



Property: 177.87 Acres – Jackson County, Iowa

Location:

177.87/A m/l in the NE ¼ of Sect. 20 & SW ¼ of the
NW ¼ of Sect. 21 T-84-N R-4-E in Jackson Co. IA

David Hueneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 177.87 (FSA Farmland Acres)

Till. Acres: 159.49 (FSA Cropland Acres)

(CSR): 39.9

Ask - Gross: \$1,548,000.

Per Acre Price: \$ 8,703.

Income:

	160	(Tillable Acres)
	X 295.	(Potential Cash Rent \$275 – 350. Pending Commodity Values)
- Cash Rent:	\$ 47,200.	

Gross Rent: \$ 47,200.

R.E. Taxes (Est.): \$ 4,720. (Est. \$26.22 per Acre)(Per County Assessor)

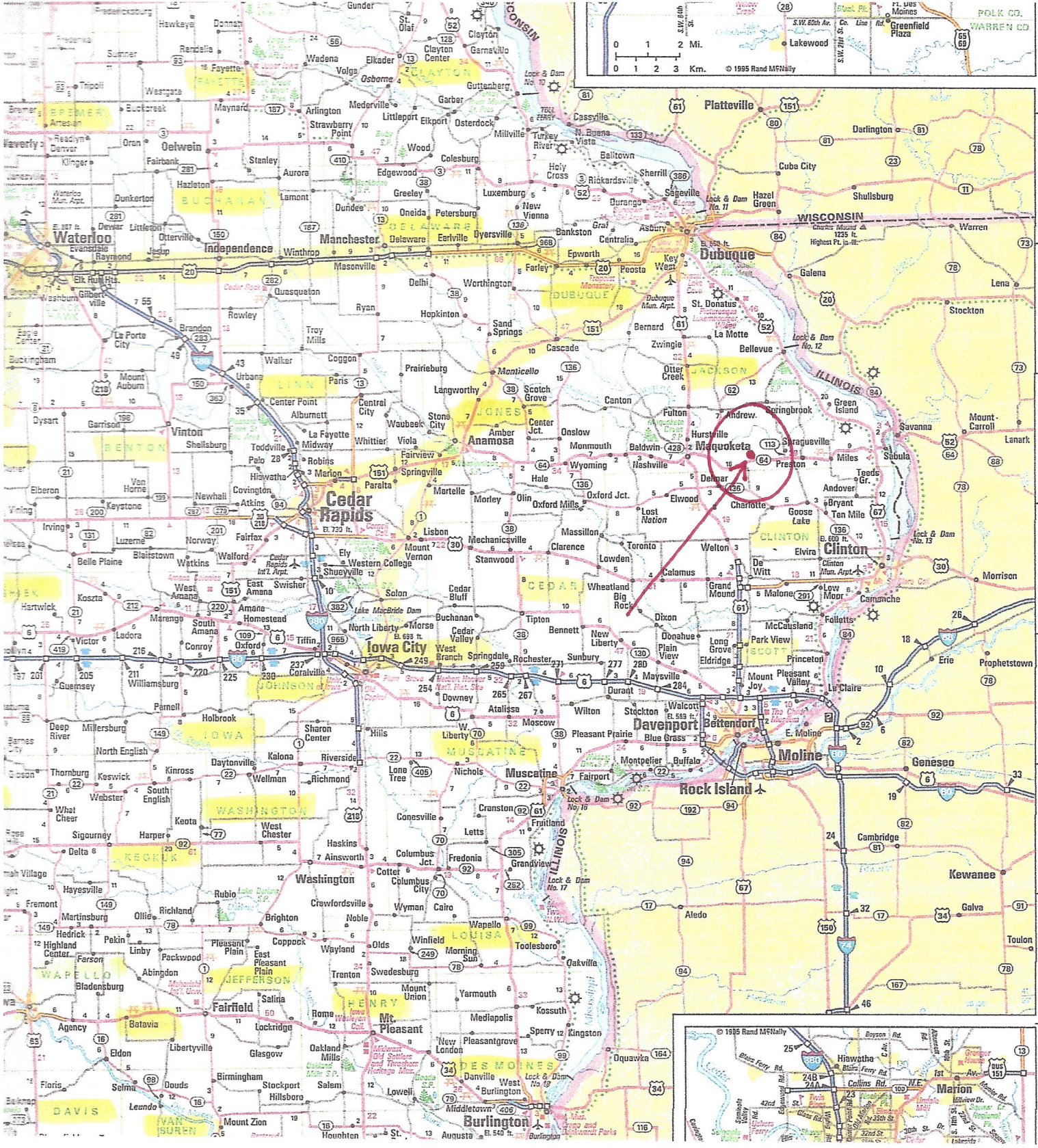
Net Return (After Tax): \$ 42,480.

Return Hypothetical: 2.75% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Like new 20,000-bushel Grain Bin with drying unit
- Present Tenant will continue farming if new owners need someone to rent the farm.
- Typical rolling terrain – Jackson County farm
- All waterways are in excellent condition.
- Approximately 1 acre parallel with House/Building road belongs to Building Owners.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

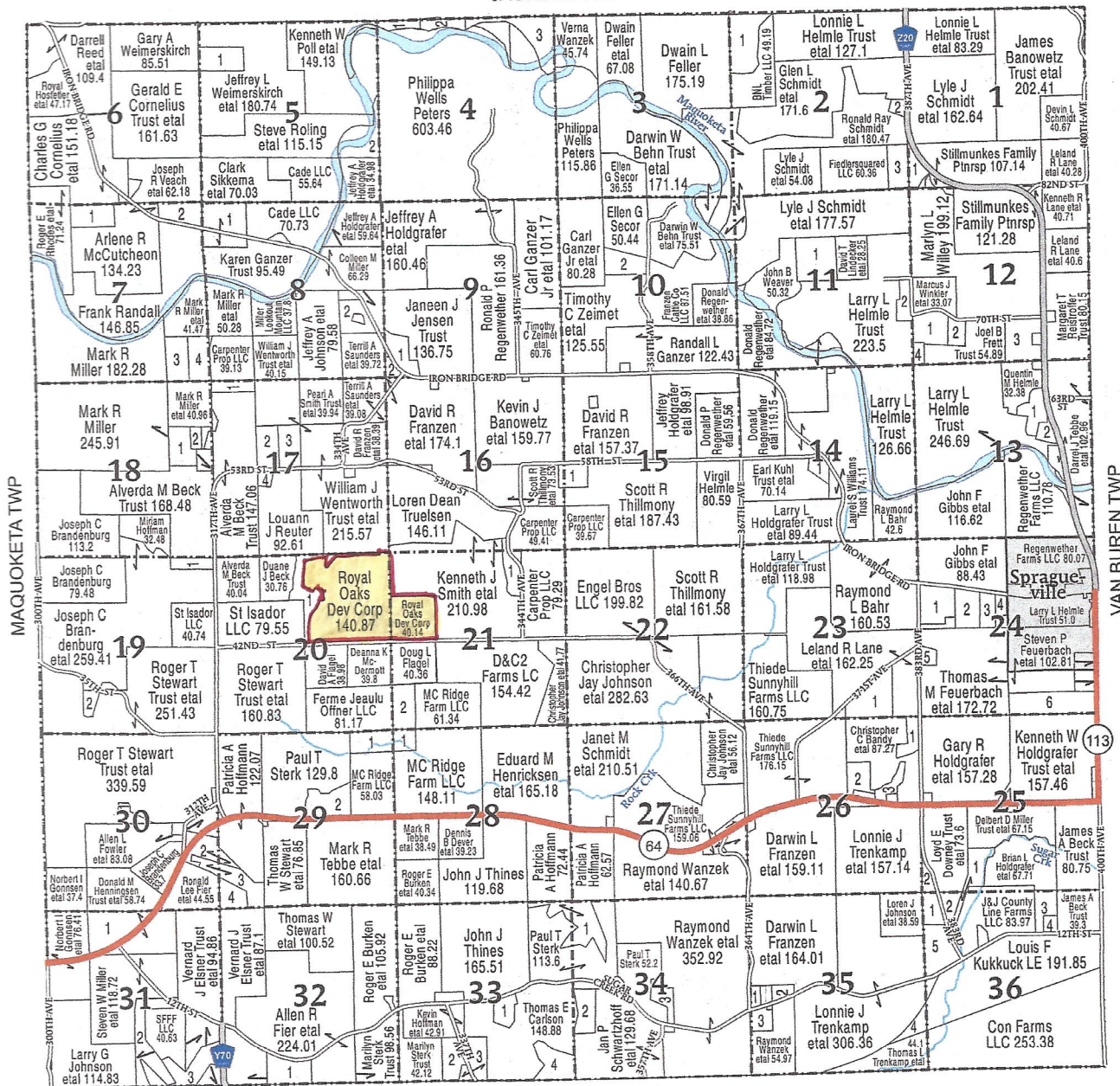


Iowa Farm Land Brokers
 David Hueneker
 Midwest Farmland

Cell: 815-291-6550
 daveiowafarmland@gmail.com

P.O. Box 700
 Maquoketa, IA 52060

(Landowners)
JACKSON TWP



CLINTON CO

FAIRFIELD TOWNSHIP

SECTION 1		
1 KNUTSEN, LYLE H ETAL		11.25
SECTION 2		
1 KILBURG TRUST, DAVID J ETAL		36.02
2 SCHMIDT, RONALD R ETAL		5.69
3 KNUTSEN, LYLE H ETAL		18.34
SECTION 4		
1 POLL, KENNETH W ETAL		7.36
2 TEBBE, STEPHEN A		8.89
3 WANZEK, VERNA		34.28
SECTION 5		
1 WEIMERSKIRCH, GARY A		22.01
2 PETERS, PHILIPPA WELLS		27.99
SECTION 7		
1 CORNELIUS, CHARLES G ETAL		19.98
2 VEACH, JOSEPH R ETAL		19.03
3 RICHARDSON FAMILY TRUST		20.49
4 JACKSON COUNTY		20.31
SECTION 8		
1 SIKKEMA, CLARK ETAL		40.22
2 JOHNSON, CONSTANCE J SNYDER		19.9

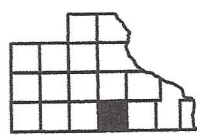
SECTION 9		
1 HOLDGRAFER, JEFFREY ETAL		18.04
2 BREDEKAMP, BRIAN P ETAL		5.4
SECTION 10		
1 WEAVER, JOHN B		7.87
2 VANCE, JOSEY B		19.63
SECTION 11		
1 FARNSWORTH TIMBER LLC		36.18
2 DIERKSEN, RICHARD D		13
SECTION 12		
1 MILLER, DOUGLAS F		23.91
2 ROE, NICHOLAS J ETAL		10.01
3 FRETIT TRUST, BERNARD M ETAL		33
4 HELMLE TRUST, LARRY L		5.01
SECTION 13		
1 KUNDE, DWAIN ETAL		18.54
2 REUTER, TERRY ETAL		8.35
SECTION 14		
1 MESSERICH, RANDY ETAL		9.16
SECTION 15		
1 THILLMONT, SCOTT R		15.27

SECTION 17		
1 MANNING, CLINTON K		10.05
2 WALDEN, RICKY TRUST ETAL		19.81
3 REGENWETHER, DONALD P ETAL		19.81
4 MILLER, MATTHEW J		5.26
SECTION 18		
1 ENGEL BROS LLC		19.91
2 MILLER, MARK		5.08
SECTION 19		
1 BECK TRUST, ALVERDA M		10.31
2 MOORE TRUST, NANCY J		7.18
SECTION 20		
1 MOONLIT BEACHES INVESTMENTS LLC		27.4
SECTION 21		
1 FLAGEL, JAYDEN ALLEN		14.2
2 FERME JEAULU OFFNER LLC		22.05
SECTION 23		
1 BANDY, CHRISTOPHER C ETAL		34.95
SECTION 24		
1 THIEDE SUNNYHILL FARMS LLC		27.55
2 LANE, DOUGLAS J ETAL		19.92

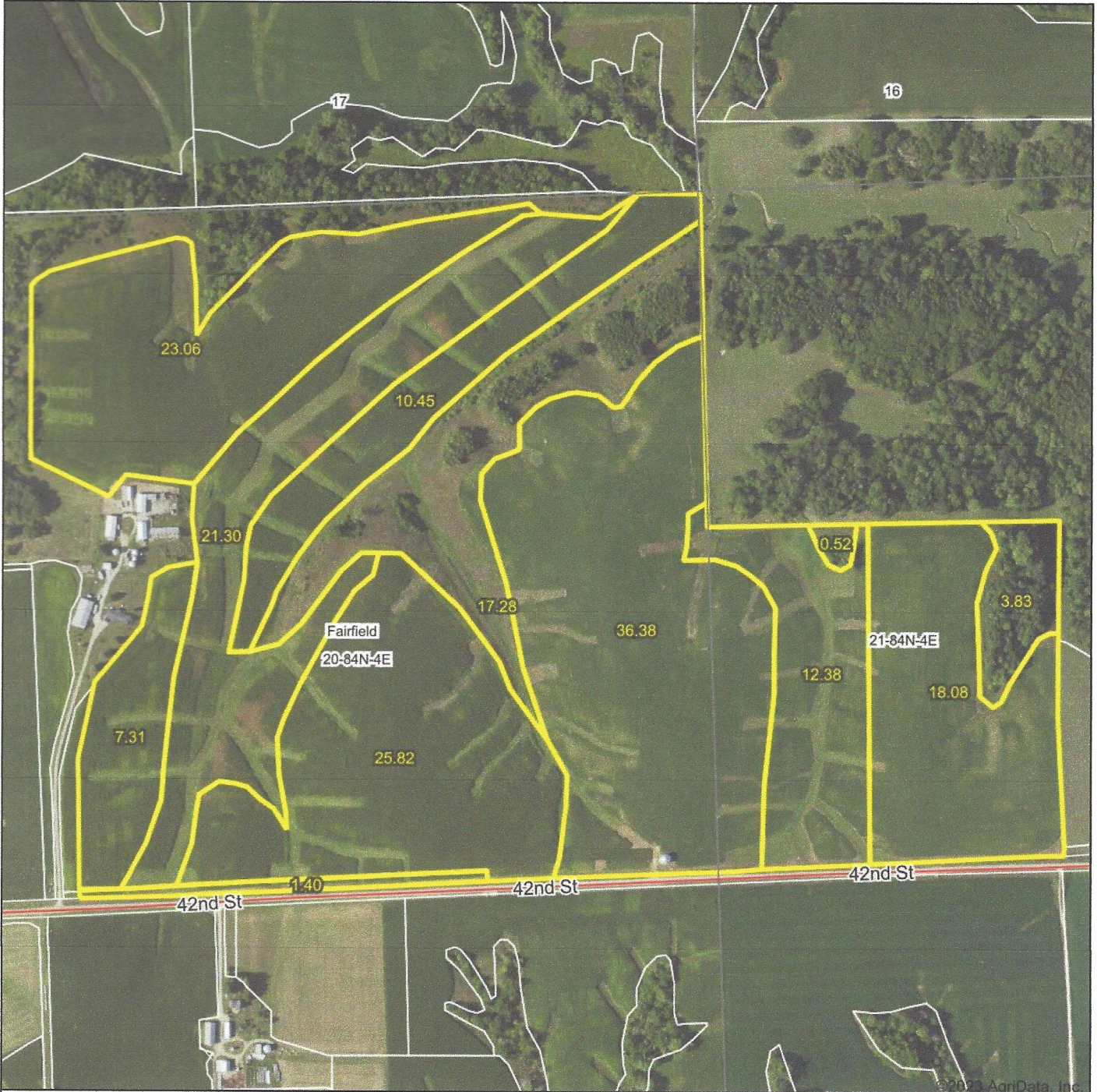
3 ZEIMET, TAMMY L		12.01
4 ZEIMET, PATRICK J		5.33
5 TEBBE, PERRY M ETAL		6.26
6 HOLDGRAFER TRUST, KENNETH W ETAL		40.94
SECTION 25		
1 J&J COUNTY LINE FARMS LLC		20.7
2 JOHNSON, LOREN J ETAL		7.69
SECTION 26		
1 MEYER, MARGERY E		12.63
2 FUEGEN, ROY R ETAL		14.8
3 LUNDGREN, MASON		9.65
SECTION 27		
1 FRANZTEN, MATTHEW L ETAL		5.5
SECTION 28		
1 FERME JEAULU OFFNER LLC		9.97
SECTION 29		
1 FERME JEAULU OFFNER LLC		19.24
2 EVANS TRUST		27.29
3 FIER, RONALD L		25.2
4 FIER, RONALD LEE ETAL		13.88
SECTION 30		
1 WILLIAMS, JOSEPH K ETAL		6.79

2 FIER, RONALD L		22.93
SECTION 31		
1 HENNINGSEN TRUST, DONALD M ETAL		75.01
2 STERK, PAUL T		70.19
3 WINKLER, LUCAS M ETAL		32.6
SECTION 32		
1 SKOFF, THOMAS V ETAL		25.03
SECTION 33		
1 NIGHTINGALE, PEGGY S		12.75
2 STERK, KEVIN B		23.81
3 STERK, GRACE A ETAL		23.04
4 HORAN, KEVIN A ETAL		24.43
SECTION 34		
1 KILBURG, NATHAN R ETAL		36.73
2 CARLSON, THOMAS E		17.95
3 WIESNER, KENNETH L ETAL		12.24
SECTION 35		
1 RUSCH, DOUG ETAL		5.18
2 FRANZEN, MATTHEW L ETAL		6.57
3 BOEHMER, ALVIN ETAL		10.29
4 KUKKUCK LE, LOUIS F		9.3

SECTION 36		
1 JOHNSON, LOREN J ETAL		13.46
2 DOWNEY TRUST, LOYD E ETAL		9.84
3 HOLDGRAFER, BRIAN L ETAL		14.9
4 GREGORICH, JASON M		5.03
5 TRENKAMP, LONNIE J ETAL		32.8

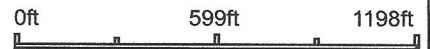


Aerial Map



©2020 AgriData, Inc.

Boundary Center: 42° 4' 22.58, -90° 30' 45.71



Maps Provided By:



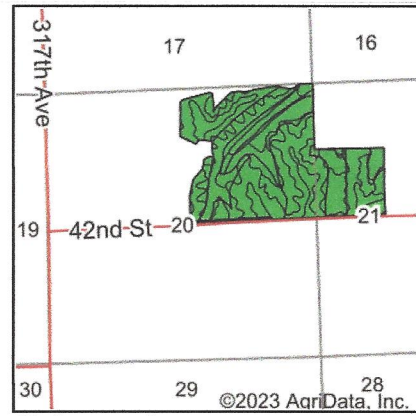
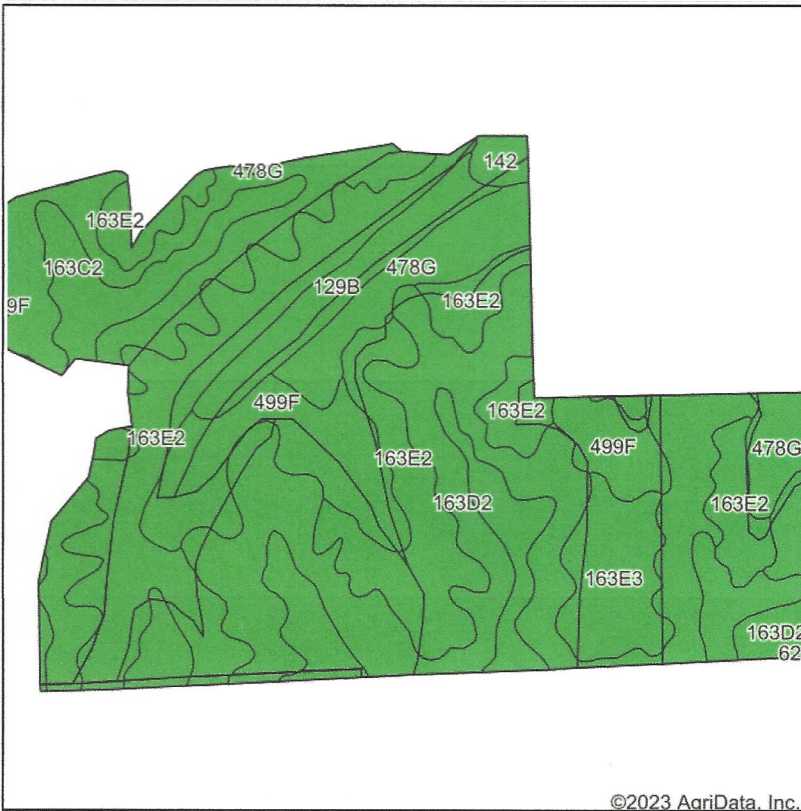
© AgriData, Inc. 2023 www.AgriDataInc.com

20-84N-4E
Jackson County
Iowa

12/13/2023

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

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **20-84N-4E**
 Township: **Fairfield**
 Acres: **177.81**
 Date: **12/13/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	67.00	37.7%	■	IIIe	164.8	4.6	47.8	3.0	4.9	46	58	62
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	46.18	26.0%	■	IVe	140.8	3.9	40.8	2.5	4.2	35	48	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.21	10.8%	■	IIIe	193.6	5.4	56.1	3.5	5.8	72	68	66
499F	Nordness silt loam, 14 to 35 percent slopes	17.00	9.6%	■	VIIIs	88.0	2.5	25.5	1.6	2.6	5	5	8
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	11.46	6.4%	■	VIIIs	88.0	0.0	25.5	1.6	2.6	5	5	8
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	8.32	4.7%	■	VIe	129.6	3.6	37.6	2.3	3.9	29	45	50

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	7.10	4.0%		llw	177.6	5.0	51.5	3.2	5.3	73	63	83
142	Chaseburg silt loam, 0 to 2 percent slopes	1.48	0.8%		llw	203.2	5.7	58.9	3.7	6.1	79	83	78
623E2	Rozetta silt loam, 14 to 18 percent slopes, moderately eroded	0.06	0.0%		Ive	140.8	3.9	40.8	2.5	4.2	38	48	63
Weighted Average						3.99	148.6	4	43.1	2.7	39.9	47.8	*n 53.2

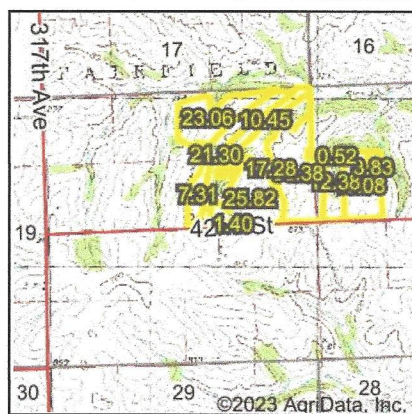
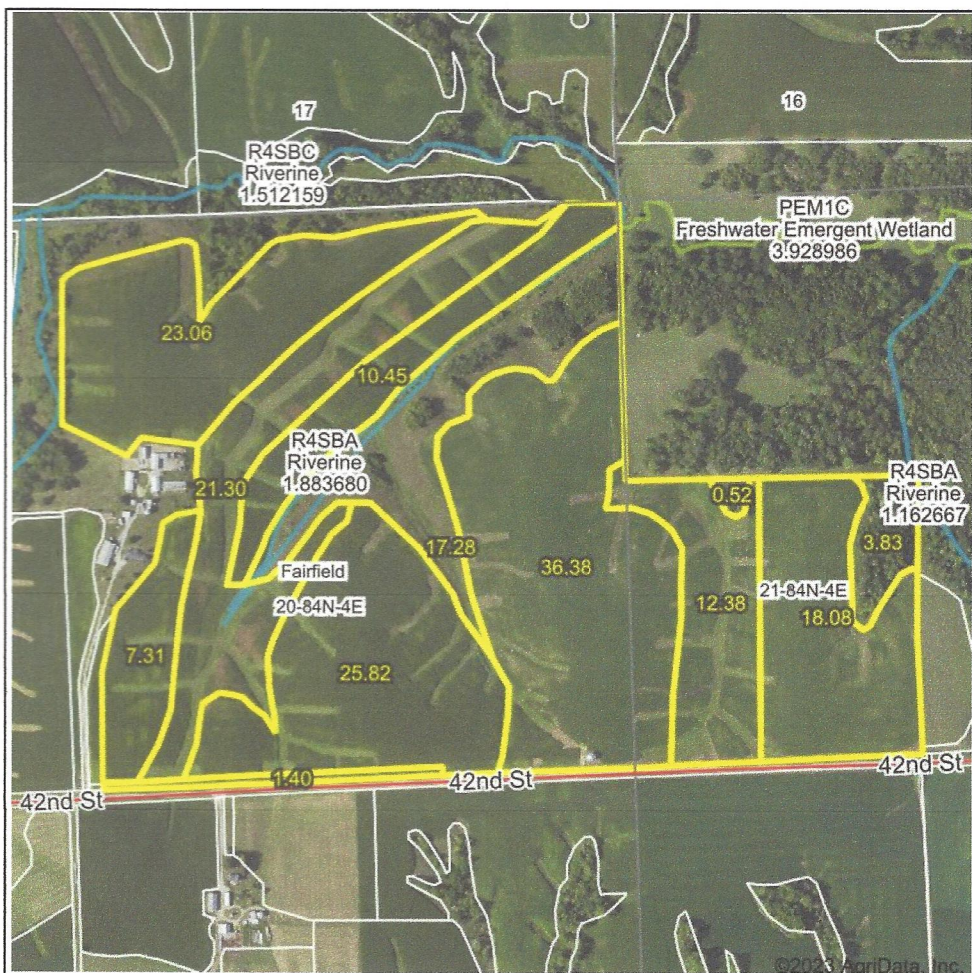
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

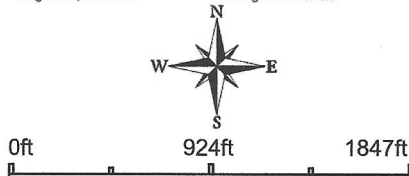
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Iowa**
 Location: **20-84N-4E**
 County: **Jackson**
 Township: **Fairfield**
 Date: **12/13/2023**



Classification Code	Type	Acres
R4SBA	Riverine	1.90
R4SBC	Riverine	0.00
Total Acres		1.90

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