

# THE BORHART FARM

207<sup>±</sup> ACRES, JONES COUNTY, IOWA



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REAL ESTATE SERVICES

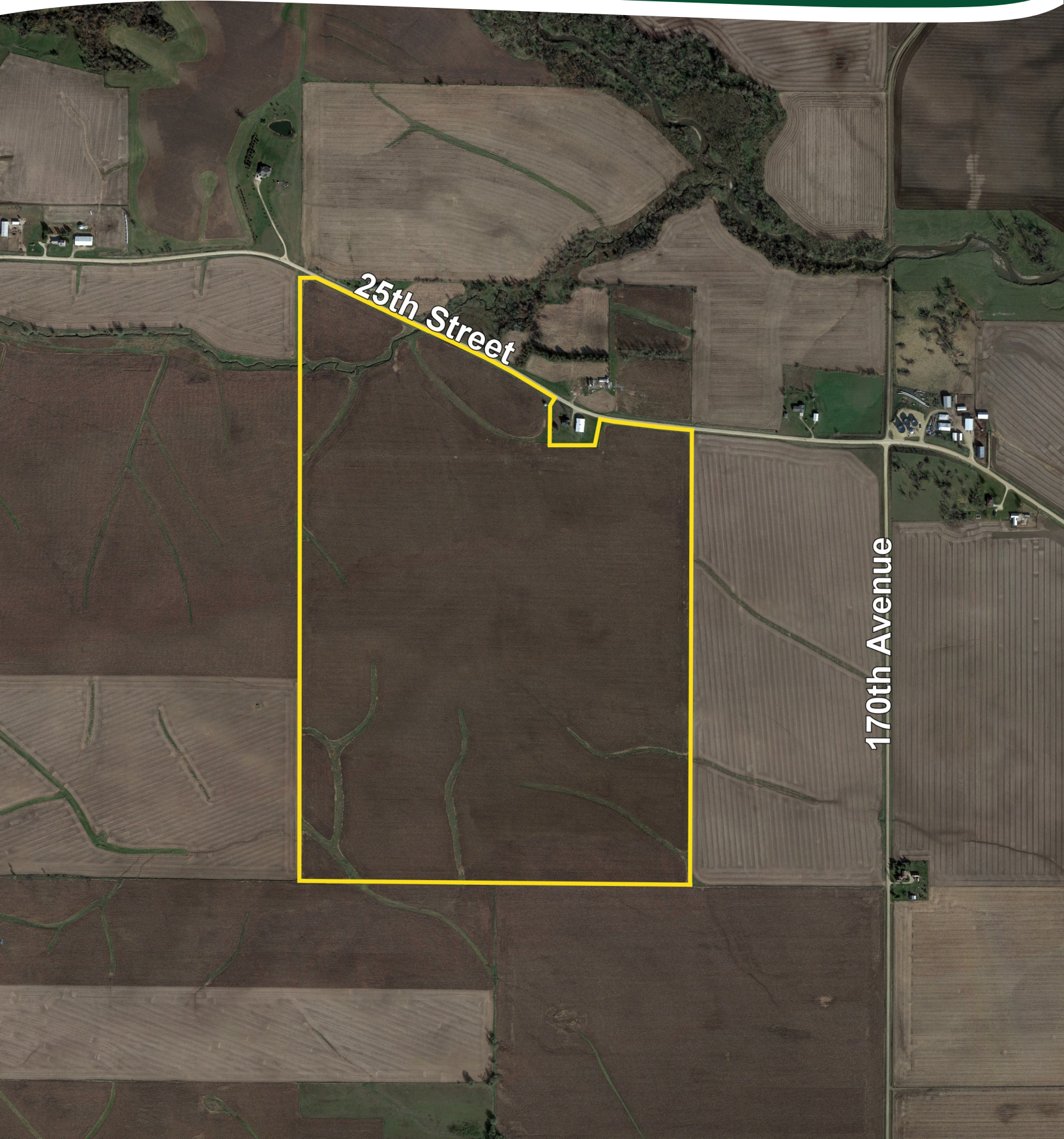
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# THE BORHART FARM

AERIAL MAP



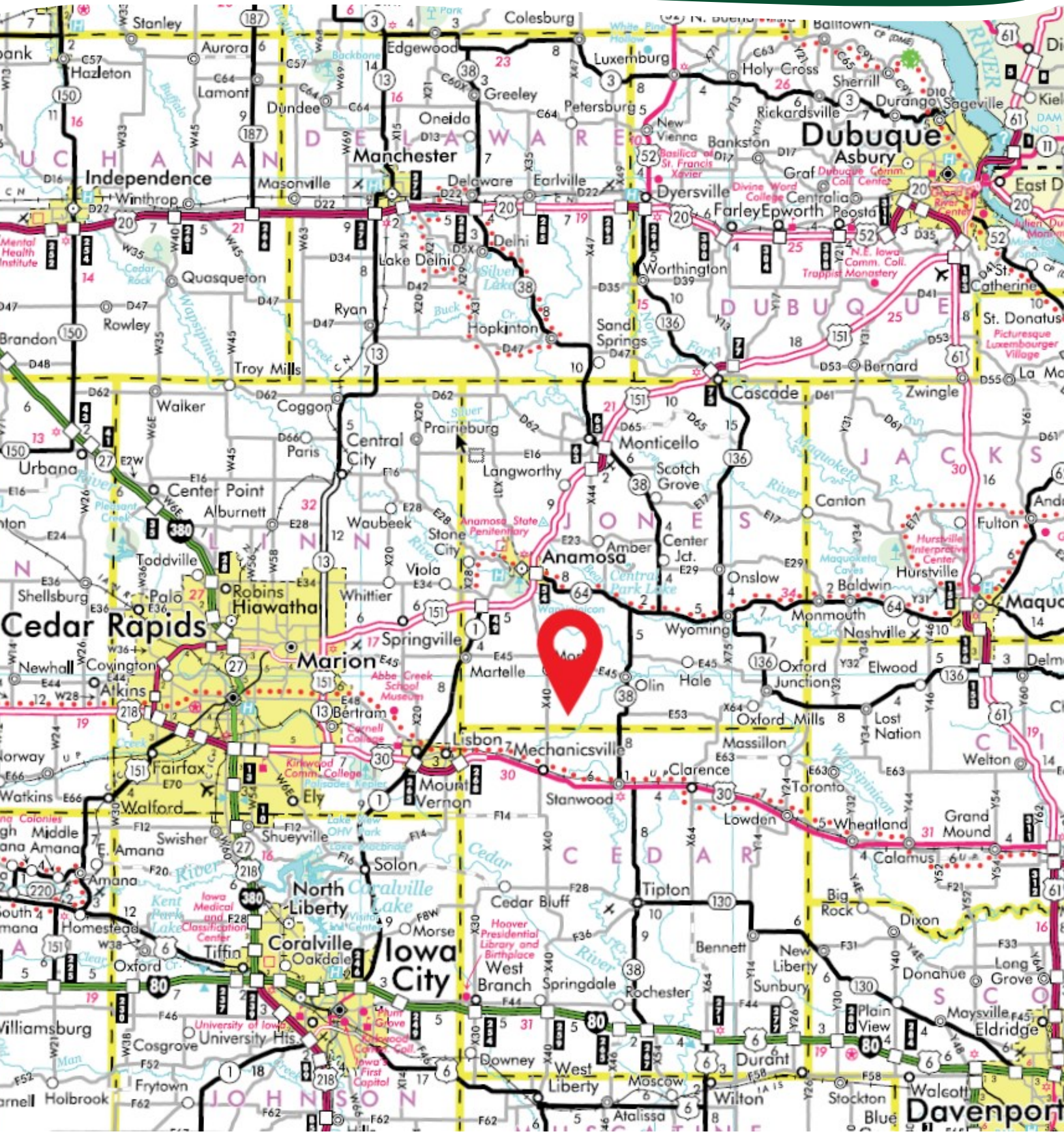
25th Street

170th Avenue



# THE BORHART FARM

## HIGHWAY MAP





# THE BORHART FARM

## PROPERTY DETAILS

<b>LOCATION</b>	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).
<b>FRONTAGE</b>	There is approximately 1/2 mile of road frontage on 25th Street.
<b>MAJOR HIGHWAYS</b>	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.
<b>LEGAL DESCRIPTION</b>	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.
<b>TOTAL ACRES</b>	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.
<b>TILLABLE ACRES</b>	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.
<b>SOIL TYPES</b>	Major soil types found on this farm include Bassett loam, Klinger silt loam, and Colo-Ely complex.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to gently rolling.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$15,900 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 20 miles of The Borhart Farm.



# THE BORHART FARM

## PROPERTY DETAILS

<b>TAXES</b>	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.
<b>ZONING</b>	The property is zoned A - Agricultural.
<b>COMMENTS</b>	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\*

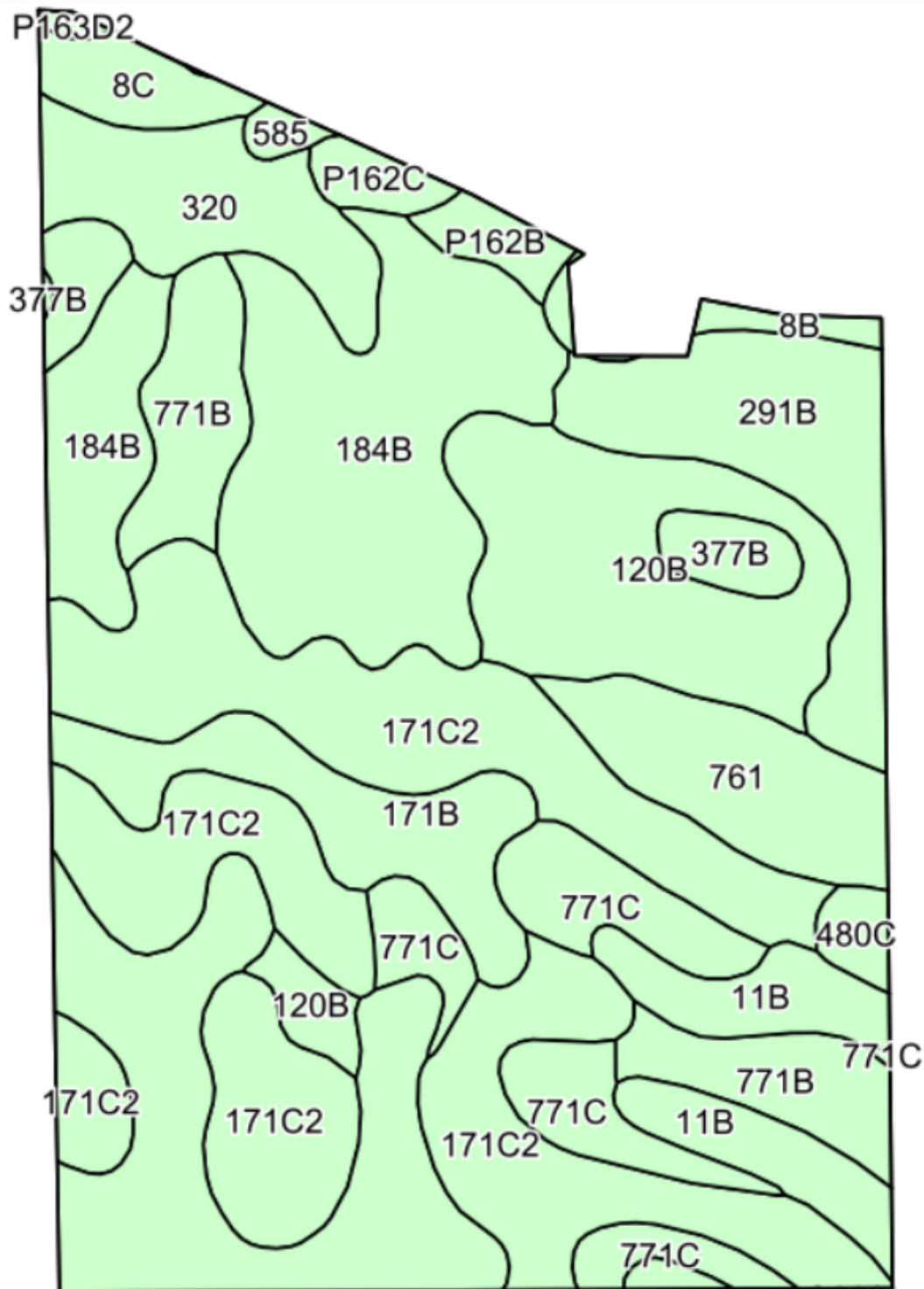
SOIL #	SOIL NAME	APPROX. ACRES	CSR2*
171C2	Bassett loam	50.34	77
11B	Colo-Ely complex	30.45	86
184B	Klinger silt loam	29.76	95
120B	Tama silt loam	18.87	95
291B	Atterberry silt loam	13.20	85
771C	Waubeek silt loam	12.56	85
761	Franklin silt loam	11.18	85
771B	Waubeek silt loam	10.95	89
171B	Bassett loam	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
<b>WEIGHTED AVERAGE:</b>			<b>85.3</b>

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



# THE BORHART FARM

## SOILS 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](http://MGW.us.com)

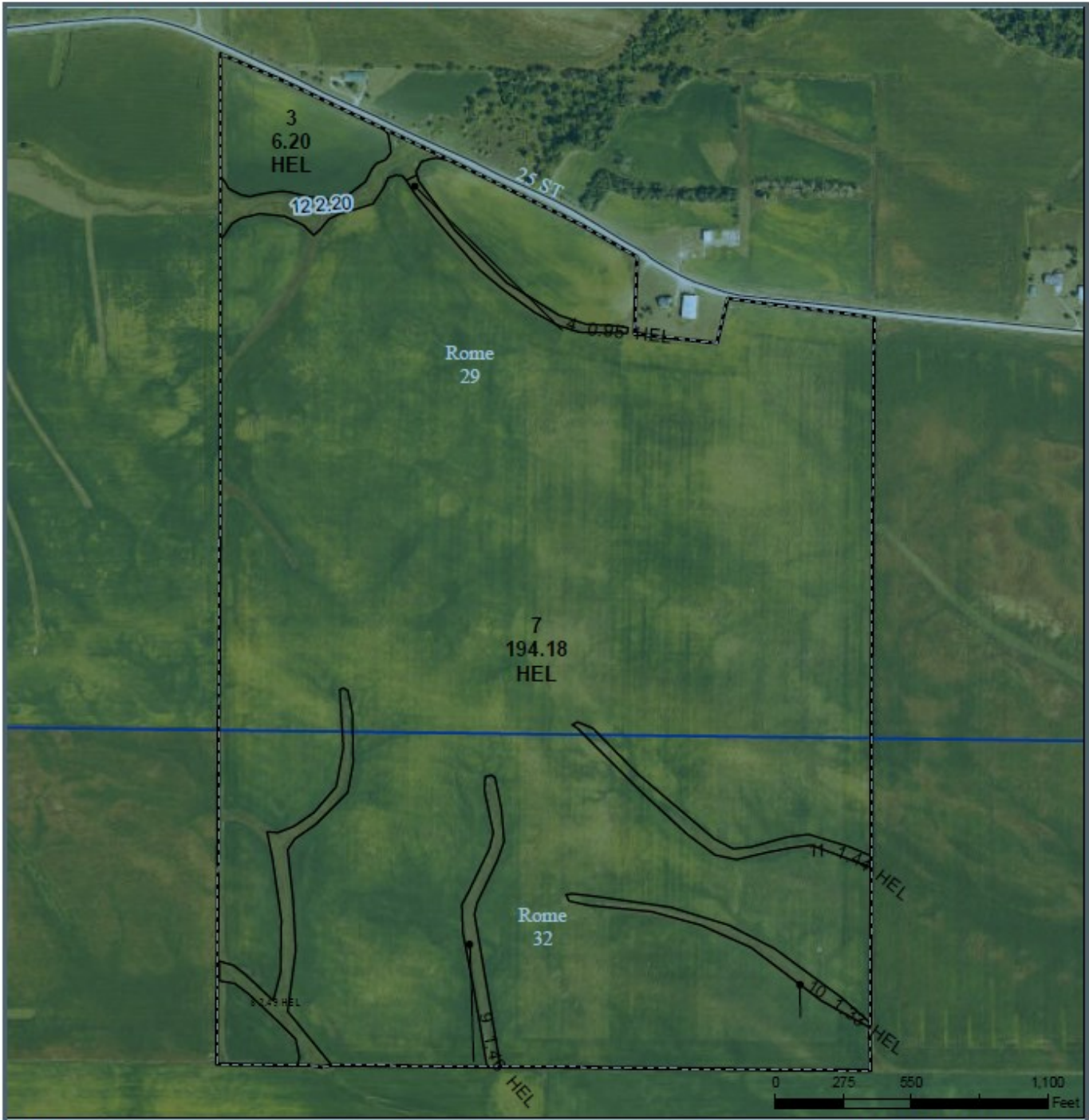
or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto: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

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

Tract Cropland Total: 208.05 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).  
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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//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	
<b>TOTAL</b>	<b>207.03</b>	<b>0.00</b>		

**NOTES**

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**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



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
<b>TOTAL</b>	<b>207.03</b>	<b>0.00</b>	

NOTES

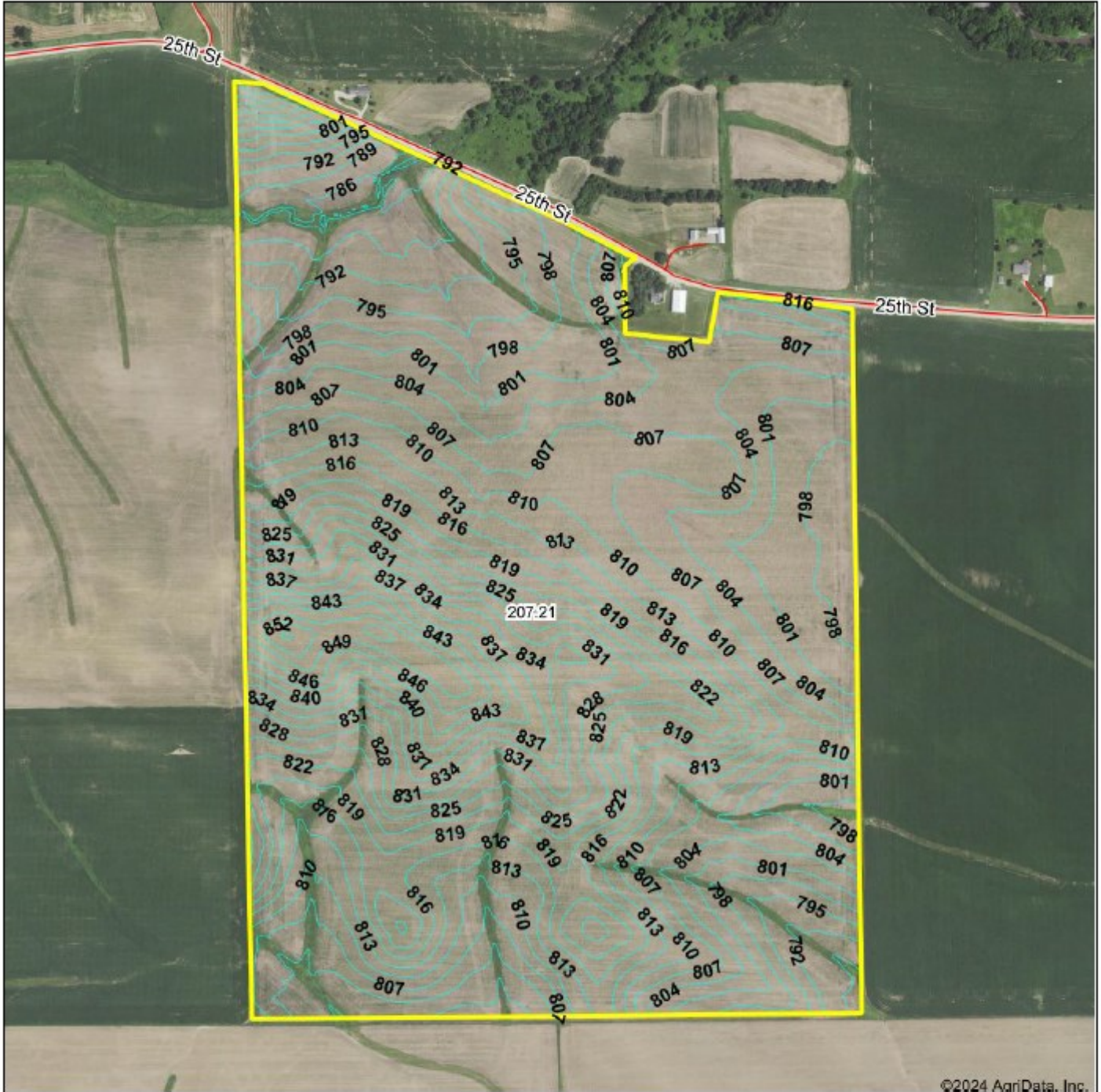
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# TOPOGRAPHY MAP



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Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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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



10/11/2024

29-83N-3W  
 Jones County  
 Iowa

Boundary Center: 41.963638, -91.219865

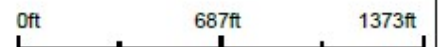


# WETLANDS & FLOODPLAIN MAP



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Boundary Center: 41.963638, -91.219865



29-83N-3W  
Jones County  
Iowa



Maps Provided By  
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CUSTOMIZED ONLINE MAPPING

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10/11/2024

Flood related information provided by FEMA



# PIPELINE MAP

## 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 prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [rpnms@doh.gov](mailto:rpnms@doh.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.rpnms.pnmsa.doh.gov](http://www.rpnms.pnmsa.doh.gov)

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

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Mark Mommsen

Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565

info@mgw.us.com

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