



**40 Acres – Jefferson County, Iowa
(Northeast of Fairfield)**

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P.O. Box 700
Maquoketa, IA 52060

Property: 40 Acres +/- Jefferson Co. IA (Northeast of Fairfield)
Location: SW ¼ of the NW ¼ of Sect. 31 T-73-N R-9-W in Jefferson Co. IA
Total Acres: 40 +/-
Tillable Acres: 25.25 (23.34 CRP Acres)
CSR2: 49.2
Total Price: \$300,000.
Per Acre Price: \$7,500.
Income:
- **CRP:** \$4,392. – Contract # 2907A: 21.94 acres (\$3,420.) ends 9/30/2025
- Contract # 12257: 3.24 acres (\$972.) ends 9/30/2037

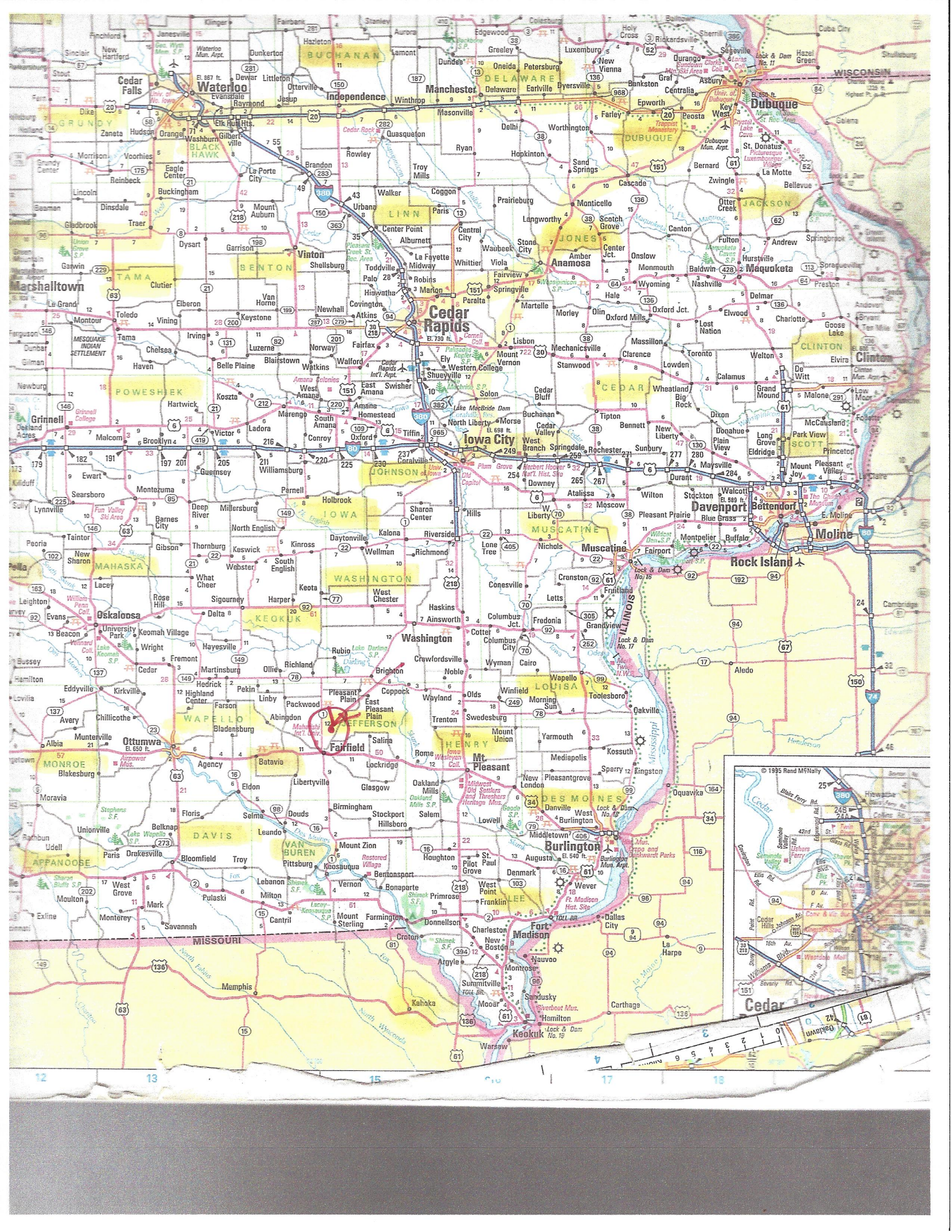
Taxes: \$706. (est. \$17.65 per Acre)

<u>FSA Info:</u>	<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>
	Wheat	0.80	0
	Oats	2.25	0
	Corn	22.20	0

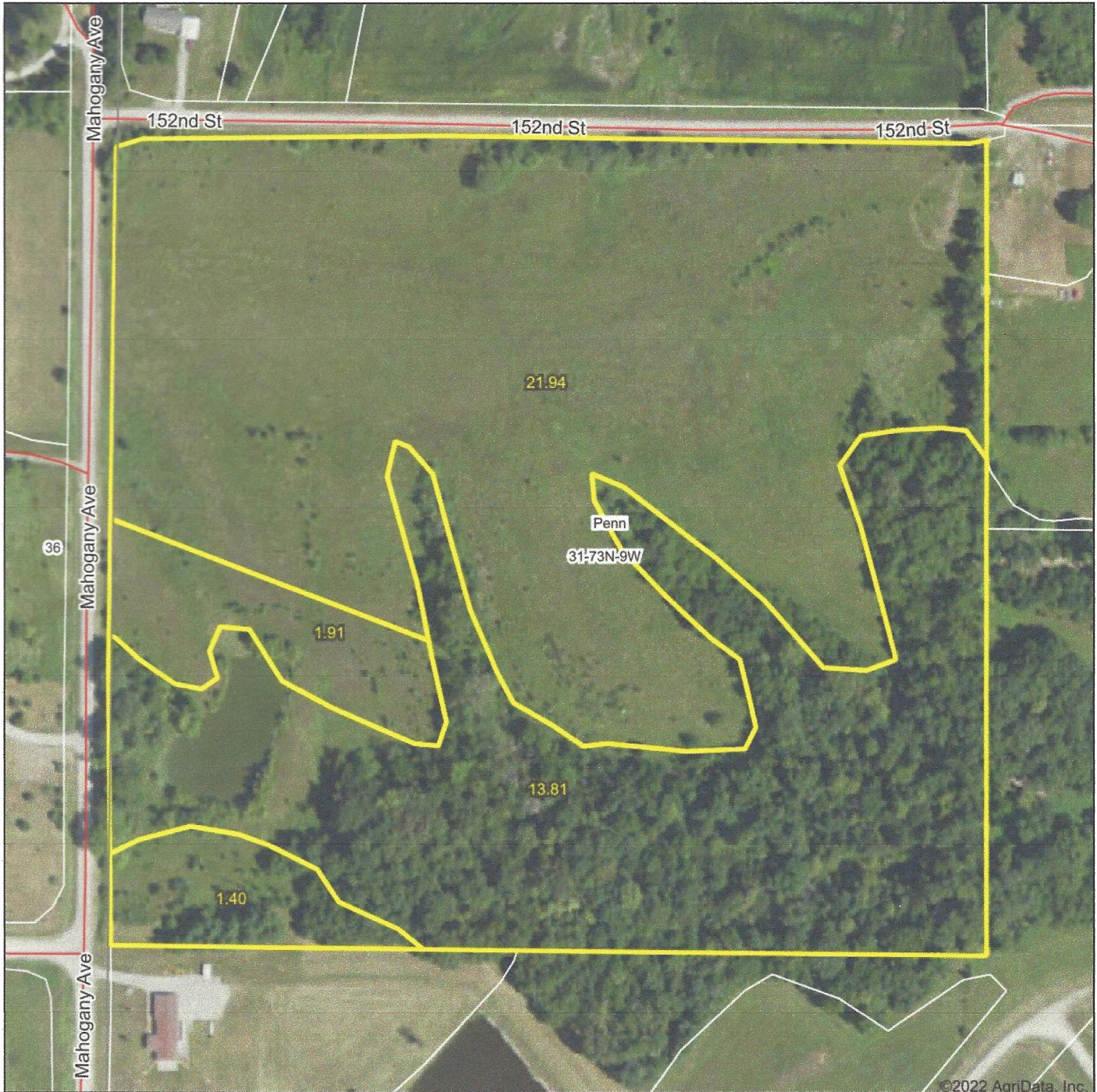
Buildings: No Buildings

Comments:

- Real nice recreational tract
- Pond / Creek
- Marketable Timber

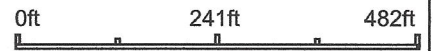


Aerial Map



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Map Center: 41° 5' 3.88, -91° 56' 44.52

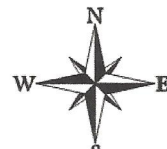


Maps Provided By:



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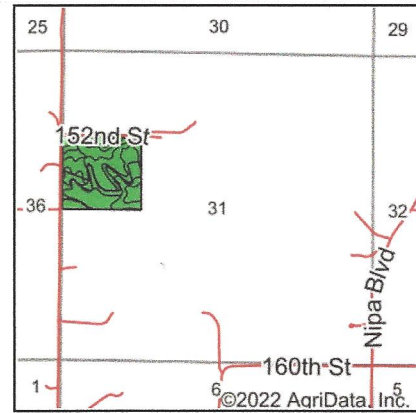
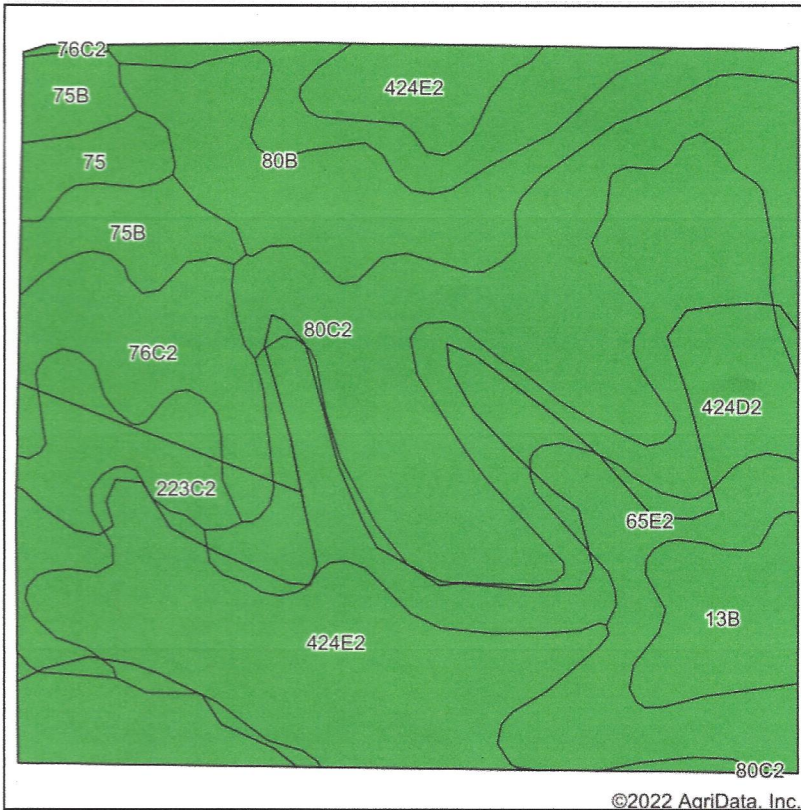
31-73N-9W
Jefferson County
Iowa



10/11/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

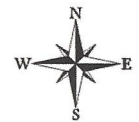


State: **Iowa**
 County: **Jefferson**
 Location: **31-73N-9W**
 Township: **Penn**
 Acres: **39.06**
 Date: **10/11/2022**



Maps Provided By:

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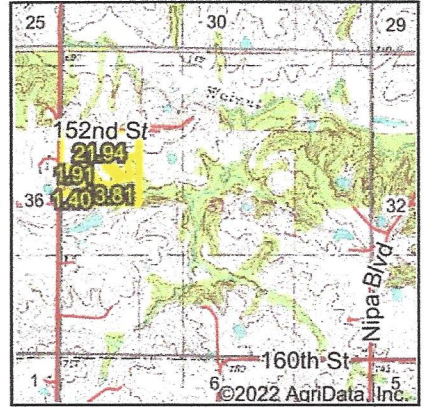
Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	8.67	22.2%		IIIe	69	60	62		
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately erod	7.03	18.0%		IVe	21	15	49		
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	6.61	16.9%		VIe	16	5	42		
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.77	9.7%		IIIe	75	65	66		
80B	Clinton silt loam, 2 to 5 percent slopes	3.63	9.3%		IIe	80	80	73		
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.22	8.2%		VIe	29	28	55		
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.18	5.6%		IVw	45	22	48		
75B	Givin silt loam, 2 to 5 percent slopes	1.66	4.2%		IIe	80	81	83		
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	1.62	4.1%		IIw	71	60	62		
75	Givin silt loam, 0 to 2 percent slopes	0.67	1.7%		Iw	84	85	85		
Weighted Average						3.78	49.2	41.5	*n 57.6	

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

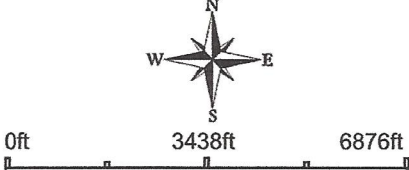
Wetlands Map



State: **Iowa**
 Location: **31-73N-9W**
 County: **Jefferson**
 Township: **Penn**
 Date: **10/11/2022**

Iowa Farm Land Brokers
 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R4SBC	Riverine	0.21
Pond		
	Total Acres	0.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.