

THE BORHART FARM

207± ACRES, JONES COUNTY, IOWA



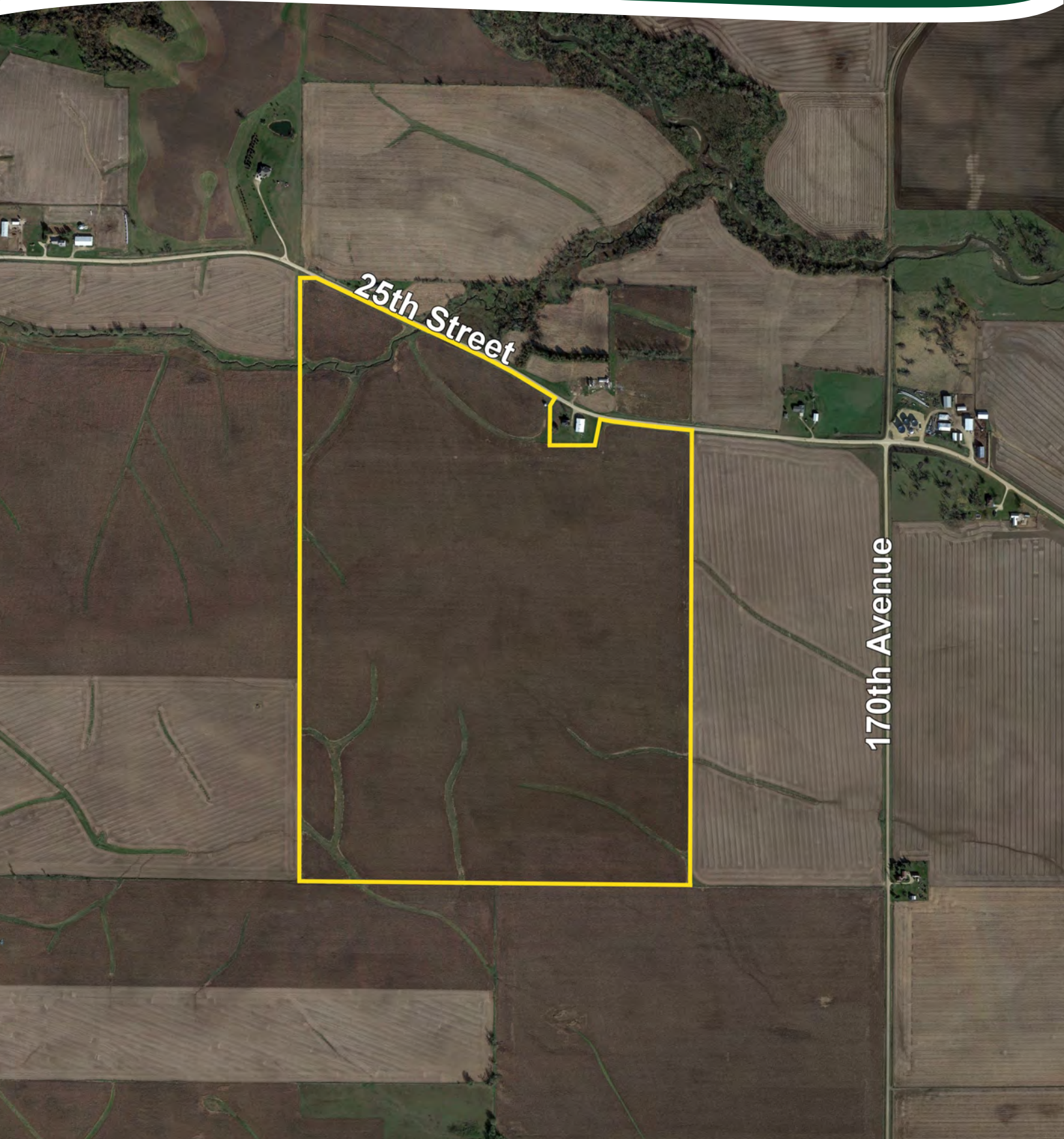
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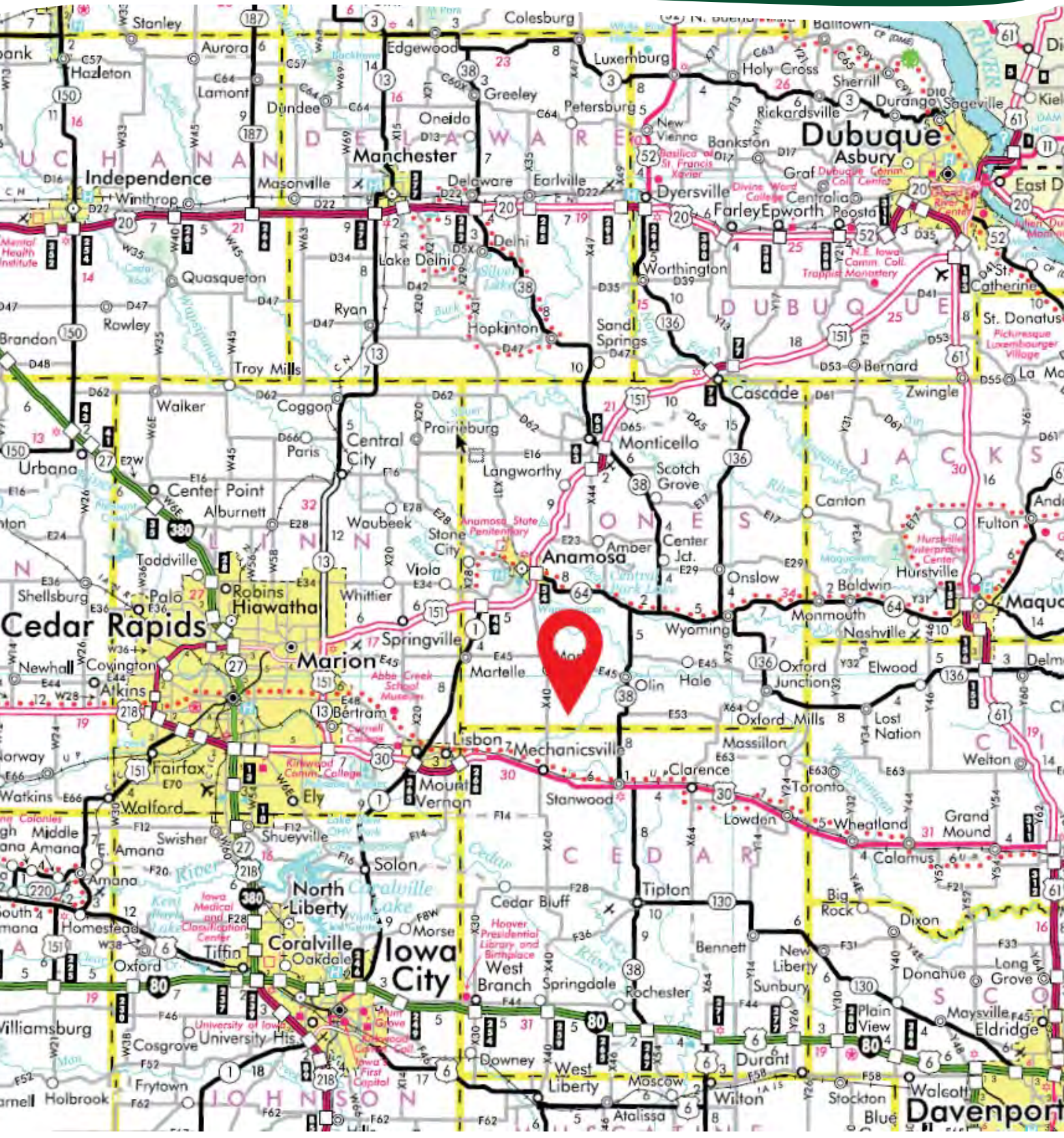
THE BORHART FARM

AERIAL MAP



THE BORHART FARM

HIGHWAY MAP



THE BORHART FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 50 miles northwest of Quad Cities International Airport. Nearby cities include: Mechanicsville (3 3/8 miles south), Olin (3 5/8 miles northeast), and Anamosa (9 miles north).
FRONTAGE	There is approximately 1/2 mile of road frontage on 25th Street.
MAJOR HIGHWAYS	Iowa Highway 38 is 3 1/4 miles east, U.S. Highway 30 is 4 3/8 miles south, Iowa Highway 1 is 8 miles west, and U.S. Highway 151 is 8 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Borhart Farm is located in Part of the South Half of Section 29 and Part of the North Half of Section 32, Township 83 North - Range 3 West (Rome Township), Jones County, Iowa.
TOTAL ACRES	There are a total of approximately 207.21 gross acres, estimated. There are a total of approximately 205.42 net acres according to the Jones County Assessor.
TILLABLE ACRES	There are approximately 208.05 cropland acres according to the Jones County Farm Service Agency, of which approximately 200 acres, estimated, are currently in row crop production.
SOIL TYPES	Major soil types found on this farm include Bassett loam, Klinger silt loam, and Colo-Ely complex.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$15,900 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 20 miles of The Borhart Farm.

THE BORHART FARM

PROPERTY DETAILS

TAXES	The 2023 net taxes, payable in 2024 and 2025, totaled \$8,828.00. The gross taxes for that period totaled \$9,235.84. The tax parcel numbers are: #1429300004, #1429300005, #1429400002, #1429400012, #1432100002, & #1432200001.
ZONING	The property is zoned A - Agricultural.
COMMENTS	The grain bin shown on the aerial map, just west of the building site, has been removed from the property. The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE BORHART FARM

PROPERTY PHOTOS



THE BORHART FARM

PROPERTY PHOTOS



THE BORHART FARM

SOILS INFORMATION

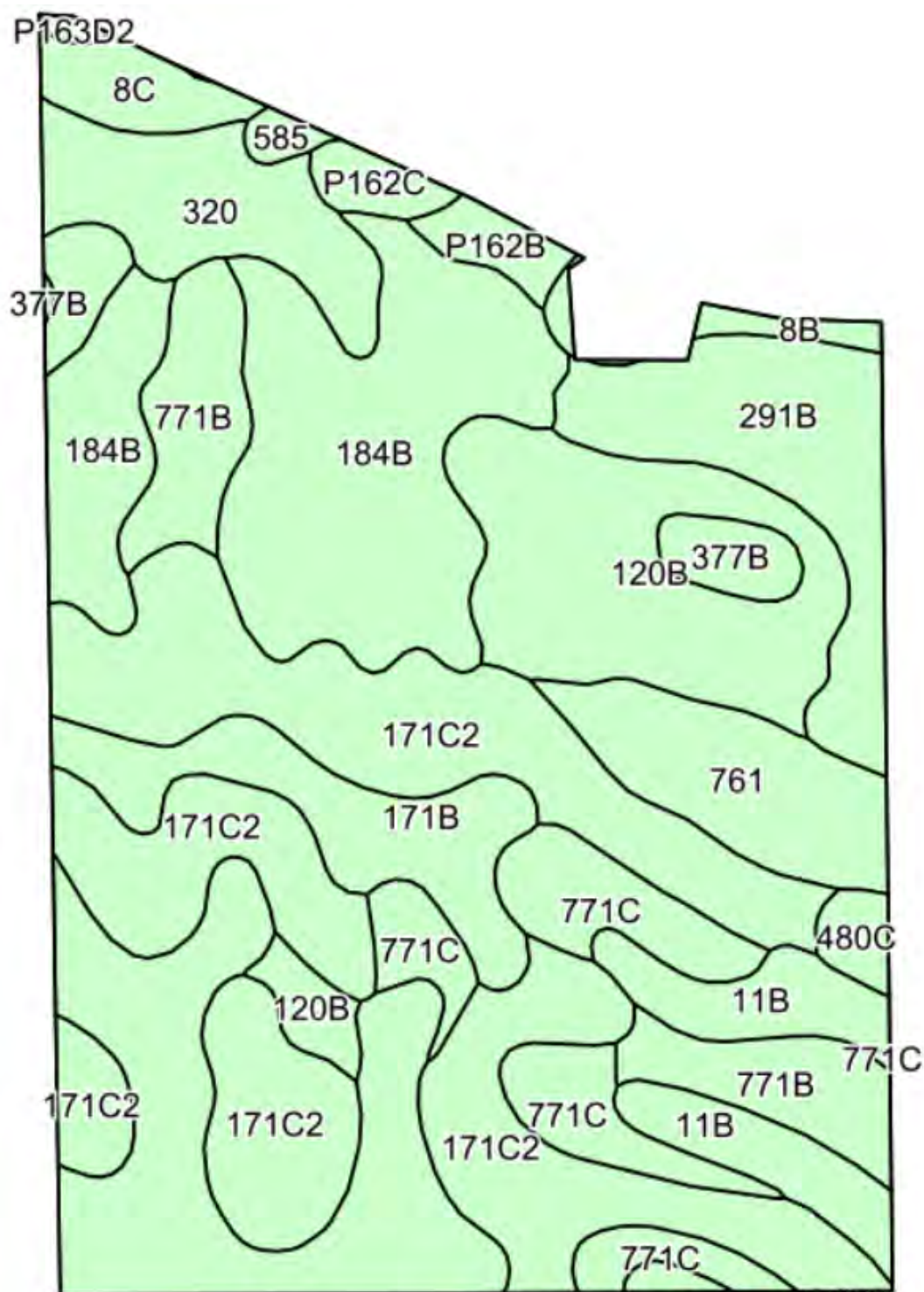
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	CSR2*
171C2	Bassett loam	50.34	77
11B	Colo-Ely complex	30.45	86
184B	Klinger silt loam	29.76	95
120B	Tama silt loam	18.87	95
291B	Atterberry silt loam	13.20	85
771C	Waubeek silt loam	12.56	85
761	Franklin silt loam	11.18	85
771B	Waubeek silt loam	10.95	89
171B	Bassett loam	9.76	85
320	Arenzville silt loam	7.79	75
8C	Judson silty clay loam	3.34	79
377B	Dinsdale silt loam	2.32	95
P162C	Downs silt loam	2.25	85
P162B	Downs silt loam	1.89	90
480C	Orwood silt loam	1.51	79
8B	Judson silty clay loam	1.21	84
P163D2	Fayette silt loam	0.42	47
585	Coland-Spillville complex	0.25	70
WEIGHTED AVERAGE:			85.3

*Soils data provided by USDA and NRCS, based on FSA cropland acres.

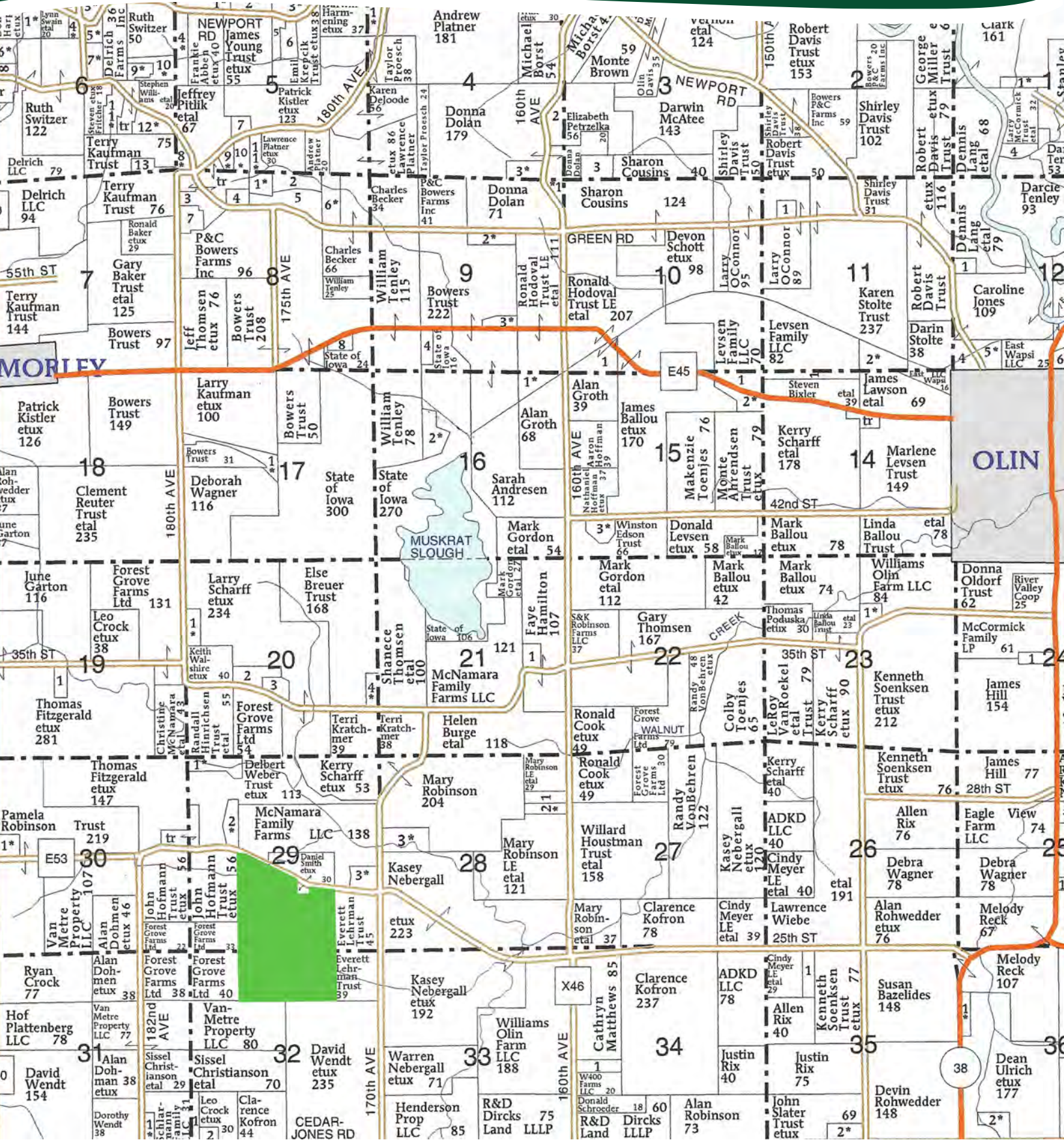
THE BORHART FARM

SOILS MAP



THE BORHART FARM

PLAT MAP



THE BORHART FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. PIPELINE MAP

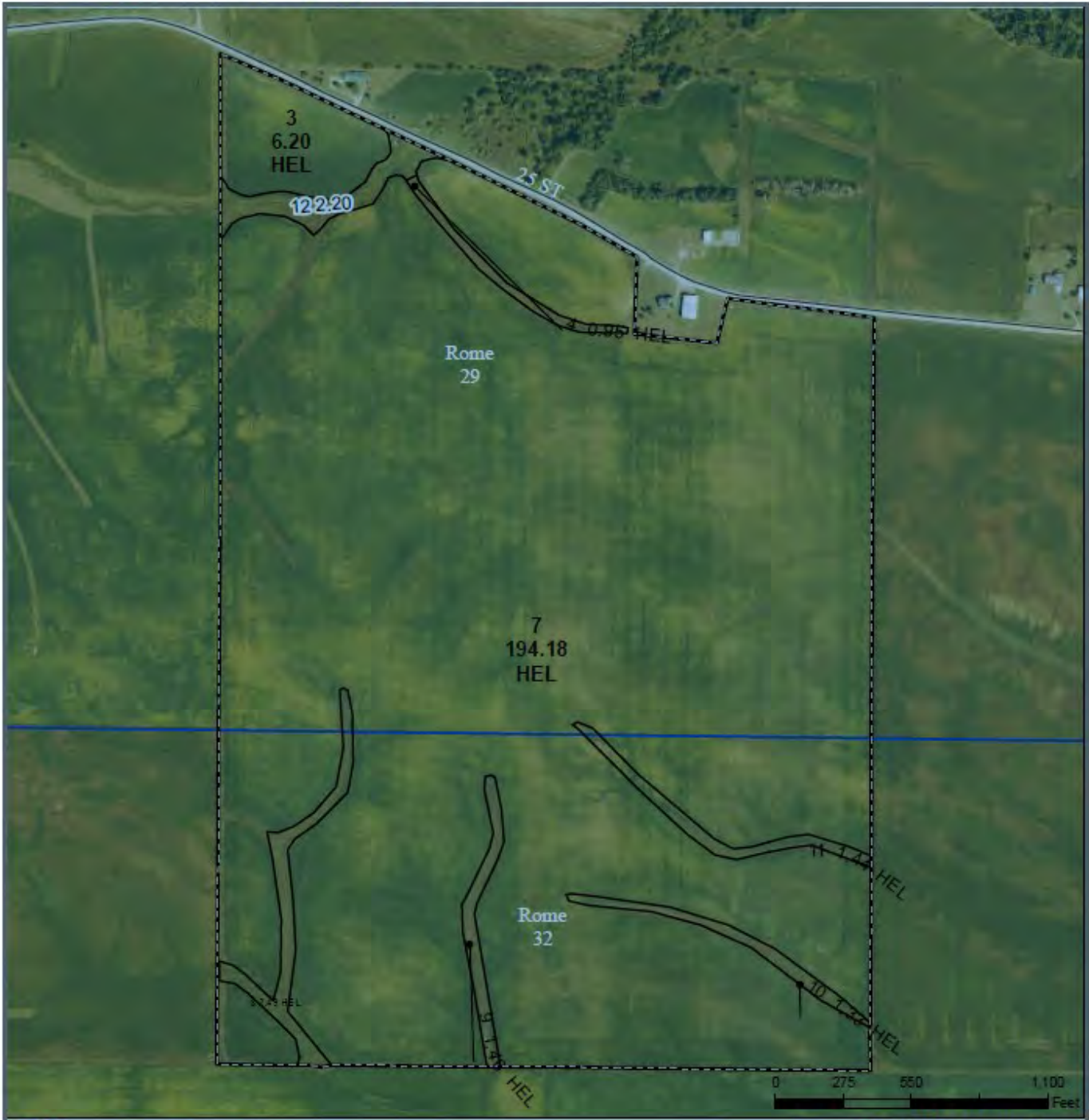
For more information, please visit MGW.us.com

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Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 208.05 acres

2024 Program Year
 Map Created March 25, 2024
Farm 6475
Tract 12304

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IOWA
 JONES
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6475
 Prepared : 10/2/24 11:50 AM CST
 Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-105-2022-37
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
210.25	208.05	208.05	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	208.05	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	207.03	0.00	162	
TOTAL	207.03	0.00		

NOTES

Tract Number : 12304

Description :
 FSA Physical Location : IOWA/JONES
 ANSI Physical Location : IOWA/JONES
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : 19-105-2022-36

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
210.25	208.05	208.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	208.05	0.00	0.00	0.00	0.00	0.00

IOWA
JONES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6475
Prepared : 10/2/24 11:50 AM CST
Crop Year : 2025

Tract 12304 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	207.03	0.00	162
TOTAL	207.03	0.00	

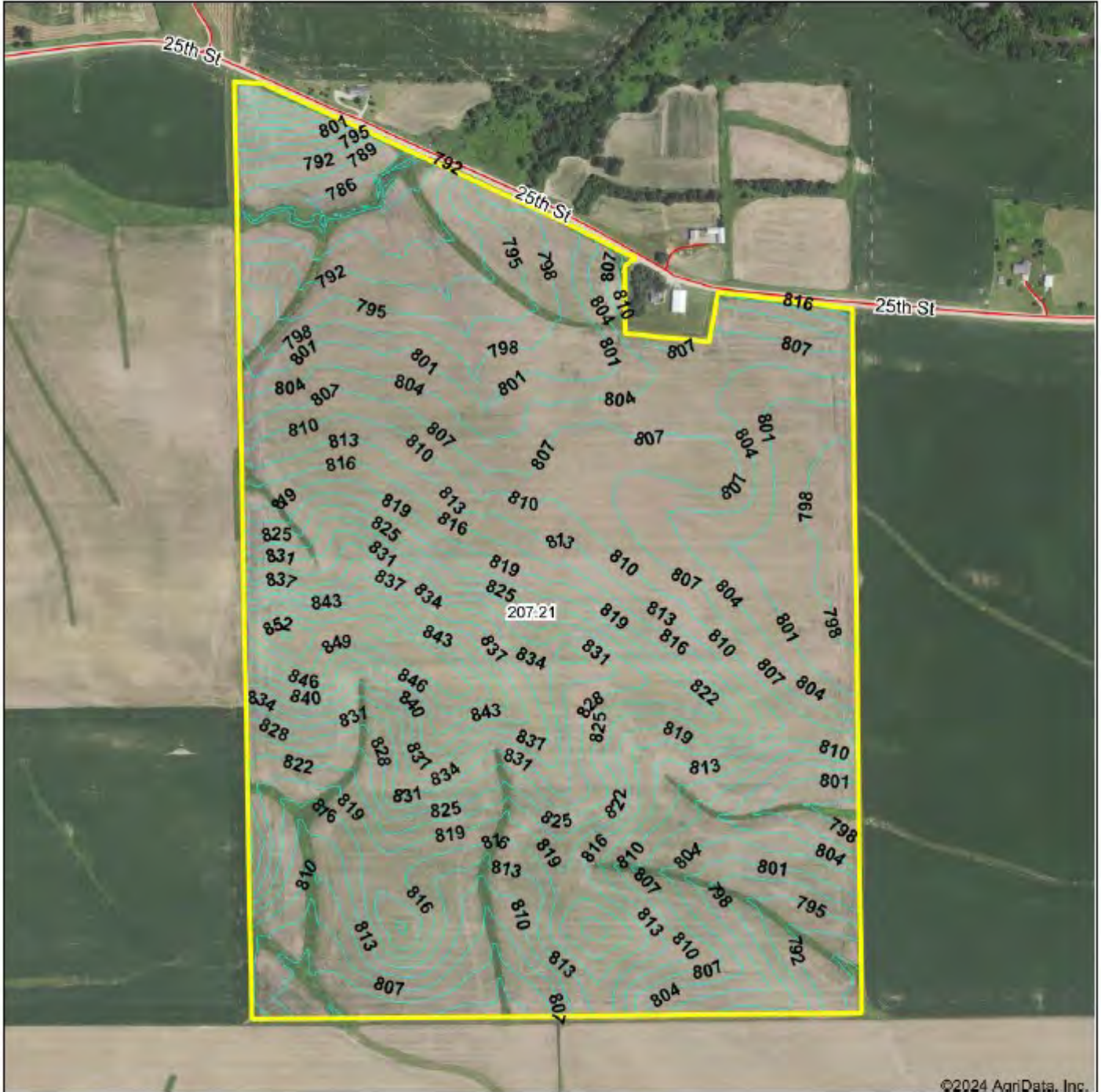
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TOPOGRAPHY MAP



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 781.8
Max: 855.5
Range: 73.7
Average: 811.3
Standard Deviation: 14.5 ft

0ft 670ft 1339ft

29-83N-3W
Jones County
Iowa
10/11/2024
Boundary Center: 41.963638, -91.219865

WETLANDS & FLOODPLAIN MAP



©2024 AgriData, Inc.



Boundary Center: 41.963638, -91.219865



29-83N-3W
Jones County
Iowa



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10/11/2024

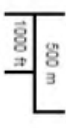
Flood related information provided by FEMA

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for conducting one-call before any excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to rpms@doh.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.rpms.pjmsa.doh.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

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