

## Recreational Farm Near Fairfield, Iowa



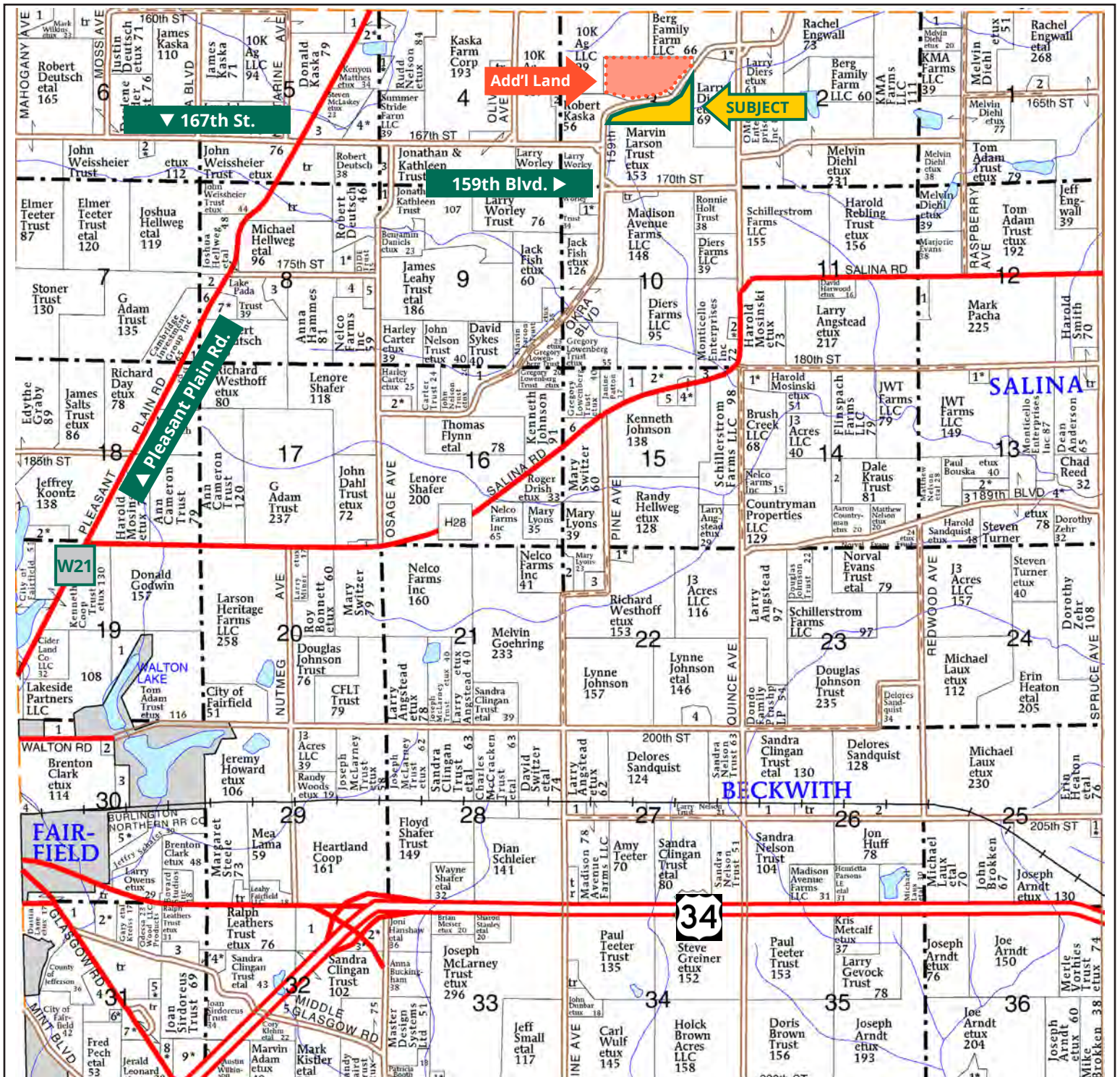
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**39.44 Acres, m/l**  
**Jefferson County, IA**



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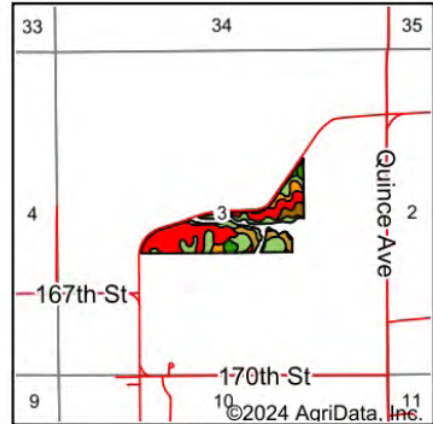
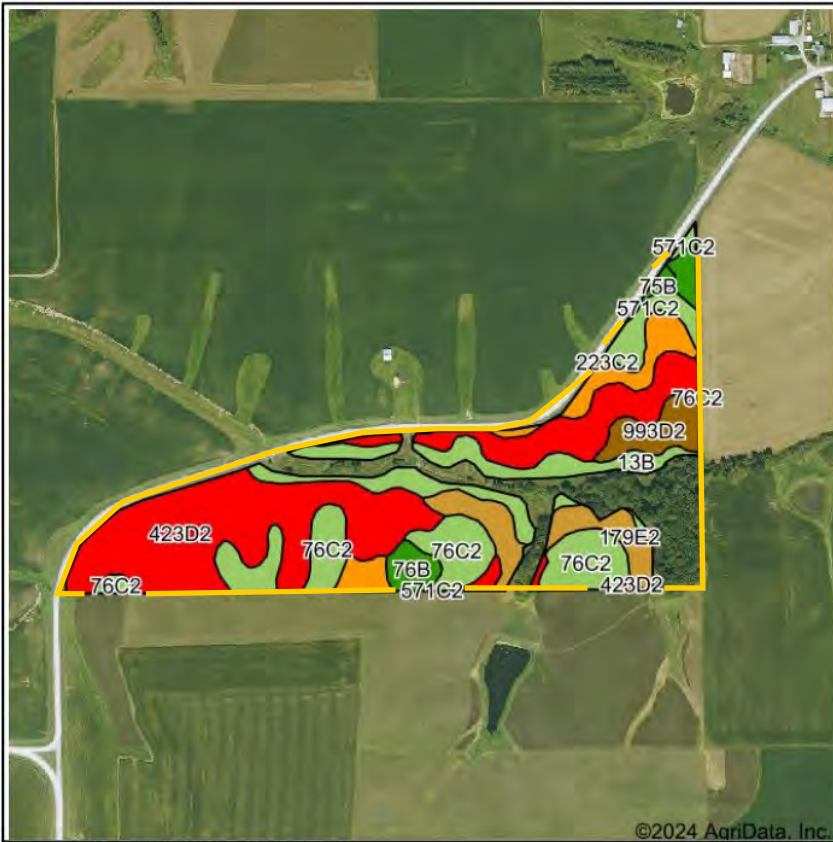
FSA/Eff. Crop Acres: 5.93 | CRP Acres: 26.68 | FSA/Eff. Crop Acres & CRP Acres Soil Productivity: 37.60 CSR2



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State: Iowa  
County: Jefferson  
Location: 3-72N-9W  
Township: Buchanan  
Acres: 32.61  
Date: 10/29/2024









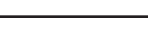


Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	14.07	43.2%		IVe	6
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	5.62	17.2%		IIIe	75
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	3.96	12.1%		IIw	71
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.51	7.7%		VIe	33
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.27	7.0%		IVw	45
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	1.49	4.6%		IVe	26
76B	Ladoga silt loam, 2 to 5 percent slopes	1.26	3.9%		IIe	86
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	1.22	3.7%		IIIe	74
75B	Givin silt loam, 2 to 5 percent slopes	0.21	0.6%		IIe	80
<b>Weighted Average</b>					<b>3.61</b>	<b>37.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Fairfield: 4½ miles north on Pleasant Plain Rd., then 1¾ miles east on 167th St., then ½ mile north and east on 159th Blvd. The property is on the south side of the road.

### Simple Legal

Part of NE¼ SW¼, N½ SE¼ and part of SW¼ NE¼, Section 3, Township 72 North, Range 9 West of the 5th P.M., Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

### Price & Terms

#### PRICE REDUCED!

- \$272,136 \$232,696
- \$6,900/acre \$5,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

At closing.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$620.06\*

Gross Acres: 39.44

Net Taxable Acres: 36.79\*

Tax per Net Taxable Acre: \$16.85\*

*\*Acres are estimated due to tax parcel split.*

*Jefferson County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 6208, Part of Tract 5316

FSA/Eff. Crop Acres: 5.93

CRP Acres: 26.68

Corn Base Acres: 3.73\*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 1.97\*

Bean PLC Yield: 37 Bu.

*\*Acres are estimated pending reconstitution of farm by the Jefferson County FSA office.*

### CRP Contracts

There are 23.61 acres enrolled in a CP-25 contract that pays \$6,433.00 annually and expires 9/30/2031.

There are 2.45 acres enrolled in a CP-21 contract that pays \$519.00 annually and expires 9/30/2026.

There are 0.62 acres enrolled in a CP-1 contract that pays \$141.00 annually and expires 9/30/2027.

### Soil Types/Productivity

Primary soils are Bucknell and Ladoga. CSR2 on the FSA/Eff. crop acres and CRP acres is 37.60. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Nearly level to steep.

### Drainage

Natural.

### Comments

This scenic recreational property is located 6½ miles northeast of Fairfield, Iowa. The annual income from the CRP contracts is over \$7,000. The native grasses provide food and cover to attract pheasants and other wildlife.

### Additional Land for Sale

Seller has an additional tracts of land for sale located directly north 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.

Looking East



CRP





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