



We are Pleased to Present for Sale

Ricklefs Farms
Parcel #1 – 18 Acres m/l
Parcel #2 – 26 Acres m/l
Jones County, Iowa

OWNERS: Douglas L. and Nancy D. Ricklefs.

LOCATION:

Parcel #1:

From Anamosa, Intersection of Highway 151 and Highway 64: Three miles southwest on Highway 151 to Forest Chapel Road, ¼ mile south on Forest Chapel Road. The farm is located on the west side of the road.

Parcel #2:

From Anamosa, Intersection of Highway 151 and Highway 64: Two miles south on Highway 151 to County Road X40, 1 mile south on County Road X40, and ½ mile west on 90th Street. The property is located on the north side of the road.

POSSESSION:

Negotiable.

SCHOOL DISTRICT:

Anamosa Community School District.

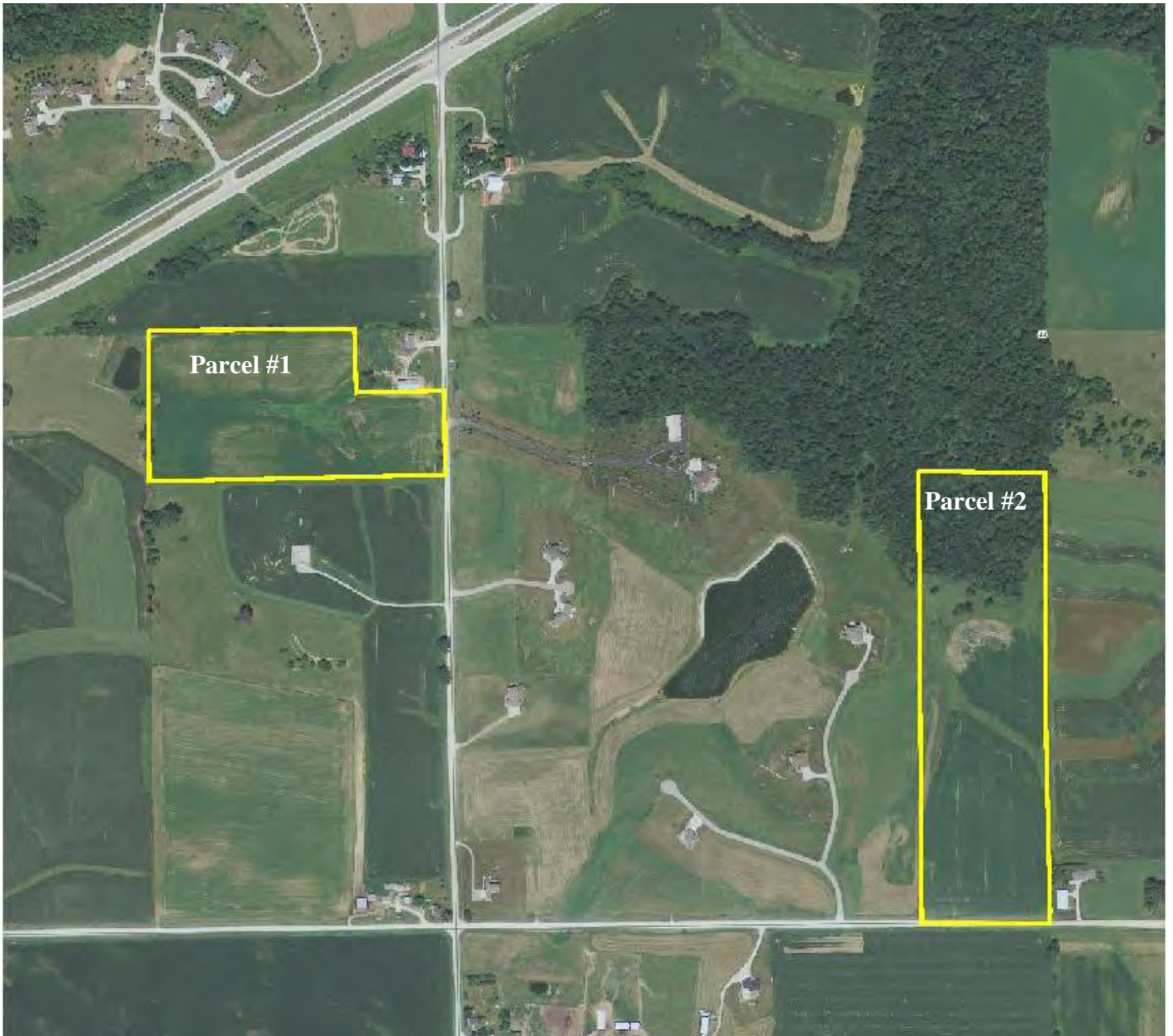
BROKER'S COMMENTS:

These parcels would make attractive rural home sites close to Anamosa just off Highway 151. Both parcels would allow a single family home to be built or they could both be further subdivided into residential lots.



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.

Aerial Map



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Plat Map

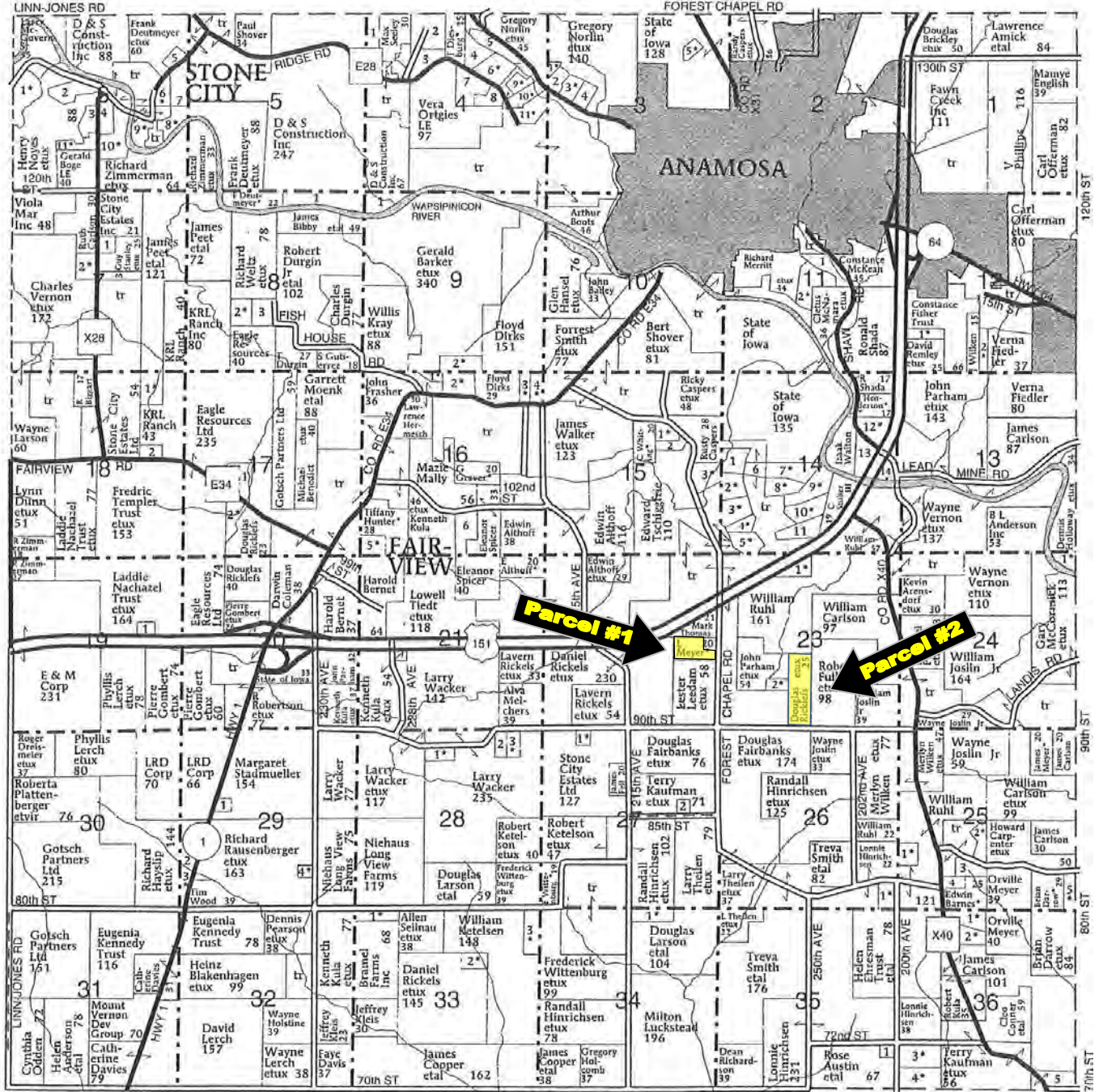
T-84-N

FAIRVIEW PLAT

R-4-W

(Landowners)

CASS TWP.



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

REID #: 010-1375-1

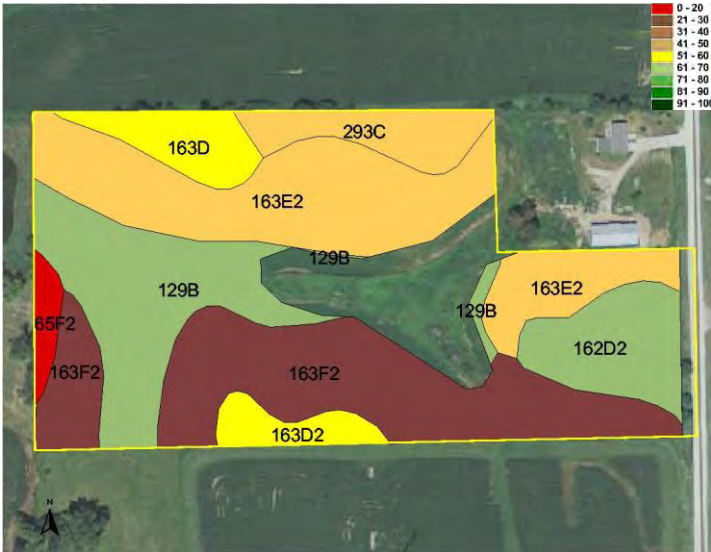
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Parcel #1

18 Acres m/l Jones County, Iowa

- FARM LOCATION:** From Anamosa, Intersection of Highway 151 and Highway 64: Three miles southwest on Highway 151 to Forest Chapel Road, ¼ mile south on Forest Chapel Road. The farm is located on the west side of the road.
- LEGAL DESCRIPTION:** Parcel #2011-26 located in the NE ¼ of the SE ¼ of Section 22, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa.
- PRICE & TERMS:** \$180,000 - \$10,000 per acre – 10% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – \$260.00 - net - \$14.93 per taxable acre. There are 17.41 taxable acres.
- CROPLAND:** There are approximately 15.2 acres of cropland according to the Jones County FSA.
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 46.3 on the cropland acres.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** This is an attractive building site with rolling hills in rural Jones County. This farm is ideally located just off Highway 151 and could be further subdivided.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*



Soil Label	Soil Name	CSR	46.3 Corn Yield	Soybean Yield	Acres
129B	Arenzville-Chaseburg silt loams,	63	169	46	2.77
162D2	Downs silt loam, 9 to 14 percent	63	169	46	1.35
163D	Fayette silt loam, 9 to 14 percent	60	165	45	0.79
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	0.50
163E2	Fayette silt loam, 14 to 18 percent	48	149	40	4.33
163F2	Fayette silt loam, 18 to 25 percent	28	122	33	4.23
293C	Chelsea-Lamont-Fayette comple	41	139	38	0.92
65F2	Lindley loam, 18 to 25 percent sl	8	95	26	0.27
Measured Tillable Acres		15.2	Average CSR 46.3		



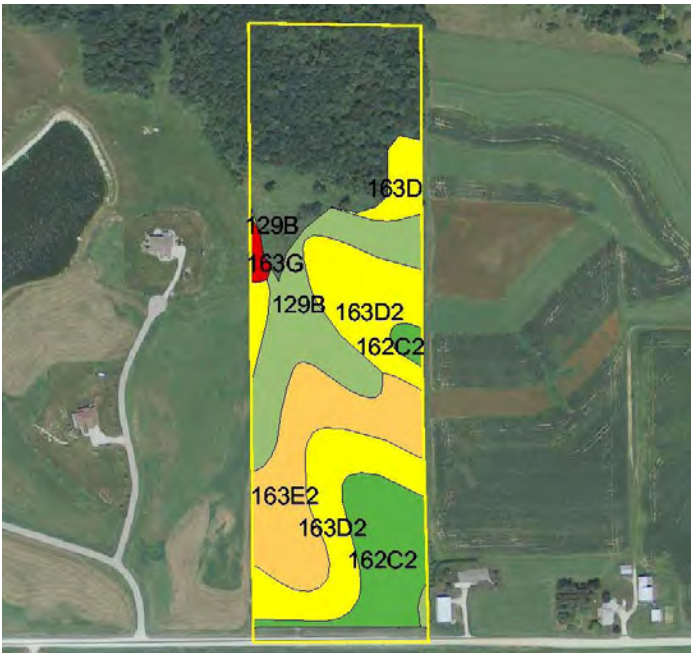
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Parcel #2

26 Acres m/ Jones County, Iowa

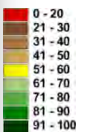
- FARM LOCATION:** From Anamosa, Intersection of Highway 151 and Highway 64: Two miles south on Highway 151 to County Road X40, 1 mile south on County Road X40, and ½ mile west on 90th Street. The property is located on the north side of the road.
- LEGAL DESCRIPTION:** Lot 30, Rolling Hills Estates located in Section 23, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa.
- PRICE & TERMS:** \$247,000 - \$9,500 per acre – 10% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – \$1,992.00 - net - \$78.55 per taxable acre. There are 25.36 taxable acres.
- CROPLAND:** There are approximately 17.4 acres of cropland according to the Jones County FSA.
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 59.0 on the cropland acres.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** These 26 acres are ideally located just south of Anamosa. This parcel consists of 17.4 acres of cropland with the balance in attractive timber. This would make an ideal home site or could be further subdivided into residential lots.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*



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Soil Label	Soil Name	CSR	59.0 Corn Yield	Soybean Yield	Acres
129B	Arenzville-Chaseburg silt loams,	63	169	46	3.68
162C2	Downs silt loam, 5 to 9 percent s	73	183	49	2.97
162D2	Downs silt loam, 9 to 14 percent	63	169	46	0.08
163D	Fayette silt loam, 9 to 14 percent	60	165	45	0.74
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	5.77
163E2	Fayette silt loam, 14 to 18 percer	48	149	40	3.99
163G	Fayette silt loam, 25 to 40 percer	20	111	30	0.18



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