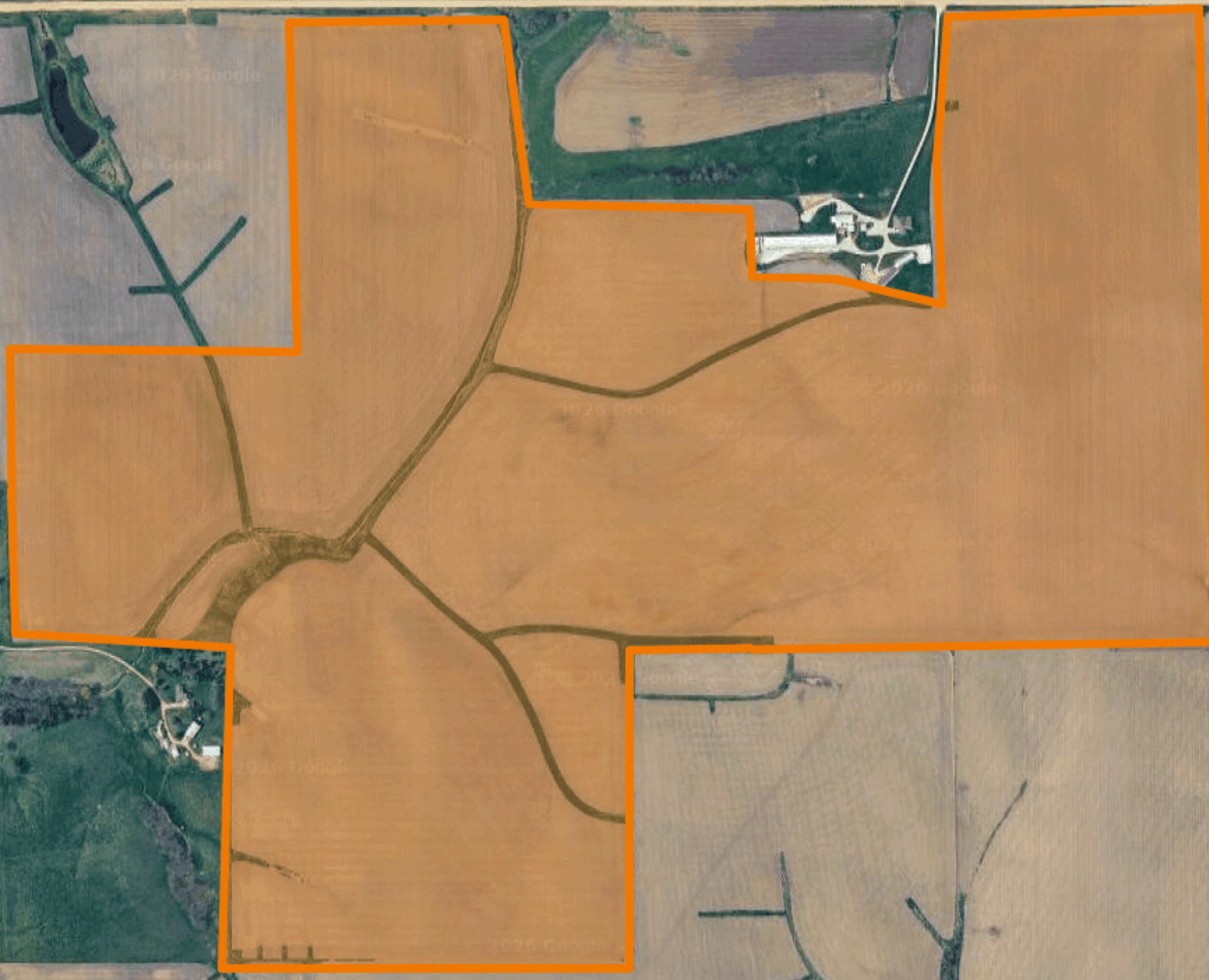


LISTING AGENT IS DIRECT FAMILY MEMBER OF
SELLER



OFFERING MEMORANDUM
Haynes Family Farm

27257 258TH ST
Bellevue, IA 52031

PRESENTED BY:

HARRISON HAYNES

Phone: 563.451.5909

harrison.haynes@svn.com

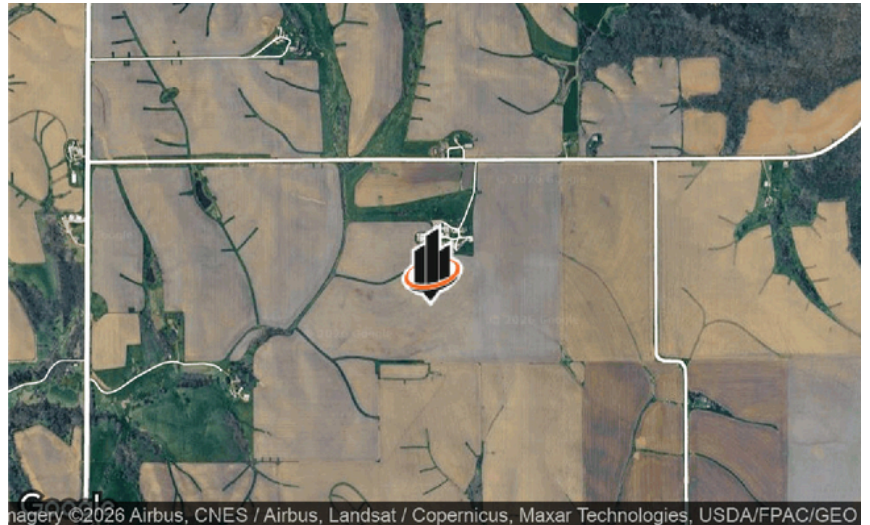
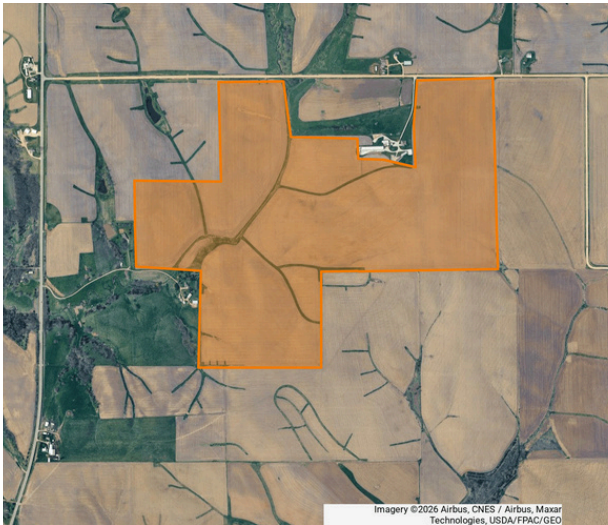
HEATH D. BULLOCK, CCIM, SIOR

Phone: 515.554.7412

heath.bullock@svn.com



PROPERTY SUMMARY



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.

OFFERING SUMMARY

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

PROPERTY HIGHLIGHTS

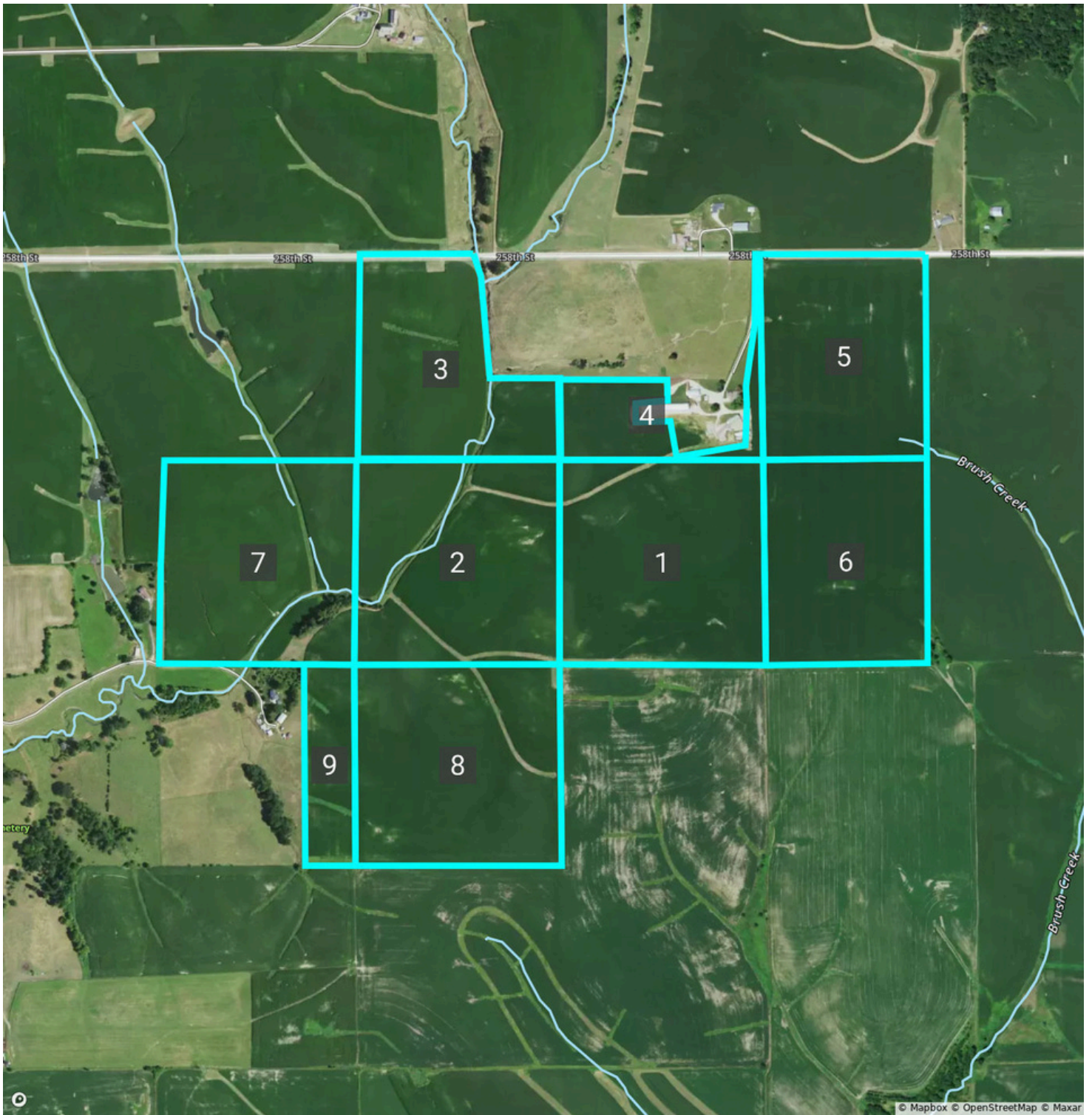
- **High Productivity:** Features an impressive 70.3 CSR2 rating, indicating high-quality soil performance
- **Proven Crop History:** Consistently utilized for high-yield Corn and Soybeans, with corn reaching 96.1% of the selection in 2023
- **Excellent Land Health:** Vegetation Index (NDVI) mean scores of 91-93 over the last six years confirm consistent crop vitality
- **Low Risk:** Over 94% of the property is located outside of flood hazard zones
- **Strategic Location:** Located in Jackson County, IA, near Bellevue and La Motte

OVERVIEW

Jackson, IA • Township: Richland

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

273.41 acres, 9 selections

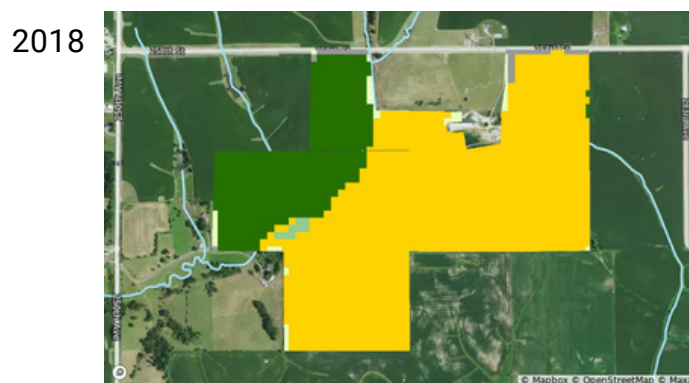
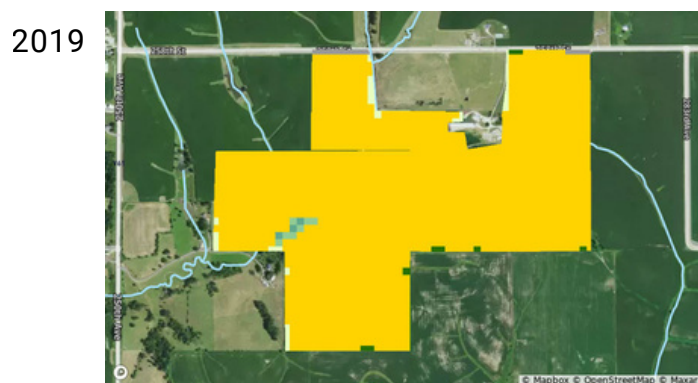
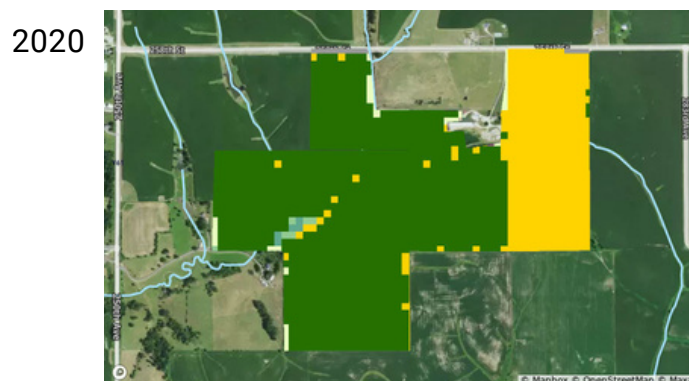
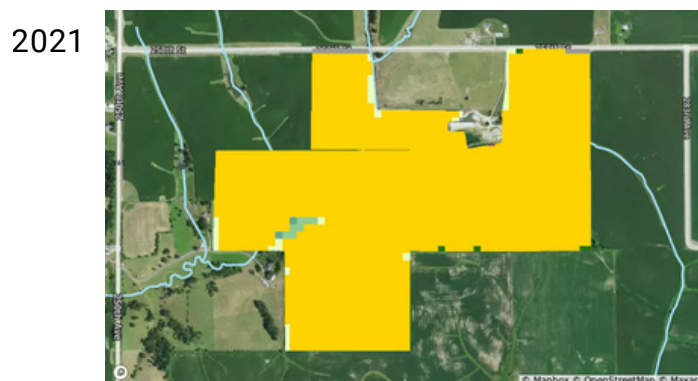
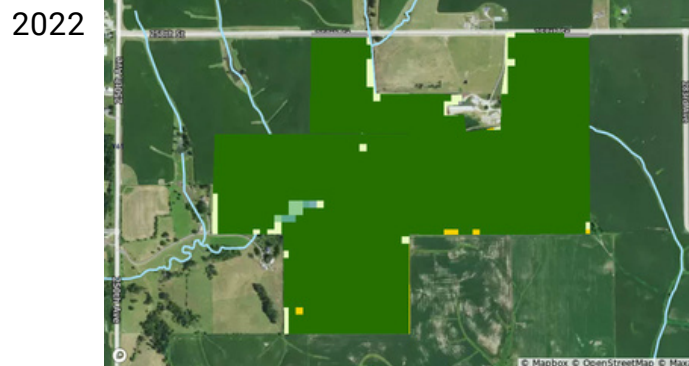
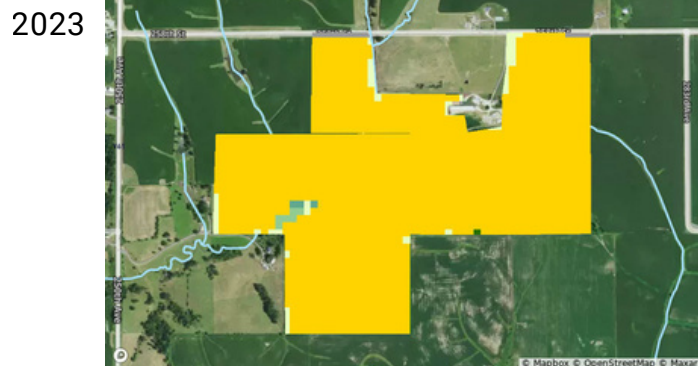


CROP HISTORY

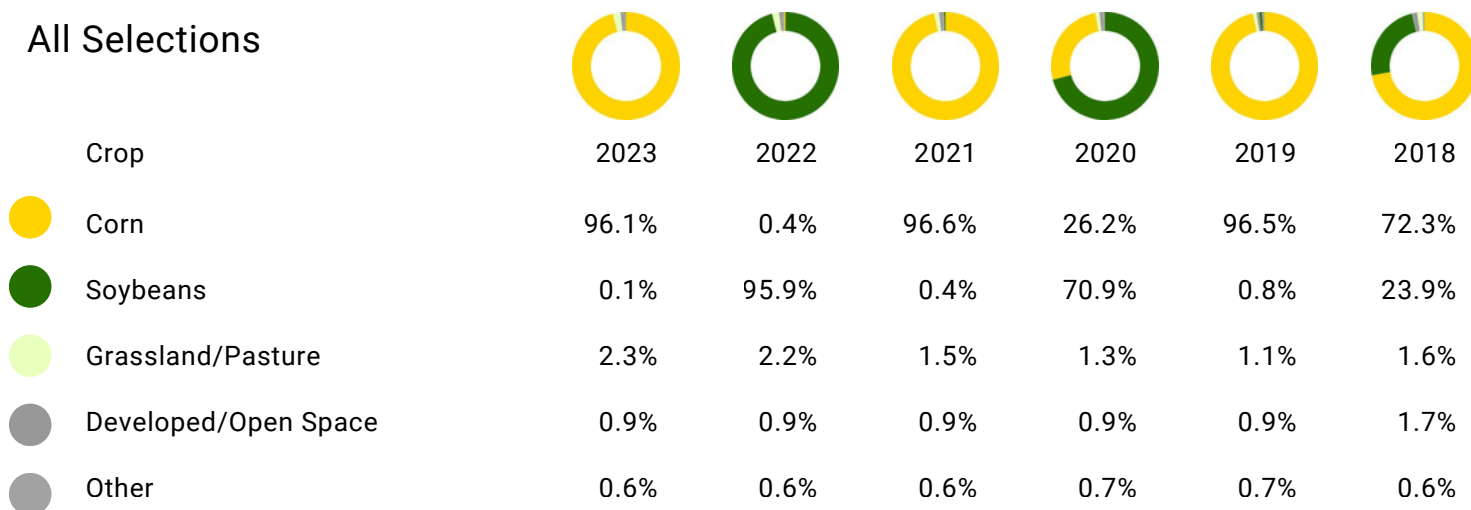
Jackson, IA • Township: Richland

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

273.41 acres, 9 selections



All Selections



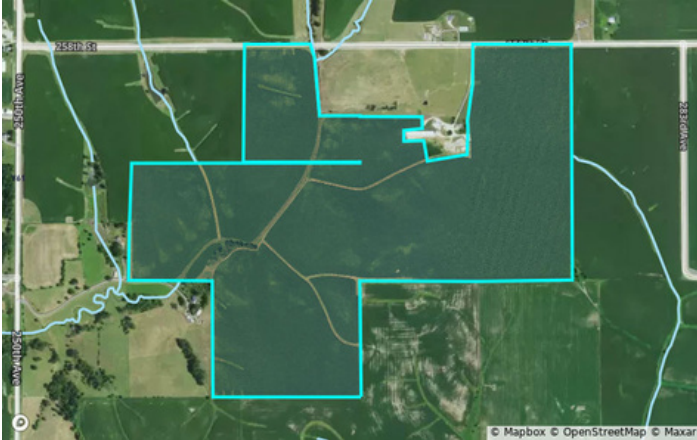
HISTORICAL IMAGERY

Jackson, IA • Township: Richland

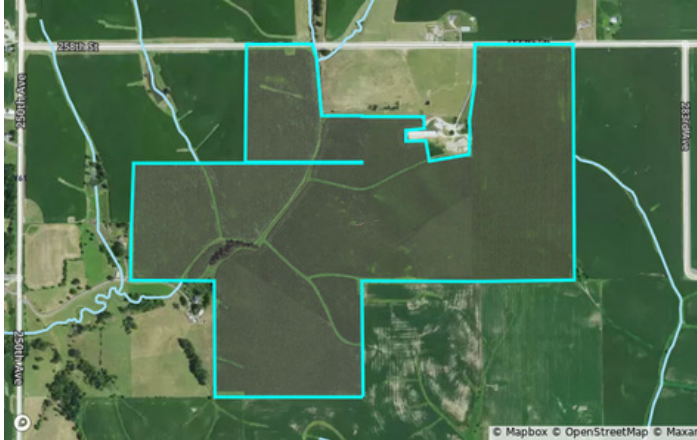
Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

273.41 acres, 9 selections

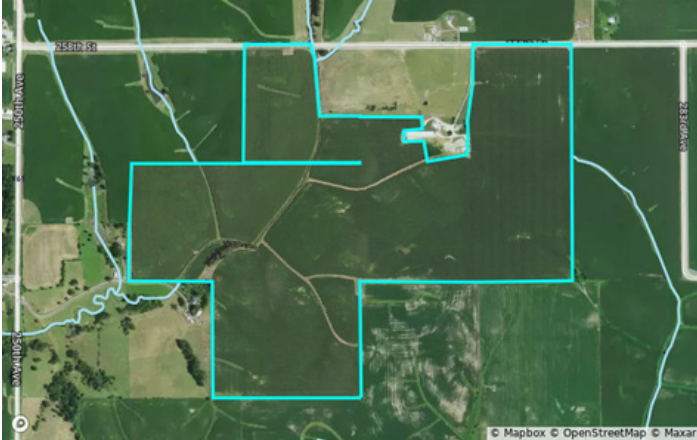
2023



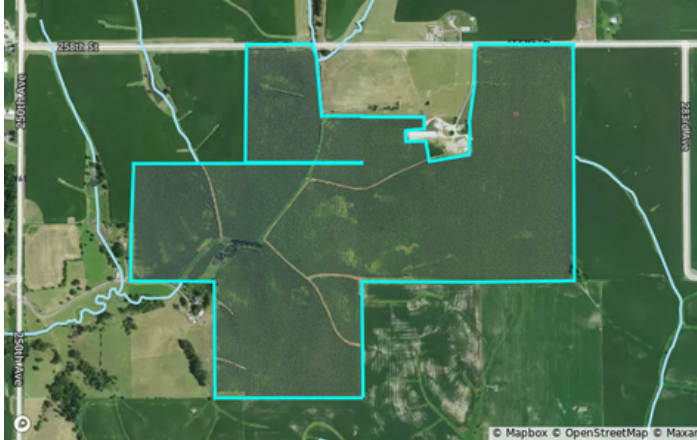
2021



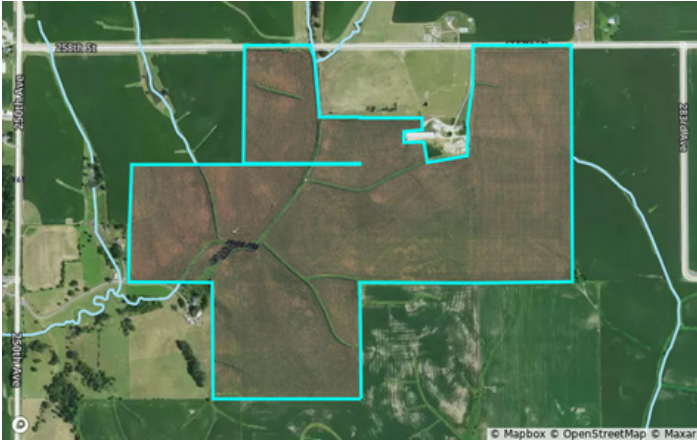
2019



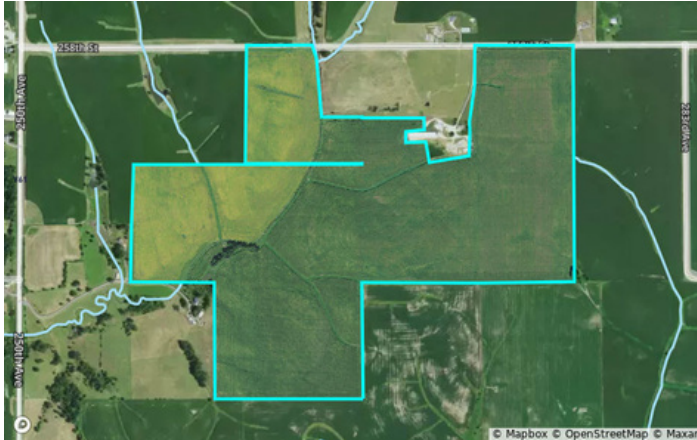
2017



2015



2014



OVERVIEW

273.41 acres, 9 selections



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



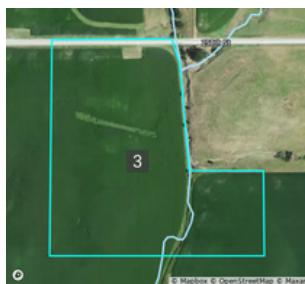
Acres 40.00	Parcel ID Number 370614300004000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400
Total Assessed Value \$107,600	Assessed Land Value \$107,600	Assessed Improvement Value —
Assessed Year 2024		
County Use Description AG LAND	Legal Description SESW	

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



Acres 40.00	Parcel ID Number 370614300003000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400
Total Assessed Value \$93,200	Assessed Land Value \$93,200	Assessed Improvement Value —
Assessed Year 2024		
County Use Description AG LAND	Legal Description SWSW	

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



Acres 29.35	Parcel ID Number 370614300008000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400
Total Assessed Value \$57,800	Assessed Land Value \$57,800	Assessed Improvement Value —
Assessed Year 2024		
County Use Description AGRICULTURE	Legal Description NWSWEXPTPARCEL 55-2020 SURV 20-3228	

OVERVIEW

273.41 acres, 9 selections



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



Acres 9.81	Parcel ID Number 3706143000100 00	Property Address –
Owner 1 JASON E HAYNES	Owner 2 –	Owner Address 802 Pleasant St La Motte, IA 52054-4400

Total Assessed Value \$23,500	Assessed Land Value \$23,500	Assessed Improvement Value –	Assessed Year 2024
-------------------------------	------------------------------	------------------------------	--------------------

County Use Description AGRICULTURE	Legal Description NESWEXPARCEL E1/2 SURV 1F-97 & EX PT PARCEL 55-2020 SURV 20-3228
---------------------------------------	---

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



Acres 31.75	Parcel ID Number 370614400001000	Property Address –
Owner 1 JASON E HAYNES	Owner 2 –	Owner Address 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 32.50	Parcel ID Number 37061440000090 00	Property Address –
Owner 1 JASON E HAYNES	Owner 2 –	Owner Address 802 Pleasant St La Motte, IA 52054-4400

Total Assessed Value \$104,400	Assessed Land Value \$104,400	Assessed Improvement Value –	Assessed Year 2024
--------------------------------	-------------------------------	------------------------------	--------------------

County Use Description AG LAND	Legal Description W32.5A SW SE
-----------------------------------	-----------------------------------

OVERVIEW

273.41 acres, 9 selections



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



Acres 40.00	Parcel ID Number 370615400005000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400

Total Assessed Value \$76,400	Assessed Land Value \$76,400	Assessed Improvement Value —	Assessed Year 2024
----------------------------------	---------------------------------	---------------------------------	-----------------------

County Use Description AG LAND	Legal Description SESE
-----------------------------------	---------------------------

Jackson, IA • Township: Richland • Location: 23-86N-3E Type: Parcel

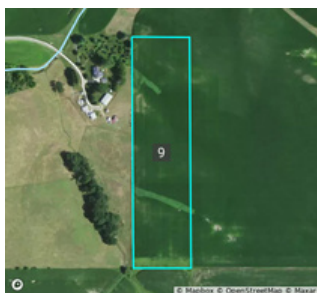


Acres 40.00	Parcel ID Number 370623100001000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400

Total Assessed Value \$89,200	Assessed Land Value \$89,200	Assessed Improvement Value —	Assessed Year 2024
----------------------------------	---------------------------------	---------------------------------	-----------------------

County Use Description AG LAND	Legal Description NWNW
-----------------------------------	---------------------------

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



Acres 10.00	Parcel ID Number 370622200007000	Property Address —
Owner 1 JASON E HAYNES	Owner 2 —	Owner Address 802 Pleasant St La Motte, IA 52054-4400

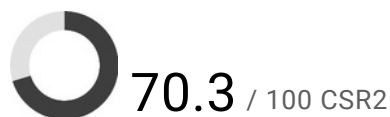
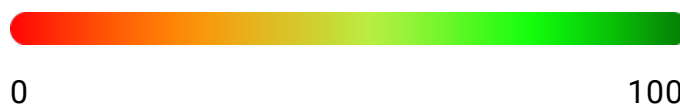
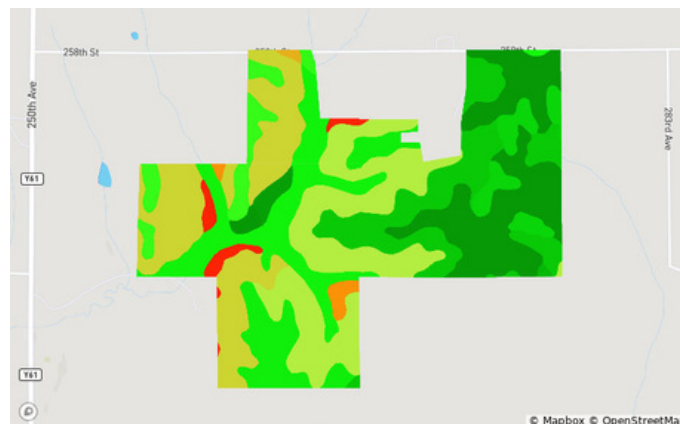
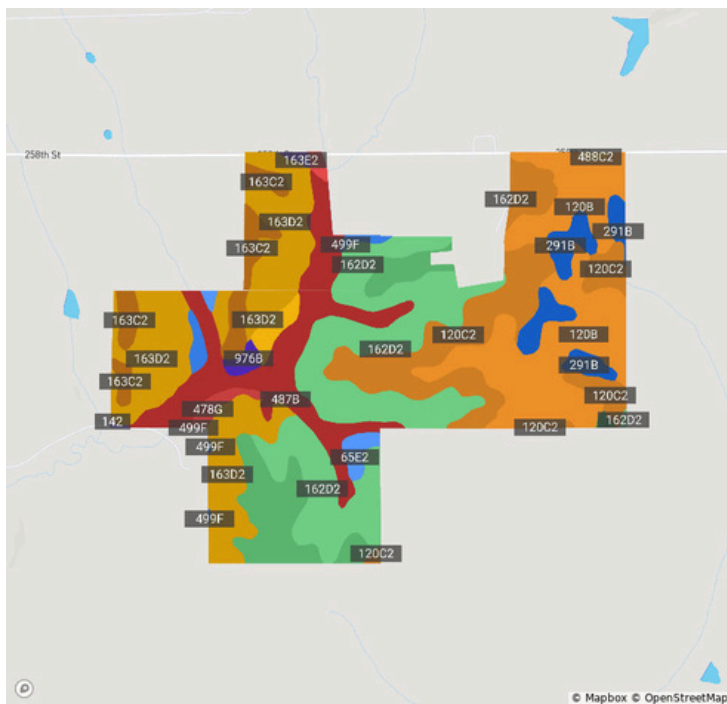
Total Assessed Value \$16,500	Assessed Land Value \$16,500	Assessed Improvement Value —	Assessed Year 2024
----------------------------------	---------------------------------	---------------------------------	-----------------------

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

Jackson, IA • Township: Richland

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

273.41 acres, 9 selections



Code	Soil Description	Acres	% of Field	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

273.41 acres, 9 selections

Code	Soil Description	Acres	% of Field	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

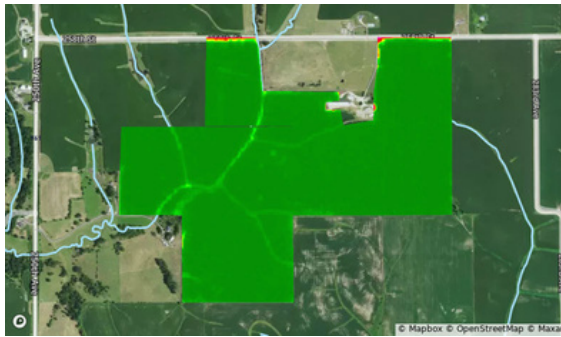
VEGETATION INDEX (NDVI)

Jackson, IA • Township: Richland

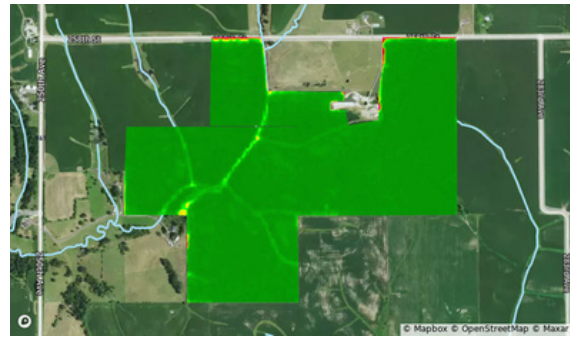
Locations: 15-86N-3E, 23-86N-3E, 22-86N-3E, 14-86N-3E

273.41 acres, 9 selections

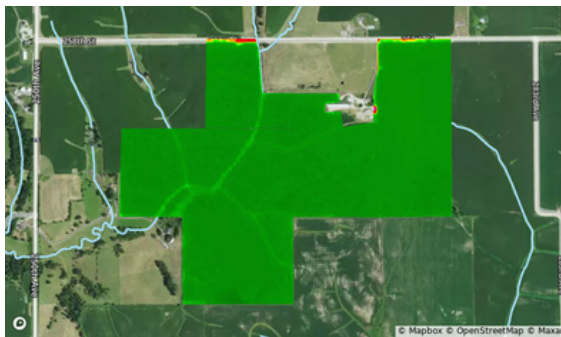
2024



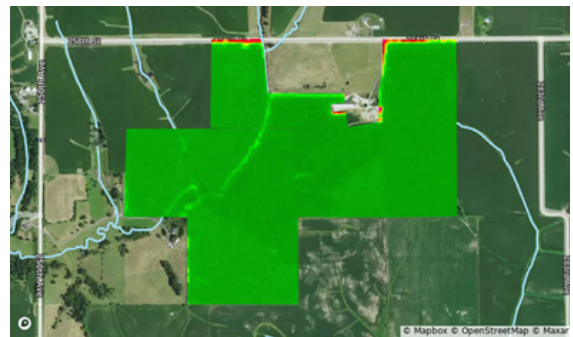
2023



2022



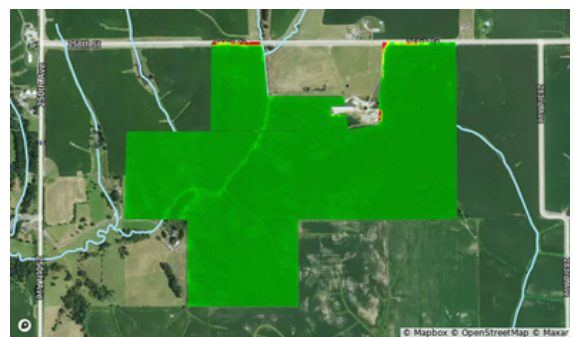
2021



2020



2019



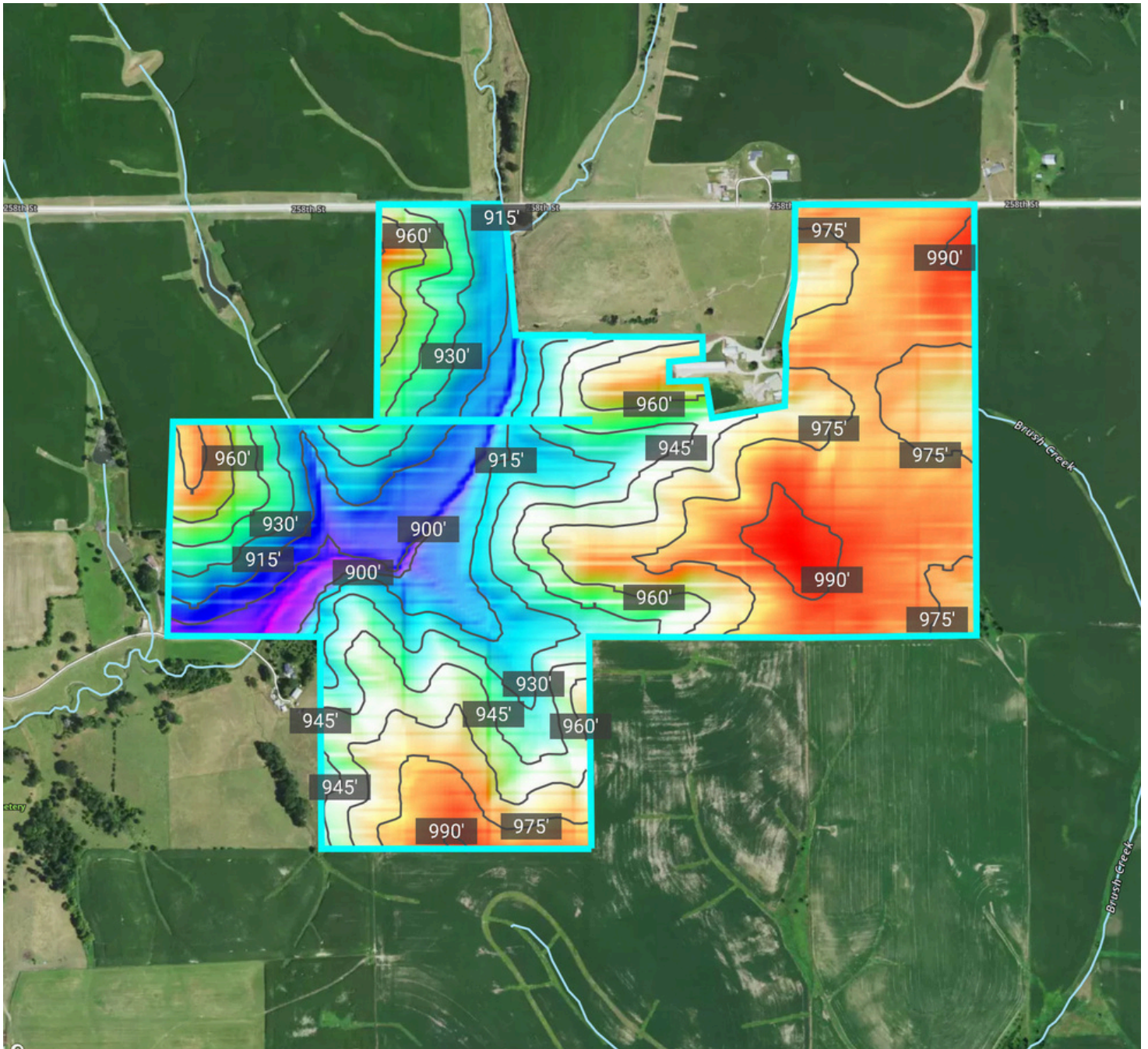
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	3	3	2	3	4	2
Mean	92	92	93	89	93	91
Min	41	37	44	30	29	39
Max	94	94	97	93	96	93

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

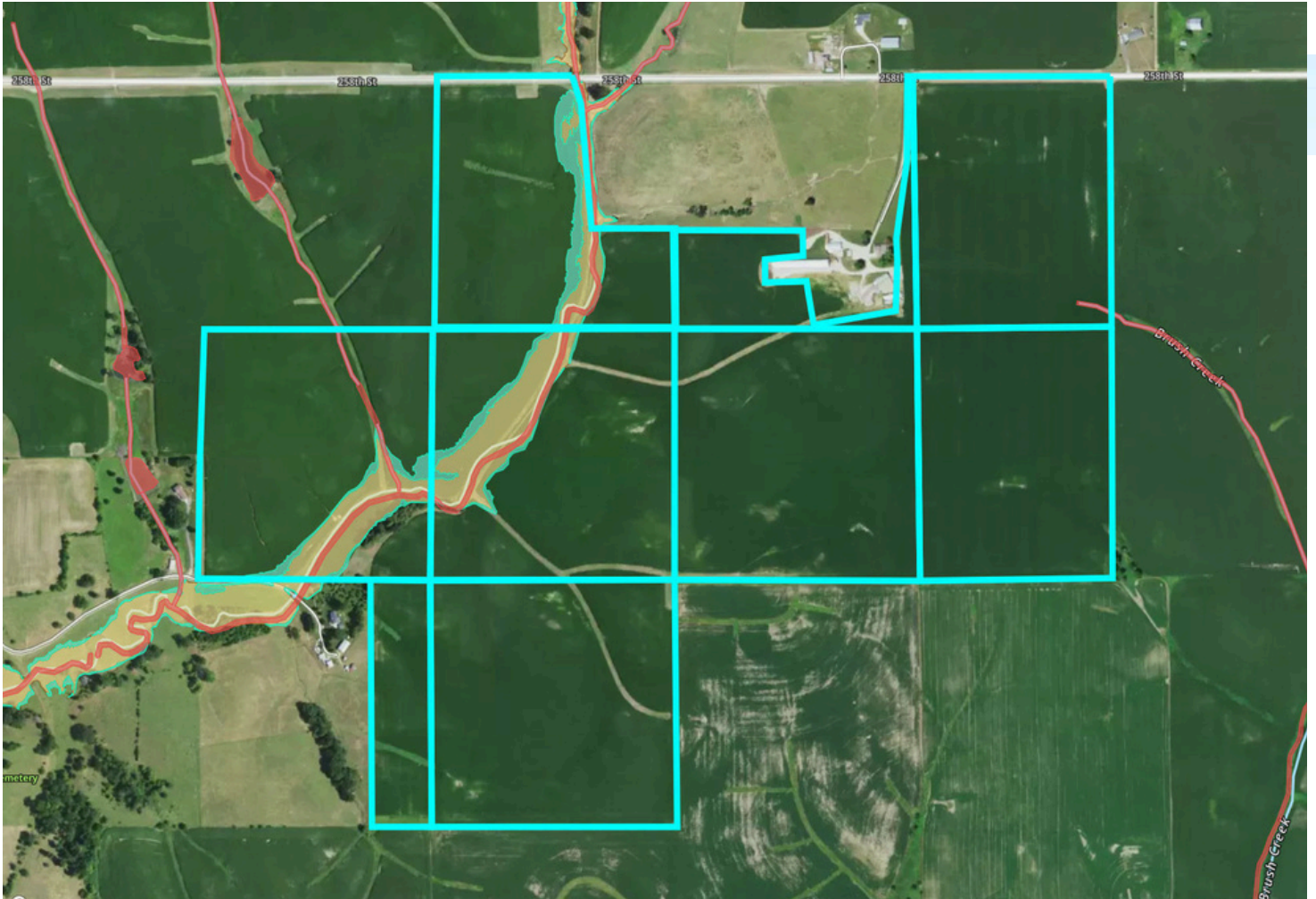
Max: 997.0

FLOOD (FEMA REPORT)

Jackson, IA • Township: Richland

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

273.41 acres, 9 selections

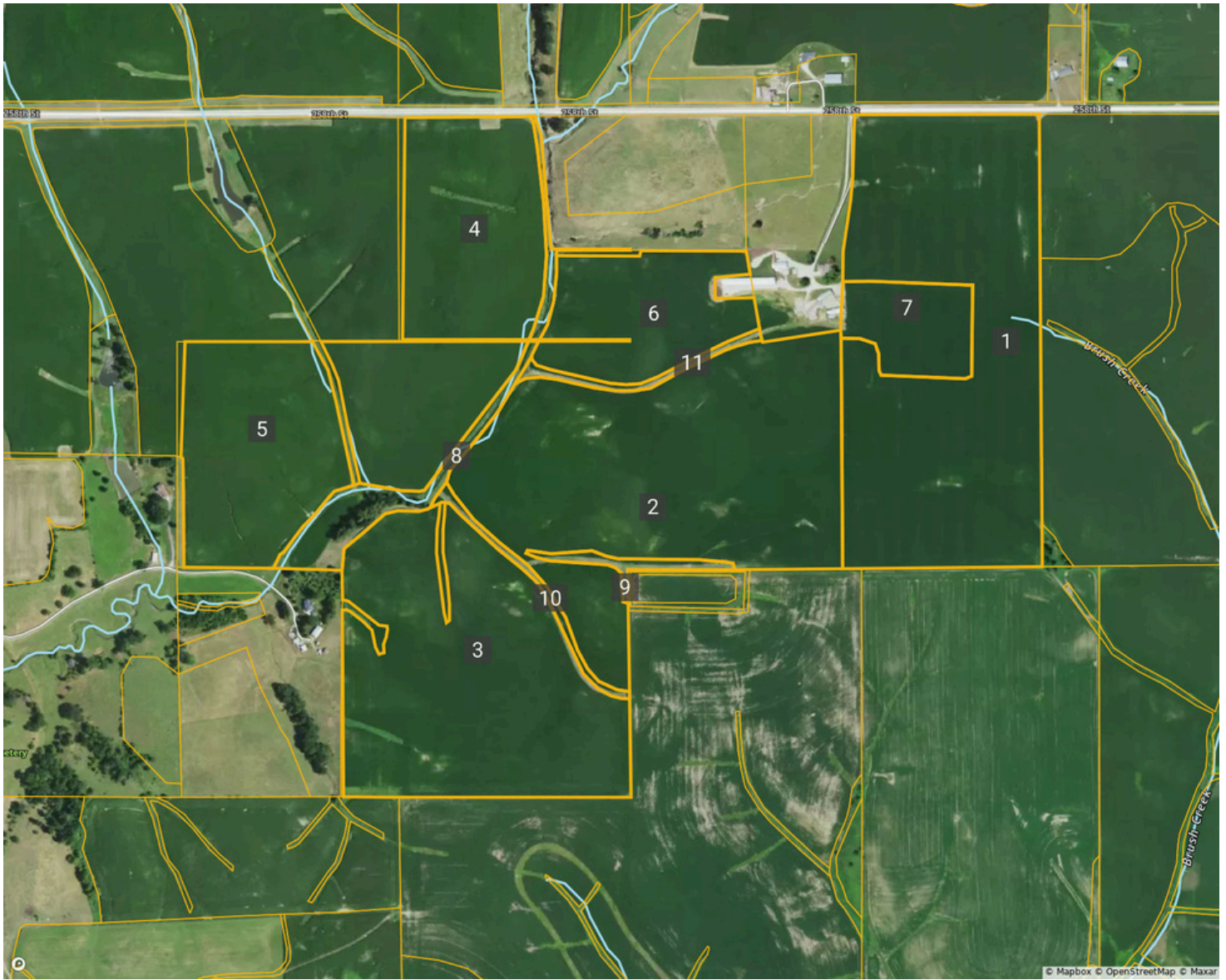













Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	4.4%	12.3
● 500 Year Flood Zone (0.2% annual chance of flooding)	1.5%	4.1
● Regulatory Floodway	0.0%	0.0
 No Flood Hazard Zone	94.1%	261.7
Wetlands		Acres
● Assorted Wetlands	0.8%	2.4

Jackson, IA • Township: Richland

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

273.41 acres, 9 selections



CLU	Acres	CLU	Acres	CLU	Acres	CLU	Acres
1 	60.22	4 	38.99	7 	8.44	10 	1.57
2 	60.18	5 	24.84	8 	7.45	11 	1.53
3 	49.03	6 	17.26	9 	1.67		

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property described herein. This information should not, under any circumstances, be disclosed to any third party without the written consent of the SVN Advisor or Property Owner, or used for any purpose 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 Memorandum. No other person is authorized to provide any information or to make any representations other than those contained herein. If the recipient does not choose to pursue a purchase of the Property, this 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. Nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. The SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Memorandum, or any other written or oral communication transmitted to the recipient. The recipient shall be entitled to rely solely on those representations and warranties made in any final, fully executed Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner reserves the right, at its sole discretion, to reject any or all expressions of interest and to terminate negotiations with any party at any time, with or without notice.

ADVISOR BIO



HARRISON HAYNES

Associate Advisor

harrison.haynes@svn.com

Direct: **563.451.5909** | Cell: **563.451.5909**

PROFESSIONAL BACKGROUND

Harrison is an Advisor for SVN | CREATE. Graduate from Wartburg College in Waverly, IA with a bachelor's degree in finance and economics and a 4-year member of the Knights Football team. 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 and creating wealth and opportunities for his clients.

Harrison appreciates the time and effort it takes to achieve his own goals and the goals of his clients. 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 and Economics

MEMBERSHIPS

Member of Iowa Commercial Real Estate Association

Member of SVN National Self Storage specialty practice group

National Self Storage Association Vendor Member

SVN | CREATE Commercial Real Estate Advisors

2700 Westown Parkway Suite 200

West Des Moines, IA 50266