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LAND FOR SALE

160± Acres, Jackson County, Iowa

OFFERED AT
\$1,600,000

Highlights:

- Well-maintained, rolling farm with natural drainage
- Pasture with natural spring and newer fences
- Four-bedroom, older home with older buildings and cattle yards



For additional information, please contact:
Tom Marcus, Agent | (563) 590-2168
TMarcus@FarmersNational.com



Sean McDonald, AFM, Agent | (319) 310-5405
SMcDonald@FarmersNational.com



Property Information

Directions to Property:

2.5 miles north of Andrew, IA on County Road Y61, then 1 mile east on County Road 184th Street.

Property Description:

The farm is well-maintained and is rolling with good, natural drainage. CSR2 is 43.74 on all acres. A two-story frame house and older buildings are being sold with the farm. The pasture fences are in good condition. Farm is rented for 2025 and will have open tenancy for 2026. Farm and buildings are sold as-is, where-is.

Legal Description:

W1/2 NE1/4, Section 10 and W1/2 SE1/4, Section 3, T85N, R3E of the 5th PM, Jackson County, Iowa

Improvements:

House, small grain bins, and out buildings

FSA Information:

	Base	Yield
Corn	70.10 acres	131 bushels
Wheat	10.00 acres	52 bushels
Oats	5.80 acres	40 bushels

Farm Data:

Cropland	127.80 acres
Pasture	18.64 acres
Non-crop	2.17 acres
Timber	3.39 acres
Road	3.00 acres
Buildings	5.00 acres
Total	160.00 acres

Taxes:

• \$4,614.00

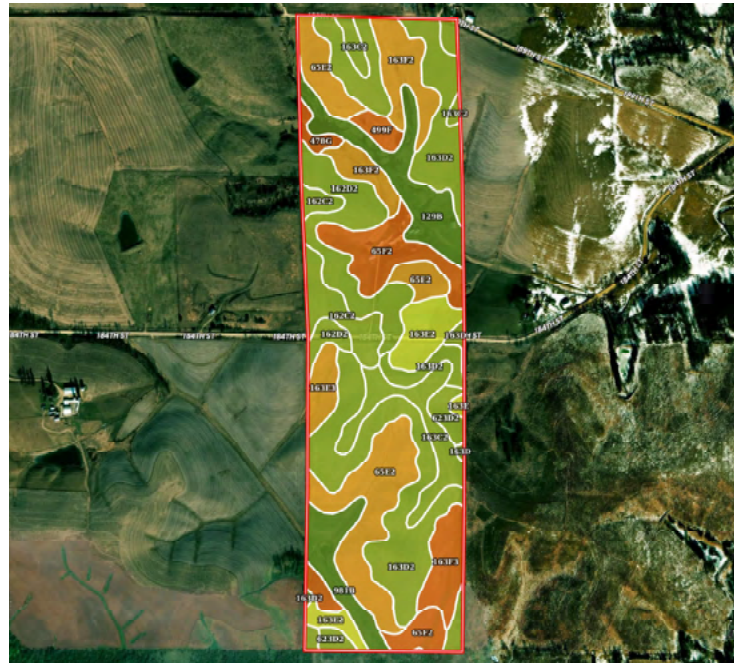


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	40.81	25.21	46.0	0	81	3e
65E2	Lindley silt loam, 14 to 18 percent slopes, moderately eroded	21.95	13.56	27.0	0	64	6e
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	14.35	8.86	54.0	0	81	3e
65F2	Lindley silt loam, 18 to 25 percent slopes, moderately eroded	12.14	7.5	10.0	0	51	7e
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	11.77	7.27	73.0	92	85	2w
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	11.02	6.81	72.0	0	84	3e
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	10.35	6.39	18.0	0	61	6e
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	7.2	4.45	35.0	0	77	4e
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	7.2	4.45	80.0	0	85	3e
981B	Worthen silt loam, 2 to 5 percent slopes	6.83	4.22	94.0	0	89	2e
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	5.7	3.52	12.0	0	58	7e
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.37	2.08	29.0	0	72	6e
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	3.18	1.96	50.0	0	78	3e
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	2.8	1.73	5.0	0	6	7s
499F	Nordness silt loam, 14 to 35 percent slopes	1.95	1.2	5.0	0	12	7s
163D	Fayette silt loam, 9 to 14 percent slopes	0.86	0.53	49.0	0	85	3e
163E	Fayette silt loam, 14 to 18 percent slopes	0.42	0.26	38.0	0	81	4e
TOTALS		161.9(*)	100%	43.74	6.69	72.83	4.15

Property Location

