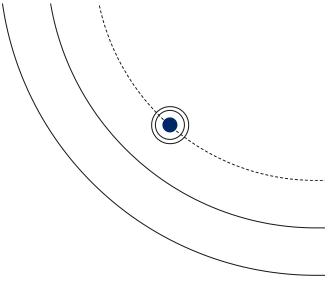


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Soil Report

Elevation Flood Map

Disclaimer

FSA Overview

Soil Report Continued

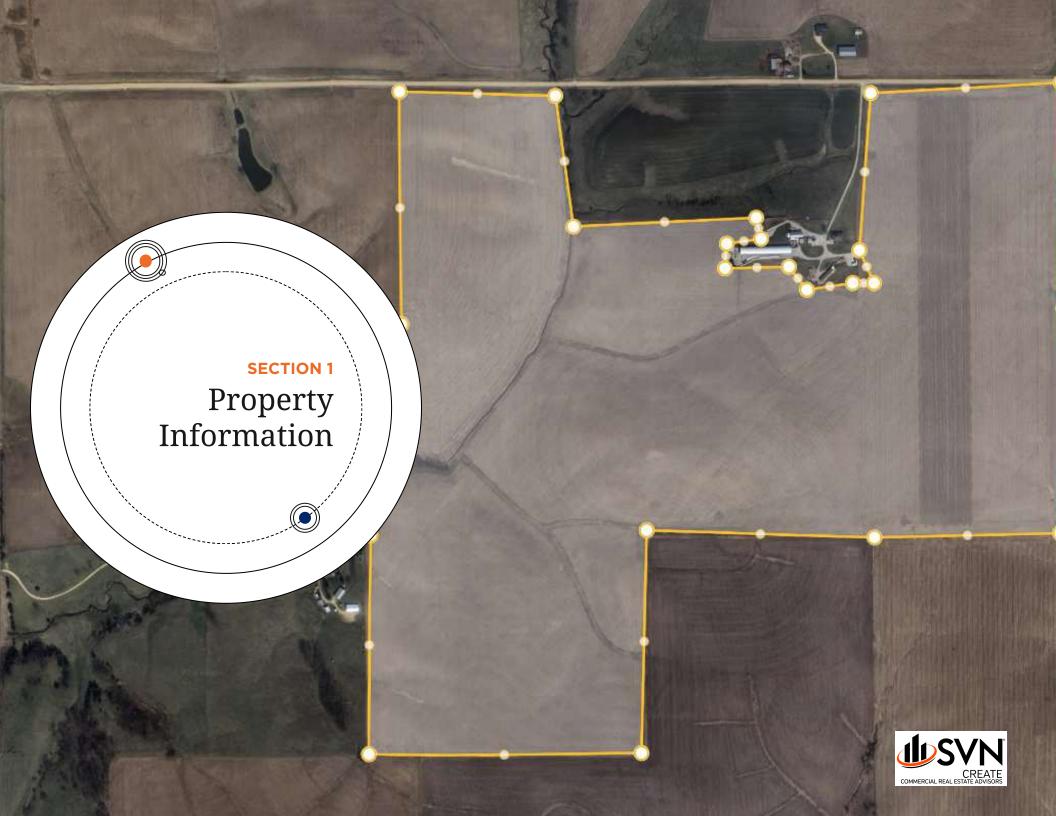
Vegetation Index Continued

FSA Overview Continued

Vegetation Index

9





PROPERTY SUMMARY



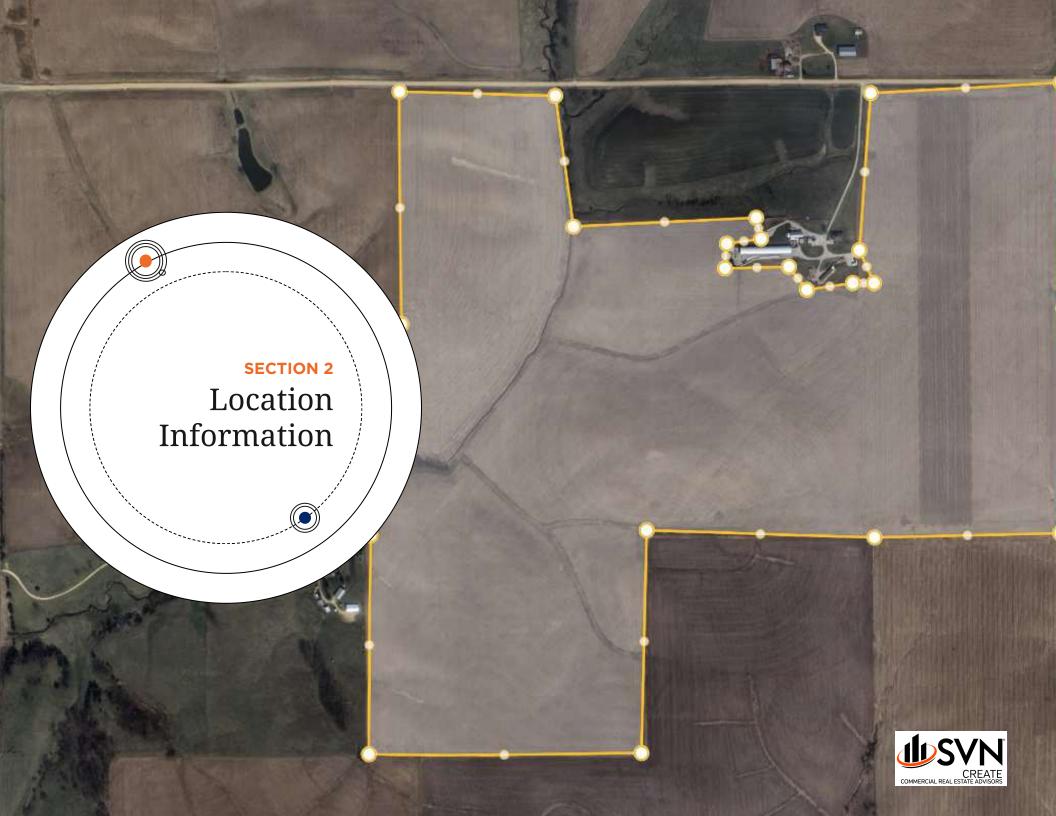
OFFERING SUMMARY

SALE PRICE:	\$5,800,000
PRICE PER ACRE:	\$21,213.56
LOT SIZE:	273.41 Acres
CSR2:	70.3

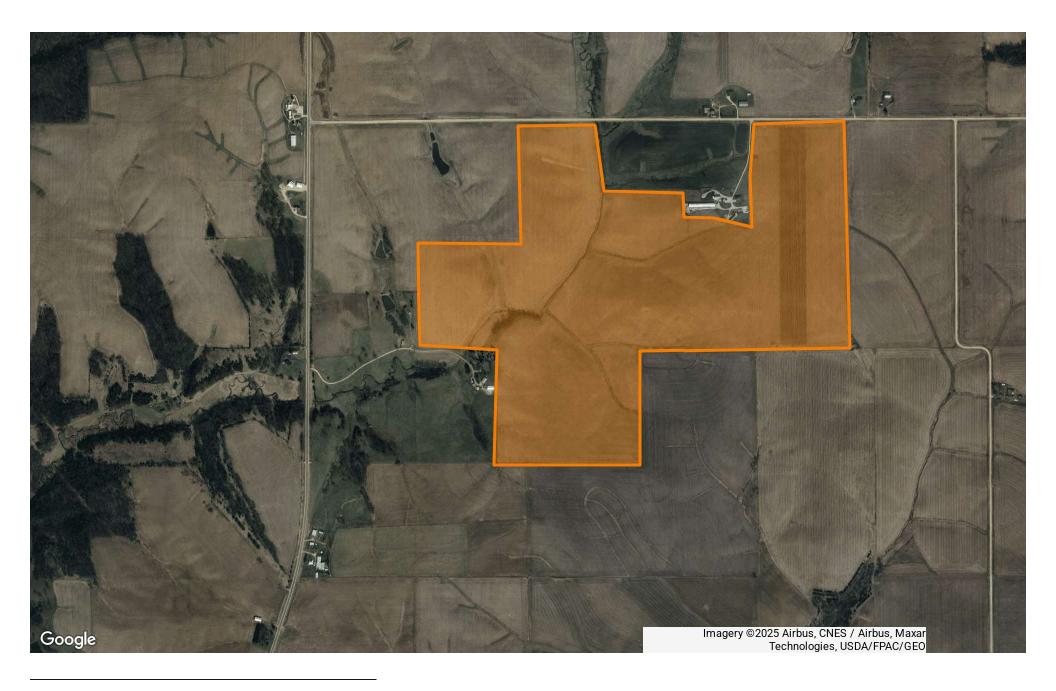


PROPERTY DESCRIPTION

This 273.41 Acre Farmland is prime for a farming opportunity located in Jackson County, IA. The farm ground is currently being leased by a local farmer in La Motte, IA The residence is not included in the sale.



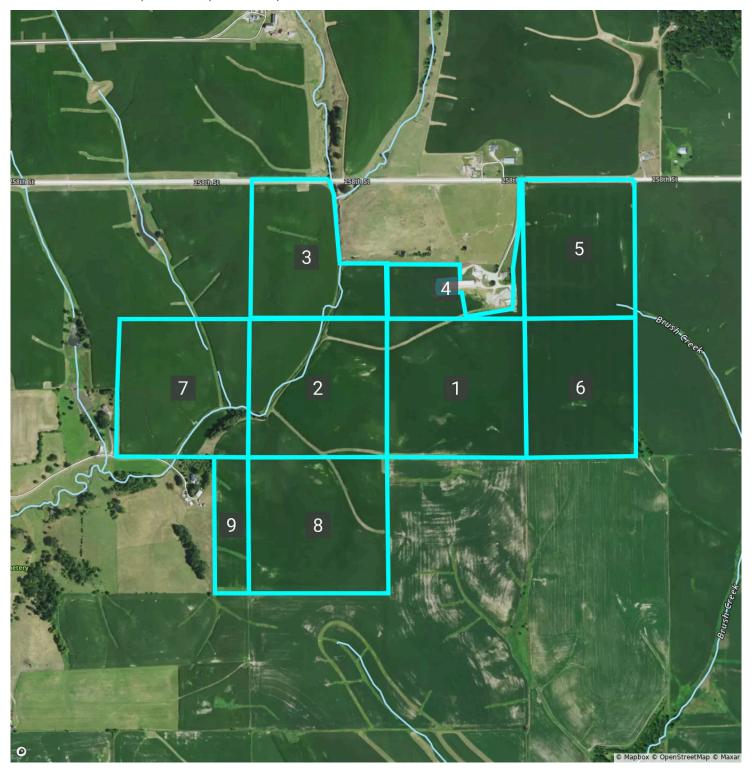
LOCATION MAP



Overview



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E





Crop History



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

273.41 acres, 9 selections

2023



2022



2021



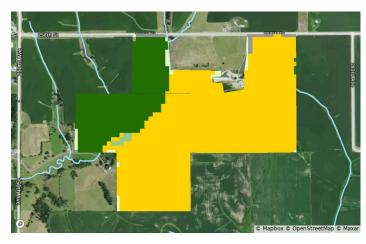
2020



2019



2018





Crop History



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

Al	l Selections	O	0	O	0	O	0
	Crop	2023	2022	2021	2020	2019	2018
	Corn	96.1%	0.4%	96.6%	26.2%	96.5%	72.3%
	Soybeans	0.1%	95.9%	0.4%	70.9%	0.8%	23.9%
	Grassland/Pasture	2.3%	2.2%	1.5%	1.3%	1.1%	1.6%
	Developed/Open Space	0.9%	0.9%	0.9%	0.9%	0.9%	1.7%
	Other	0.6%	0.6%	0.6%	0.7%	0.7%	0.6%



Historical Imagery



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

273.41 acres, 9 selections

2023



2021



2019



2017



2015



2014







Jackson, IA • Township: Richland • Location: 14-86N-3E Type: Parcel



Acres Parcel ID Number Property Address 40.00 370614300004000 —

Owner 1Owner 2Owner AddressJASON E HAYNES-802 Pleasant St

La Motte, IA 52054-4400

2024

Total Assessed Value \$107,600

Assessed Land Value Ass \$107,600 -

County Use Description AG LAND

Legal Description SE SW

Jackson, IA · Township: Richland · Location: 14-86N-3E

Type: Parcel



Acres Parcel ID Number Property Address
40.00 370614300003000 —

Owner 1Owner 2Owner AddressJASON E HAYNES-802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value \$93,200 Assessed Land Value

\$93,200 - 2024

County Use Description
AG LAND

Legal Description

SW SW





Type: Parcel

Jackson, IA • Township: Richland • Location: 14-86N-3E Type: Parcel



Acres Parcel ID Number Property Address

29.35 370614300008000 -

Owner 1 Owner 2 Owner Address

JASON E HAYNES - 802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value

\$57,800

 Assessed Year

\$57,800 - 2024

County Use Description

AGRICULTURE

Legal Description

NW SW EX PT PARCEL 55-2020 SURV 20-3228

Jackson, IA · Township: Richland · Location: 14-86N-3E



Acres Parcel ID Number Property Address

370614300010000 -

Owner 1 Owner 2 Owner Address

JASON E HAYNES - 802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value

\$23,500

Assessed Land Value

Assessed Improvement Value

Assessed Year

\$23,500

9.81

_

2024

County Use Description

AGRICULTURE

Legal Description

NE SW EX PARCEL E1/2 SURV 1F-97 & EX PT PARCEL 55-2020 SURV 20-3228





Jackson, IA · Township: Richland · Location: 14-86N-3E Type: Parcel



Acres Parcel ID Number **Property Address** 31.75 370614400001000

Owner 1 Owner 2 **Owner Address** JASON E HAYNES 802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value \$100,700

Assessed Land Value \$100,700

Assessed Improvement Value Assessed Year 2024

County Use Description AG LAND

Legal Description W32.5A NW SE

Jackson, IA · Township: Richland · Location: 14-86N-3E

Type: Parcel



Acres Parcel ID Number **Property Address** 32.50 370614400009000

Owner Address Owner 1 Owner 2 JASON E HAYNES 802 Pleasant St

La Motte, IA 52054-4400

2024

Total Assessed Value \$104,400

Assessed Land Value \$104,400

Assessed Improvement Value

Assessed Year

County Use Description AG LAND

W32.5A SW SE

Legal Description





Jackson, IA · Township: Richland · Location: 15-86N-3E Type: Parcel



Acres Parcel ID Number **Property Address** 40.00 370615400005000

Owner 1 Owner 2 **Owner Address** JASON E HAYNES 802 Pleasant St

La Motte, IA 52054-4400

2024

Total Assessed Value

\$76,400

Assessed Land Value \$76,400

Assessed Improvement Value

Assessed Year

County Use Description

AG LAND

Legal Description

SE SE

Jackson, IA · Township: Richland · Location: 23-86N-3E





Acres Parcel ID Number **Property Address** 40.00 370623100001000

Owner Address Owner 1 Owner 2 JASON E HAYNES 802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value

\$89,200

Assessed Land Value

\$89,200

Assessed Improvement Value

Assessed Year

2024

County Use Description

AG LAND

Legal Description

NW NW





Jackson, IA • Township: Richland • Location: 22-86N-3E Type: Parcel



Acres Parcel ID Number Property Address
10.00 370622200007000 -

Owner 1 Owner 2 Owner Address

JASON E HAYNES - 802 Pleasant St

La Motte, IA 52054-4400

Total Assessed Value Assessed Land Value Assessed Improvement Value Assessed Year \$16,500 - 2024

County Use Description AG LAND **Legal Description** E330' NE NE

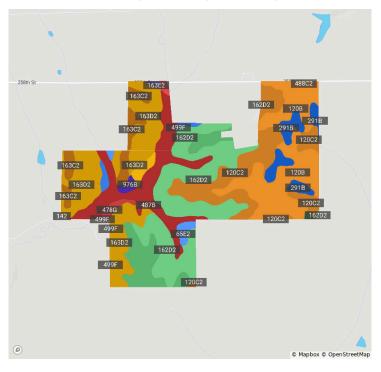


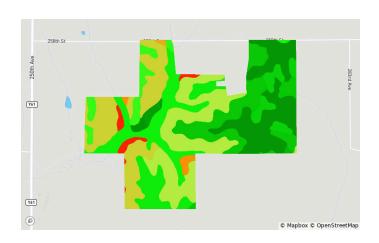
Soils



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E







0 100

70.3 / 100 CSR2

	Code	Soil Description	Acres		Non-IRR Class	IRR Class	CSR2
•	162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	56.9	20.4%	3e	_	54.0
•	163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	50.1	18.0%	3e	_	46.0
•	120B	Tama silt loam, driftless, 2 to 6 percent slopes	47.9	17.2%	2e	_	95.0
•	120C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	37.7	13.6%	3e	_	87.0
•	487B	Worthen-Otter silt loams, 0 to 5 percent slopes	32.1	11.5%	3w	_	79.0
•	162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	18.9	6.8%	3e	_	80.0
•	163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.8	3.9%	3e	_	72.0
•	291B	Atterberry silt loam, 2 to 5 percent slopes	10.5	3.8%	2e	_	85.0



Soils



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

	Code	Soil Description	Acres		Non-IRR Class	IRR Class	CSR2
•	981B	Worthen silt loam, 2 to 5 percent slopes	2.6	0.9%	2e	_	94.0
•	65E2	Lindley silt loam, 14 to 18 percent slopes, moderately eroded	2.6	0.9%	6e	_	27.0
•	499F	Nordness silt loam, 14 to 35 percent slopes	2.3	0.8%	7s	_	5.0
•	478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	2.0	0.7%	7s	_	5.0
•	976B	Raddle silt loam, 1 to 4 percent slopes	1.6	0.6%	2e	_	95.0
•	129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.8	0.3%	2w	_	73.0
•	163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.6	0.2%	4e	_	35.0
•	120C	Tama silt loam, driftless, 5 to 9 percent slopes	0.4	0.1%	3e	_	90.0
•	488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	0.3	0.1%	3e	_	77.0
•	142	Chaseburg silt loam, 0 to 2 percent slopes	0.1	0.0%	2w	-	79.0



Vegetation Index (NDVI)



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

273.41 acres, 9 selections

2024



2023



2022



2021



2020



2019



0 (unhealthy)

100 (healthy)



Vegetation Index (NDVI)



Jackson, IA • Township: Richland

Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

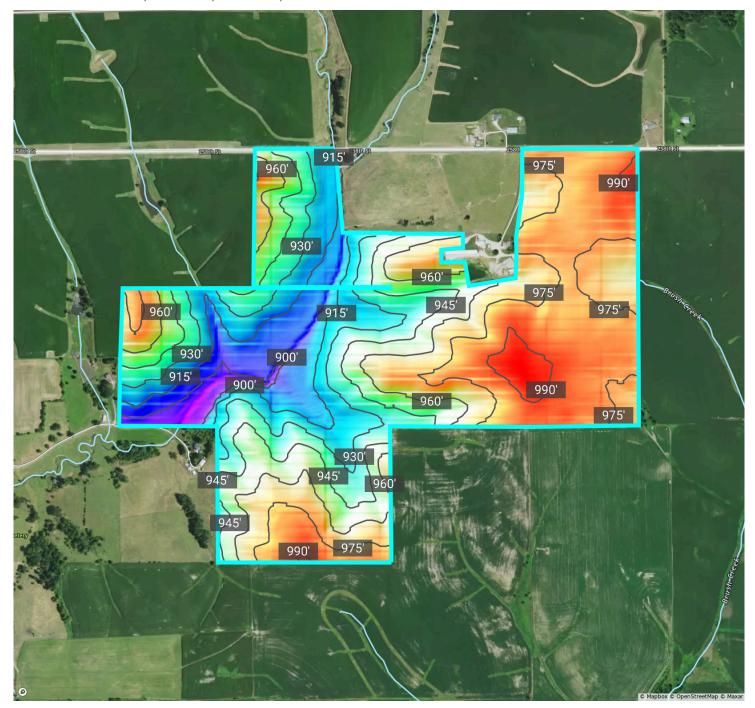
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	3	3	2	3	4	2
Mean	92	92	93	89	93	91
Min	41	37	44	30	29	39
Max	94	94	97	93	96	93



Elevation



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E 273.41 acres, 9 selections



891.6 ft 997.0 ft

Source: USGS 3 Meter Dem Interval: 15.0 ft Range: 105.4 ft Min: 891.6 Max: 997.0



Flood (FEMA Report)



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E



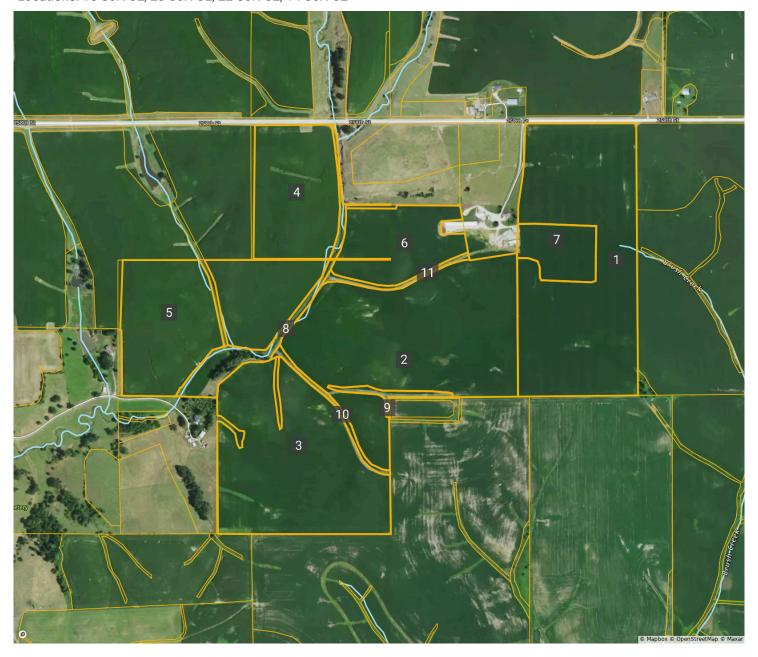
Flo	od Hazard Zone	% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	4.4%	12.3
	500 Year Flood Zone (0.2% annual chance of flooding)	1.5%	4.1
	Regulatory Floodway	0.0%	0.0
\bigcirc	No Flood Hazard Zone	94.1%	261.7
We	tlands	% of Selection	Acres
	Assorted Wetlands	0.8%	2.4



FSA Overview



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E



CLU	Acres	CLU	Acres	CLU	Acres
1	60.22	4	38.99	7	8.44
2	60.18	5	24.84	8	7.45
3	49.03	6 5	17.26	9	1.67



FSA Overview



Jackson, IA • Township: Richland Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

CLU	J	Acres
10		1.57
11		1.53



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

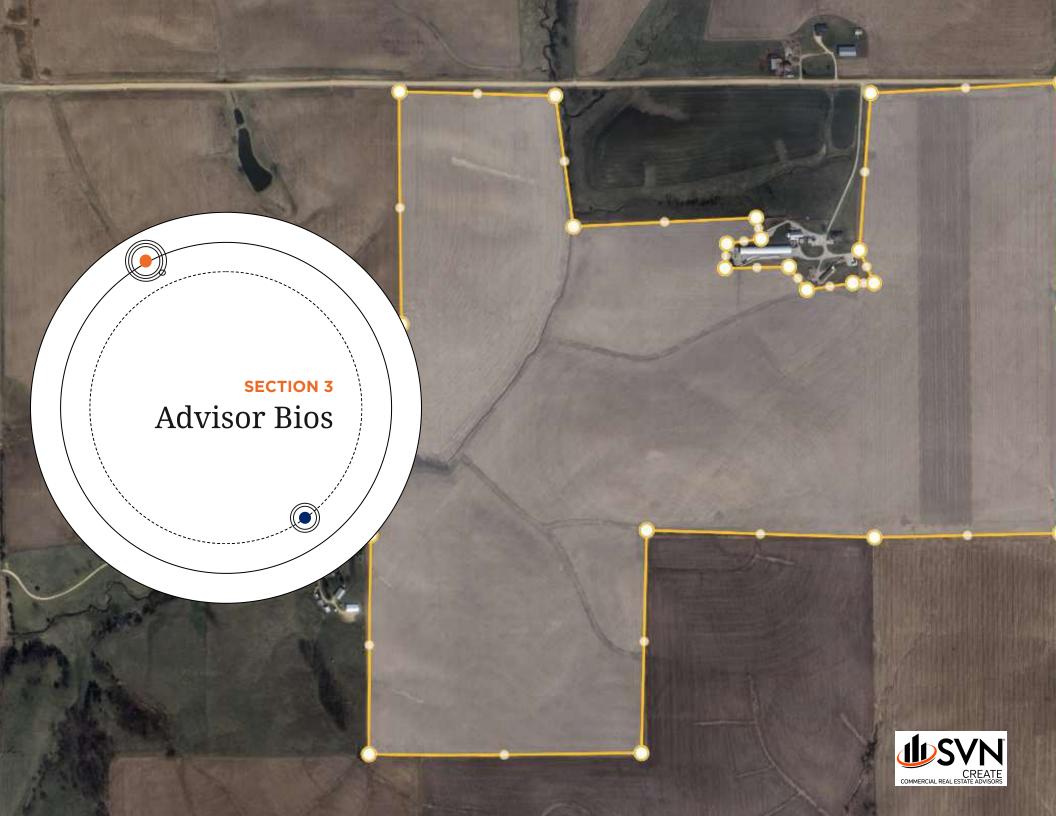
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



ADVISOR BIO 1



HARRISON HAYNES

Associate Advisor

harrison.haynes@svn.com

Direct: 563.451.5909 | Cell: 563.451.5909

PROFESSIONAL BACKGROUND

Harrison is an Associate Advisor for SVN | CREATE. Graduate from Wartburg College in Waverly, IA with a bachelor's degree in finance and minor in economics and a 4-year member of the Knights Football team. Harrison Grew up in the Finance world with family all over the industry and found a love for Commercial Real Estate after school with an opportunity at a prestigious global firm, SVN who has a footprint all over the nation made joining the brand an easy choice.

Harrison specializes in Self Storage & Investment Sales. Investment Sales and Acquisitions are a big part of Harrison's everyday life as he finds enjoyment in building the Wealth and Security for one's retirement or future. He finds great enjoyment in locating a property that an Owner/User or Investor can be happy about and build their portfolio to transform his client's lives positively in any way that he can.

Harrison appreciates the time and effort it takes to achieve his own goals and the goals of the people he is representing. His love for the industry continues to grow with every new day tapping into different markets, speaking with clients on the phone or in person, and with the development of his client's independent wealth through investment properties.

EDUCATION

Bachelor's Degree at Wartburg College in Finance

SVN | CREATE Commercial Real Estate Advisors

2700 Westown Parkway Suite 200 West Des Moines, IA 50266