

# Jasper County Land Portfolio



TILLABLE FARMLAND •  
TRANSITIONAL DEVELOPMENT •  
RECREATIONAL TRACTS •  
ACREAGE & BUILDING SITES •

**712.4**  
*Acres M/L*





# Jasper County Land Portfolio

Peoples Company is pleased to market a land portfolio located just outside of the county seat of Jasper County, Iowa in Newton and consisting of 712.4 acres m/l with a proud history and ties to historical and renown families from the area. This land holding is being offered for sale in 10 different tracts ranging in size from two acres up to 164 acres m/l and including something for everyone with high quality tillable farmland, recreational property, building sites with a recently refurbished barn, and transitional/commercial development properties. These properties are being offered to the open market for the first time for several years creating an exciting buying opportunity.

Newton is a proud community of approximately 15,000 residents that came into existence in 1847 and originally consisted of a land area of 29 blocks of eight lots each. Newton is located 30 minutes east of Downtown Des Moines and the amenities that come with the metro area. Once known as the 'Washing Machine Capital of the World,' present day Newton business consists of a strong industrial and agricultural base.

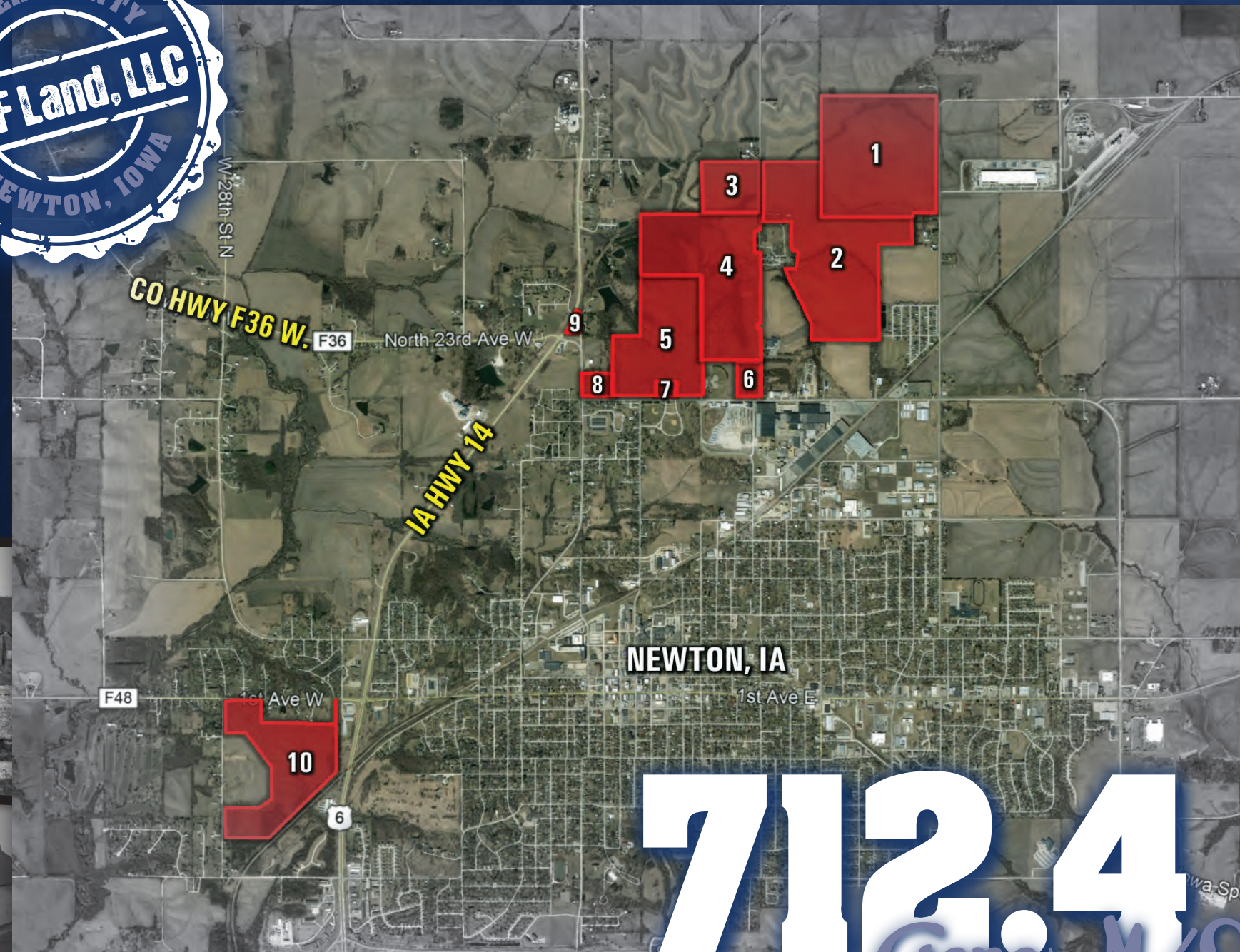
The tracts are being offered with proposed property boundaries but the final sale of each individual tract or tracts can be adjusted to accommodate a buyer's needs or preferences.

*For More Information*

Please look up Listing #14507 on our website [PeoplesCompany.com](http://PeoplesCompany.com)

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**Tract 1** consists of 158.75 acres m/l with 143.14 FSA tillable acres and a CSR2 value of 69.5. The balance of the property includes a timber draw and a branch of Benjamin Creek flowing through. Primary soils include high producing Tama Silty Clay Loam, Killduff Silty Clay Loam, and an Ackmore-Colo Complex. Several grain markets are located nearby with options including grain elevators and a biodiesel plant. Conservation practices have been actively applied with minimum tillage and contour farming. City water and natural gas are located along the southeast corner and current sewer extensions are located nearby to service the industrial development east of this tract. Property is located just outside of the Newton city limits immediately west from the TPI Composites building/site on the west side of E 19th Street N and in Sections 14 and 23 of Newton Township.

Farm Details

143.14 Total Base Acres

94.54 Corn Base Acres with a PLC Yield of 155

47 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 1 is estimated since it is currently combined with Tracts 2, 3, part of 4, and 6 under Farm #3078 and Tract #3658. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
120C2	Tama silty clay loam	44.01	30.7%	<div></div>	87
20D2	Killduff silty clay loam	27.61	19.3%	<div></div>	55
5B	Ackmore-Colo complex	21.83	15.3%	<div></div>	79
120B	Tama silty clay loam	12.68	8.9%	<div></div>	95
822D2	Lamoni silty clay loam	7.15	5.0%	<div></div>	12
24E2	Shelby loam	6.48	4.5%	<div></div>	37
120D2	Tama silty clay loam	5.10	3.6%	<div></div>	62
133	Colo silty clay loam	4.91	3.4%	<div></div>	78
93E2	Shelby-Adair complex	3.81	2.7%	<div></div>	30
20C2	Killduff silty clay loam	3.05	2.1%	<div></div>	81
222D2	Clarinda silty clay loam	2.51	1.8%	<div></div>	12
24D2	Shelby loam	1.71	1.2%	<div></div>	52
119	Muscatine silty clay loam	1.14	0.8%	<div></div>	100
93D2	Shelby-Adair complex	0.96	0.7%	<div></div>	35
8B	Judson silty clay loam	0.19	0.1%	<div></div>	93
Weighted Average					69.5

For More Information

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**Tract 2** consists of 164 acres m/l with 144.98 FSA tillable acres and a CSR2 value of 69.7. The balance of the property includes timber draws with a branch of Benjamin Creek flowing through and several outbuildings and grain bins situated on an open grassland area/acreage site. Primary soils include Ackmore-Colo Complex, Tama Silty Clay Loam, and Downs Silty Clay Loam. Conservation practices have been actively applied on this high percentage tillable tract with minimum tillage and contour farming. This tract is located on the east side of E 8th Street N and directly east and north of the current Maytag Dairy facilities in Section 23 of Newton Township. The proposed property boundaries will require a survey to except out the current Maytag Dairy Farm facility and office building and will be done prior to closing. These boundary lines can be adjusted per Buyer's request.

Farm Details

144.98 Total Base Acres

95.76 Corn Base Acres with a PLC Yield of 155

47.61 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 2 is estimated since it is currently combined with Tracts 1, 3, part of 4, and 6 under Farm #3078 and Tract #3658. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
5B	Ackmore-Colo complex	25.06	17.3%	<div></div>	79
120C2	Tama silty clay loam	22.07	15.2%	<div></div>	87
M162D2	Downs silt loam	17.25	11.9%	<div></div>	57
120B	Tama silty clay loam	17.21	11.9%	<div></div>	95
120D2	Tama silty clay loam	17.21	11.9%	<div></div>	62
20D2	Killduff silty clay loam	12.56	8.7%	<div></div>	55
179E2	Gara loam	12.26	8.5%	<div></div>	3
133	Colo silty clay loam	5.22	3.6%	<div></div>	78
20C2	Killduff silty clay loam	5.12	3.5%	<div></div>	81
8B	Judson silty clay loam	3.92	2.7%	<div></div>	93
822D2	Lamoni silty clay loam	2.52	1.7%	<div></div>	12
179D2	Gara loam	2.17	1.5%	<div></div>	42
993E2	Gara-Armstrong loams	1.36	0.9%	<div></div>	22
273B	Olmitz loam	1.05	0.7%	<div></div>	89
Weighted Average					69.7



high percentage  
tillable tract



The outbuildings included are:  
(1) two machine sheds measuring 23 ft. wide by 46 ft. long and 32 ft. wide and 60 ft. long  
(2) three grain bins with estimated storage sizes of 5,800 bushels, 6,500 bushels, and 12,000 bushels  
(3) corn crib measuring 32 ft. wide and 48 ft. long  
(4) a traditional barn  
(5) two building previously used for farrowing and finishing pigs measuring 26 ft. wide by 80 ft. long and 54 ft. wide and 104 ft. long.







**Tract 3** consists of 40 acres m/l with 31.72 FSA tillable acres and a CSR2 rating of 74.5. The balance of the property includes a thick timber draw with Benjamin Creek meandering through the southeast corner. Primary soils include Tama Silty Clay Loam and Judson Silty Clay Loam. This tract would make an excellent building or acreage site that backs up to a timbered area and has quality views looking south from the high point on the north side of the property. This would also be a great option for an affordable farmland purchase by a beginning farmer, for those looking to diversify their portfolio, or an add on unit for an existing farm operation. This tract located on just outside the city limits of Newton, Iowa on the west side of E 8th Street N and in Section 21 of Newton Township.

**Farm Details**

31.6 Total Base Acres

20.87 Corn Base Acres with a PLC Yield of 155

10.38 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 3 is estimated since it is currently combined with Tracts 1, 2, part of 4, and 6 under Farm #3078 and Tract #3658. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

**Tillable Soils**

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
120D2	Tama silty clay loam	14.35	45.2%		62
8B	Judson silty clay loam	6.39	20.1%		93
120C2	Tama silty clay loam	4.11	13.0%		87
133	Colo silty clay loam	2.95	9.3%		78
120B	Tama silty clay loam	2.16	6.8%		95
24D2	Shelby loam	1.56	4.9%		52
993D2	Gara-Armstrong loams	0.20	0.6%		26
Weighted Average					74.5



**Tract 4** consists of 129.87 acres m/l with 43.5 FSA tillable acres and a CSR2 of 63.5. The balance of the property includes open meadows, Benjamin Creek winding throughout, and high quality timber ground with a variety of mature hardwood tree types. This is a rare opportunity to own a diverse recreational property or potential for an acreage setting within minutes of the city of Newton. Abundant wildlife maintained on this property with food, cover, and water all working to promote habitat. The primary soil types for the tillable acres include Downs Silty Loam and Tama Silty Clay Loam. This area would be considered as transitional development land with the southern side of this property having a proposed future land use of Low Density Residential. This tract is situated on the west side of E 8th Street N directly across the road from the Maytag Dairy facilities and in Section 21 of Newton Township.

**Farm Details**

43.5 Total Base Acres

29.51 Corn Base Acres with a PLC Yield of 155

13.55 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 4 is estimated since it is currently combined with Tracts 1, 2, 3, part of 5, and 6 under Farm #3078 and Tract #3658 & #2782. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

**Tillable Soils**

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
M162D2	Downs silt loam	11.41	26.2%		57
120B	Tama silty clay loam	9.68	22.3%		95
120D2	Tama silty clay loam	5.74	13.2%		62
993E2	Gara-Armstrong loams	5.13	11.8%		22
993D2	Gara-Armstrong loams	2.63	6.0%		26
120C2	Tama silty clay loam	2.21	5.1%		87
133	Colo silty clay loam	2.06	4.7%		78
5B	Ackmore-Colo complex	1.55	3.6%		79
822D2	Lamoni silty clay loam	1.38	3.2%		12
8B	Judson silty clay loam	1.24	2.9%		93
119	Muscatine silty clay loam	0.47	1.1%		100
Weighted Average					63.5

**For More Information**

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**Tract 5** consists of 90.89 acres m/l with 85.92 FSA tillable acres and a CSR2 of 85.4. This is arguably some of the highest quality farmland in the county as the average CSR2 rating for Jasper County is 68.5. Primary soil types include Muscatine Silty Clay Loam and Tama silty Clay Loam with over 60% of the tillable soils on this tract carrying a CSR2 rating of 95 or greater. This property would be located in a transitional development area with the proposed future land use being Low Density Residential. Utilities extended to this tract include both Sewer and Water located along the southern border. This would be a great add on unit to an existing farm operation or a buy-and-hold opportunity for potential future development. This tract is located on the north side of N 19th Street E across from the Newton High School baseball field/Woodland Park and Section 22 of Newton Township.

Farm Details

85.92 Total Base Acres

75.24 Corn Base Acres with a PLC Yield of 155

10.68 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 5 is estimated since it is currently combined with Tracts 4, 7 and 8 under Farm #3078 and Tract #2782. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
119	Muscatine silty clay loam	30.96	36.0%	<div></div>	100
120B	Tama silty clay loam	23.23	27.0%	<div></div>	95
M162D2	Downs silt loam	14.25	16.6%	<div></div>	57
120C2	Tama silty clay loam	7.68	8.9%	<div></div>	87
20C2	Killduff silty clay loam	2.61	3.0%	<div></div>	81
993E2	Gara-Armstrong loams	2.54	3.0%	<div></div>	22
20D2	Killduff silty clay loam	2.11	2.5%	<div></div>	55
M162E2	Downs silt loam	1.32	1.5%	<div></div>	45
M162B	Downs silt loam	1.01	1.2%	<div></div>	90
5B	Ackmore-Colo complex	0.21	0.2%	<div></div>	79
Weighted Average					85.4

some of the highest  
quality farmland in  
the county



**Tract 6** consists of 13.5 acres m/l of future development ground to be surveyed and located at the intersection of paved streets E 8th Street N and N 19th Avenue E. IA Highway 14 and Interstate 80 are nearby and accessible. Both City Sewer and Water are available to the site and located on the south side of the property. This tract can be annexed as it is located just outside but adjacent to the Corporate City Limits of Newton. The proposed future land use for this tract includes Low Density Residential but the property uses to the east and south of this property are Industrial (Businesses include Trinity Structural Towers, Van Maanen Electric, The Newton Group, and the Maytag Dairy Facility). An interested party should contact the City of Newton, Jasper County Development, or the listing agent for questions on the allowable uses for the site. Includes road frontage along a primary arterial road with the 2014 Iowa DOT Traffic Counts showing approximately 4,000 vehicles per day travel N 19th Avenue E. This property includes 12.3 FSA tillable acres carrying a CSR2 of 95.5. The primary soil types are Muscatine Silty Clay Loam and Tama Silty Clay Loam.

Farm Details

12.3 Total Base Acres

8.12 Corn Base Acres with a PLC Yield of 155

4.04 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 6 is estimated since it is currently combined with Tracts 1, 2, 3 & 4 under Farm #3078 and Tract #3658. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
119	Muscatine silty clay loam	9.03	73.4%	<div></div>	100
120B	Tama silty clay loam	2.01	16.3%	<div></div>	95
M162D2	Downs silt loam	0.98	8.0%	<div></div>	57
M162B	Downs silt loam	0.28	2.3%	<div></div>	90
Weighted Average					95.5







**Tract 7** consists of a 2.51 acre m/l (to be surveyed) tract that would be an excellent acreage or building site located on a hard surface road. This property includes pole built “Cattle Shed” measuring 46 ft. wide by 56 ft. long, a machine shed or utility building measuring 26 ft. wide by 56 ft. long, and a partially remodeled and structurally reinforced barn that was built in the 1930’s. The building footprint of the barn measures 36 ft. wide by 40 ft. long. The “Barn” shows the history of a working farm and would be conducive for uses such as an event center, gathering area, or any use for those looking to capture the historical aspect of working farm nostalgia. Several mature hardwood trees dot this property and promote the overall setting. This site is included in the area designated for proposed future land use of Low Density Residential. City Sewer and Water are located along the south side of this property and traffic counts include over 4,000 vehicles per day pass by this property. The proposed boundary lines can be adjusted per a Buyer’s request. This tract is located on the north side of N 19th Avenue W across the street from the Newton High School baseball field/Woodland Park and in Section 22 of Newton Township.



4,000 vehicles  
per day

the “Barn”



**Tract 8** consists of 7.25 acres m/l (to be surveyed) of future development ground to be surveyed and located at the intersection of paved streets W 4th Street N and N 19th Avenue E. IA Highway 14 and Interstate 80 are nearby and easily accessible. Both City Sewer and Water are available to the site and located on the south side of the property. This tract can be annexed as it is located just outside but adjacent to the Corporate City Limits of Newton. The proposed future land use for this tract includes Low Density Residential and has Industrial uses located just east of property (Businesses include Trinity Structural Towers, Van Maanen Electric, The Newton Group, and the Maytag Dairy Facility). An interested party should contact the City of Newton, Jasper County Development, or the listing agent for questions on the allowable uses for the site. Includes road frontage along a primary arterial road with the 2014 Iowa DOT Traffic Counts showing approximately 4,000 vehicles per day travel N 19th Avenue E. The proposed property boundary can be adjusted to include more or less acres per Buyer’s request. This property includes 7.02 FSA tillable acres carrying a CSR2 of 95.6. The primary soil types are Muscatine Silty Clay Loam and Tama Silty Clay Loam.

**Farm Details**

7.02 Total Base Acres  
6.15 Corn Base Acres with a PLC Yield of 155  
0.87 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 8 is estimated since it is currently combined with Tracts 5 & 7 under Farm #3078 and Tract #2782. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

**Tillable Soils**

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
119	Muscatine silty clay loam	4.98	70.9%		100
120B	Tama silty clay loam	1.02	14.5%		95
20C2	Killduff silty clay loam	0.75	10.7%		81
M162D2	Downs silt loam	0.27	3.8%		57
Weighted Average					95.6



future development  
ground potential





**Tract 9** consists of 2.17 acres m/l of commercial development ground to be surveyed and located at the intersection of paved streets N 23rd Avenue W and IA Highway 14. IA Highway 14 fronts this property and Interstate 80 is nearby and easily accessible. Both City Sewer and Water are available to the site. This tract can be annexed as it is located just outside but adjacent to the Corporate City Limits of Newton. The current zoning for this tract is General Commercial/Arterial Commercial (C-A) and has Industrial uses located just east of property (Businesses include Trinity Structural Towers, Van Maanen Electric, The Newton Group, and the Maytag Dairy Facility). General Commercial/Arterial Commercial zoning includes use such as but not limited to convenience stores, most retail uses, restaurants, offices and medical clinics, multi-family dwellings and nursing homes. An interested party should contact the City of Newton, Jasper County Development, or the listing agent for questions on the allowable uses for the site. *(See website for copy of Jasper County Zoning Ordinance for Commercial Use)* Includes road frontage along a primary arterial road with the 2014 Iowa DOT Traffic Counts showing approximately 2,700 vehicles per day on IA Highway 14 and 3,750 vehicles per day on N 23rd Avenue W. There is a pole built steel building on the site that measures 46 ft. wide by 48 ft. long. Tract 9 is situated on the northeast corner of IA Highway 14 and N 23rd Avenue W in Section 21 of Newton Township.



**Tract 10** consists of 103.5 acres m/l with approximately 76.91 FSA tillable acres and a CSR2 value of 71. The primary soil type on this tract includes Downs Silt Loam. The balance of the property includes a block of mature timber offering a recreational component in addition to quality farmland. Conservation practices have been actively applied to the farmground with contour farming and well maintained waterways. Currently located just outside of the Corporate City Limits with frontage on Highway F-48 W and W 28th Street S; this property has a proposed future land use for Low Density Residential in Newton's latest future land use plan and would have access to sanitary sewer that is located on the west side of the property. There is also potential for a sewer main to be extended into the property from the southeast corner. *(See website for Infrastructure and Land Use Maps)* This tract is located adjacent to the Jasper County Gun Club on the southeast corner of Highway F-48 and W 28th Street S and in Section 32 of Newton Township.

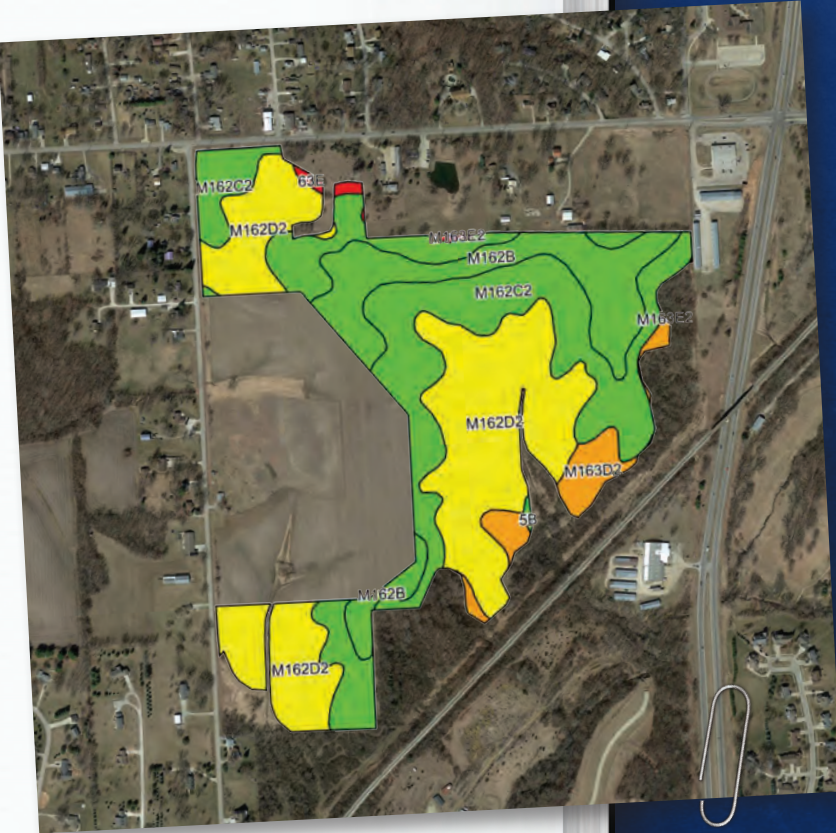
**Farm Details**

76.91 Total Base Acres  
56.2 Corn Base Acres with a PLC Yield of 155  
19.59 Soybean Base Acres with a PLC Yield of 56

*\*Farm Program Information for Tract 10 is estimated since it is currently combined with Parcel #0832401004 under Farm #3078 and Tract #2786. Base Acres will be adjusted per the default method when the farm is reconstituted by the Jasper County FSA Office.*

**Tillable Soils**

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
M162D2	Downs silt loam	30.81	40.1%		57
M162C2	Downs silt loam	28.81	37.5%		82
M162B	Downs silt loam	12.68	16.5%		90
M163D2	Fayette silt loam	3.88	5.0%		47
63E	Chelsea loamy fine sand	0.43	0.6%		5
M163E2	Fayette silt loam	0.18	0.2%		36
5B	Ackmore-Colo complex	0.12	0.2%		79
Weighted Average					71







### Listing Agents

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