Courageous Rd. and ¼ mile east on 190th St. The property is located on the north side of the road.

Legal Description

That part of the E½ of the E½ of Section 34 and that part of the W½ of the W½ of Section 35, all in Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,972,375.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,103.00*
Net Taxable Acres: 157.79*
Tax per Net Taxable Acre: \$26.00*
Tax Parcel ID #: 0235300001, 0235300004, part of 0234200007, 0235100012, 0234400002 & 0234400004
**Taxes estimated pending survey of property. Jones County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 6079, Tract 11868
FSA/Eff. Crop Acres: 152.52*
Corn Base Acres: 152.21*
Corn PLC Yield: 177 Bu.
**Acres are estimated pending reconstitution of farm by the Jones County FSA office.*

Soil Types/Productivity

Primary soils are Terril and Emeline. CSR2 on the Est. FSA/Eff. crop acres is 52.10. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

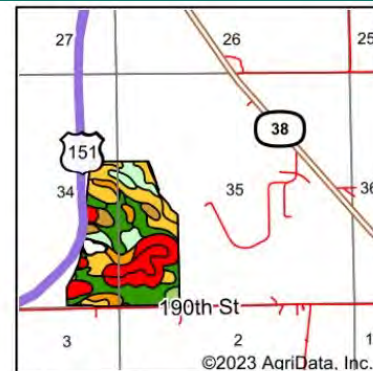
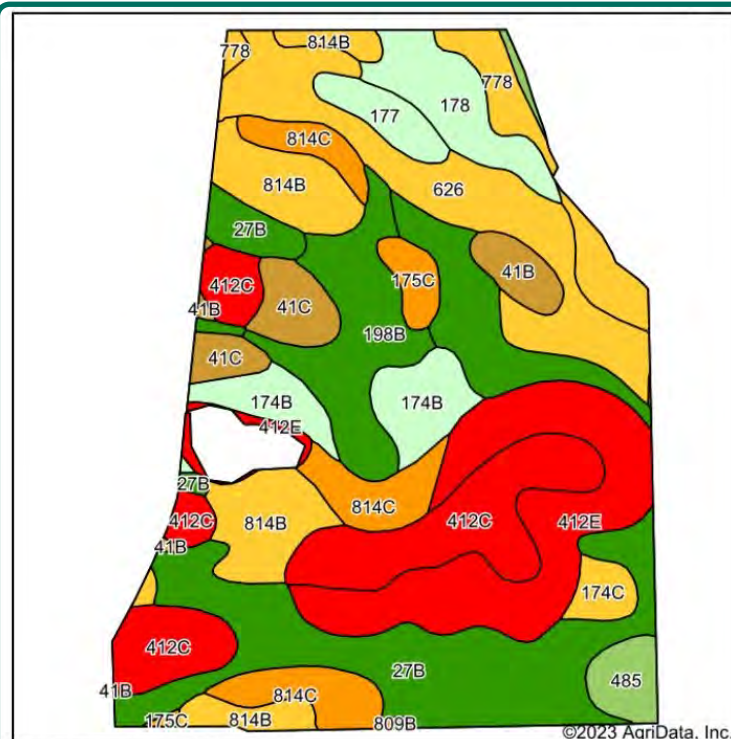
None.

Water & Well Information

None.

Comments

This is a productive Jones County farm located in a strong area.



State: **Iowa**
County: **Jones**
Location: **35-86N-3W**
Township: **Lovell**
Acres: **152.52**
Date: **8/29/2023**



Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
27B	Terril loam, 2 to 5 percent slopes	31.39	20.6%		Ile		89
412E	Emeline loam, 9 to 18 percent slopes	18.97	12.4%		Vis		5
412C	Emeline loam, 2 to 9 percent slopes	17.98	11.8%		IVs		7
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	15.48	10.1%		Ils		53
814B	Rockton loam, 2 to 5 percent slopes	13.22	8.7%		Ils		53
198B	Floyd loam, 1 to 4 percent slopes	10.40	6.8%		Ilw		89
814C	Rockton loam, 5 to 9 percent slopes	9.36	6.1%		Ille		48
174B	Bolan loam, 2 to 5 percent slopes	7.10	4.7%		Ils		64
178	Waukee loam, 0 to 2 percent slopes	6.15	4.0%		Ils		69
778	Sattre loam, 0 to 2 percent slopes	5.67	3.7%		Ils		55
41C	Sparta loamy fine sand, 5 to 9 percent slopes	4.48	2.9%		IVs	Ile	34
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.98	2.0%		Ilw		76
177	Saude loam, 0 to 2 percent slopes	2.75	1.8%		Ils		60
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.62	1.7%		IVs	Ile	39
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.00	1.3%		Ille		45
174C	Bolan loam, 5 to 9 percent slopes	1.78	1.2%		Ille		59
809B	Bertram fine sandy loam, 2 to 5 percent slopes	0.19	0.1%		IVs		39
Weighted Average					2.92	*	52.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Additional Land for Sale

Seller has an additional tract of land for sale located northwest of this property. See Additional Land Aerial Photo.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Additional Land Aerial Photo



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