



Attractive Building Site South of Williamsburg with Beautiful Views and Ponds!

Property Information

Location

From Millersburg: $\frac{3}{4}$ mile north on V52 (H Ave) to F52 Trail, $\frac{2}{3}$ mile east on F52 Trail. The property is located on the south side of the road.

Legal Description

Auditor's Parcel 2016-54 of Section 5, Township 78 North, Range 11 West of the 5th P.M., Iowa County Iowa.

Price & Terms

- \$224,900
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2017 Lease.

Seller

Karl G. Voelkel Revocable Trust

Real Estate Tax

Taxes Payable 2016 - 2017: \$328.00

Net Taxable Acres: 16.66

Tax per Net Taxable Acre: \$19.69

FSA Data

Farm Number 6392, Tract 1411

Crop Acres: 6.85

Corn Base: 2.0

Corn PLC Yield: 123 Bu.

Bean Base: 1.3

Bean PLC Yield: 28 Bu.

Soil Types/Productivity

Primary soils are Clinton and Ladoga. See soil map for detail.

- **CSR2:** 54.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 57.7 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

Water & Well Information

Rural water service is located at the west edge of the property and is serviced by Poweshiek Water Association. No known wells.

Easement

There is a 25 foot easement across the south boundary of Auditors parcel 2010-29 allowing access to the southwest corner of the property in the event the property is ever divided into multiple lots.

Subdivision

Preliminary lot platting has been completed which would allow for four house lots, each with access to the ponds.

Deed Restrictions

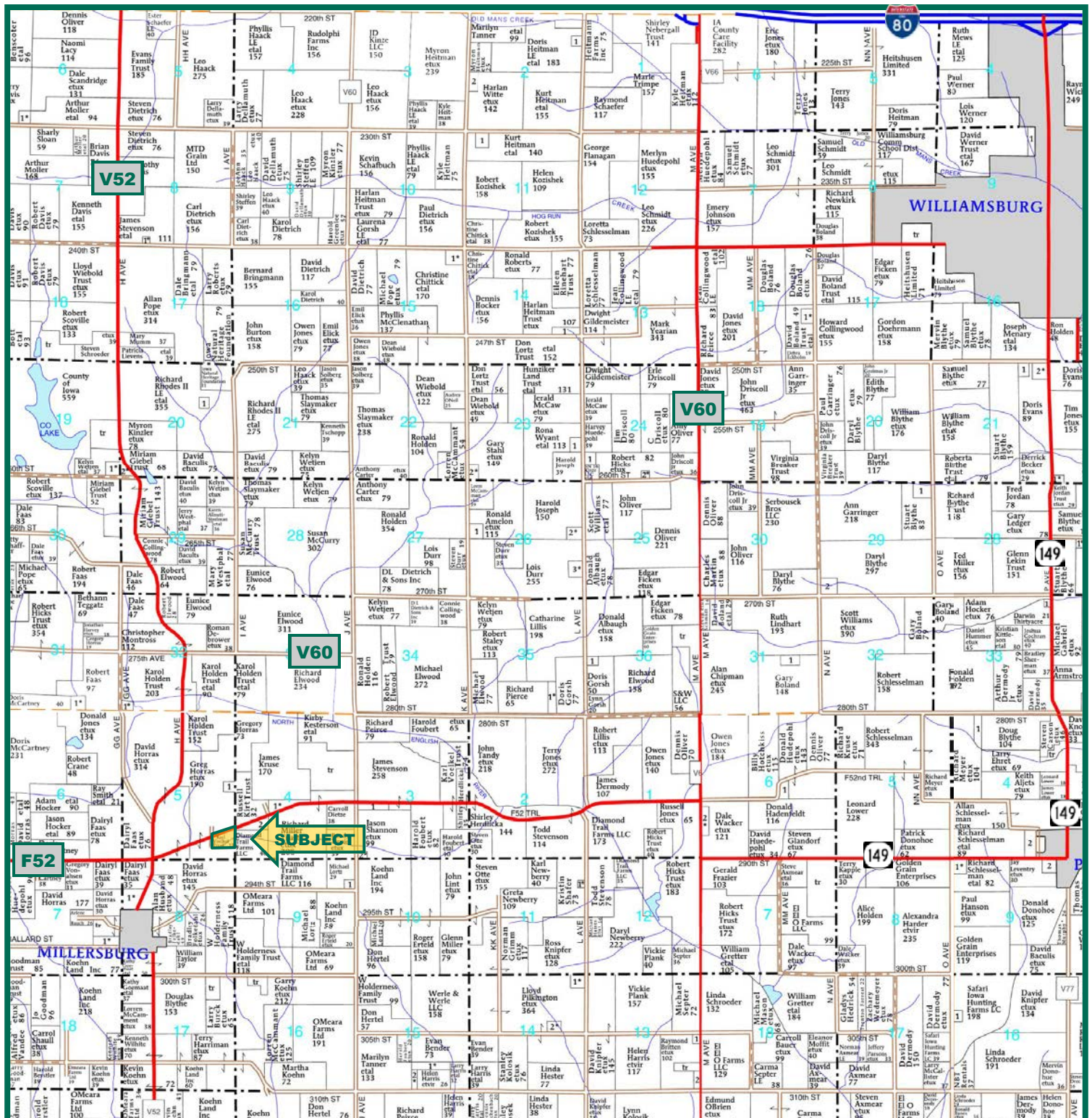
Contact selling agents for details of the deed restrictions.

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Plat Map



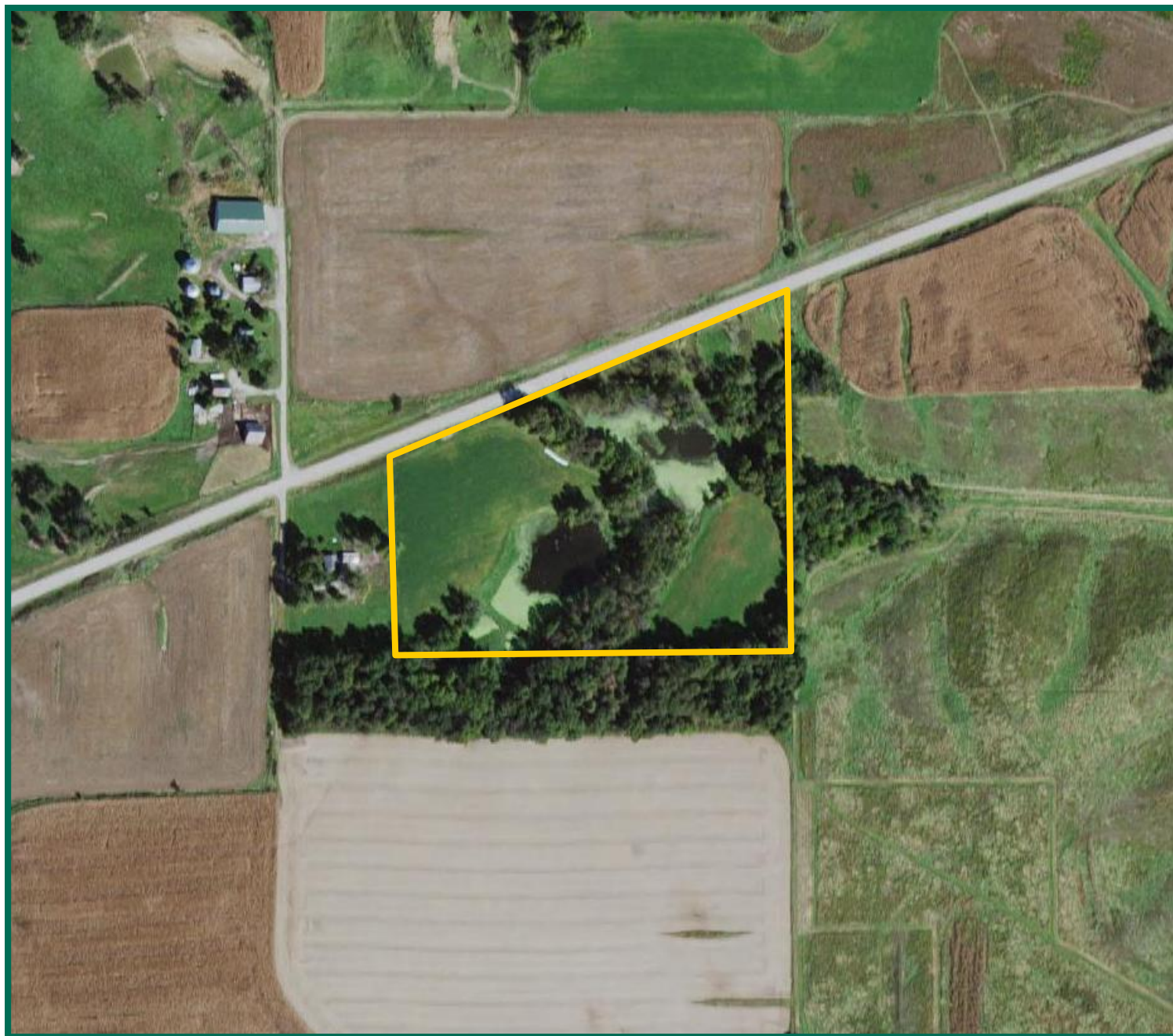
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Aerial Photo



Comments

A great location for one or more beautiful home sites offering a wonderful mixture of mature trees and views of two different ponds! The site has rural water and electric services at the property and provides over a 1,000 foot of hard surface road frontage with 3 county approved

driveways. There are 5.6 acres of open cropland, which is currently rented out as hay ground. A must-see, quiet park-like setting within commuting distance to Iowa City and Cedar Rapids.

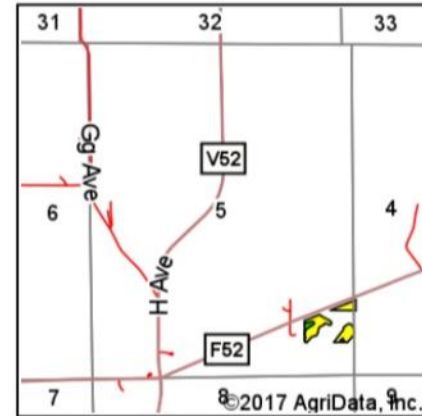
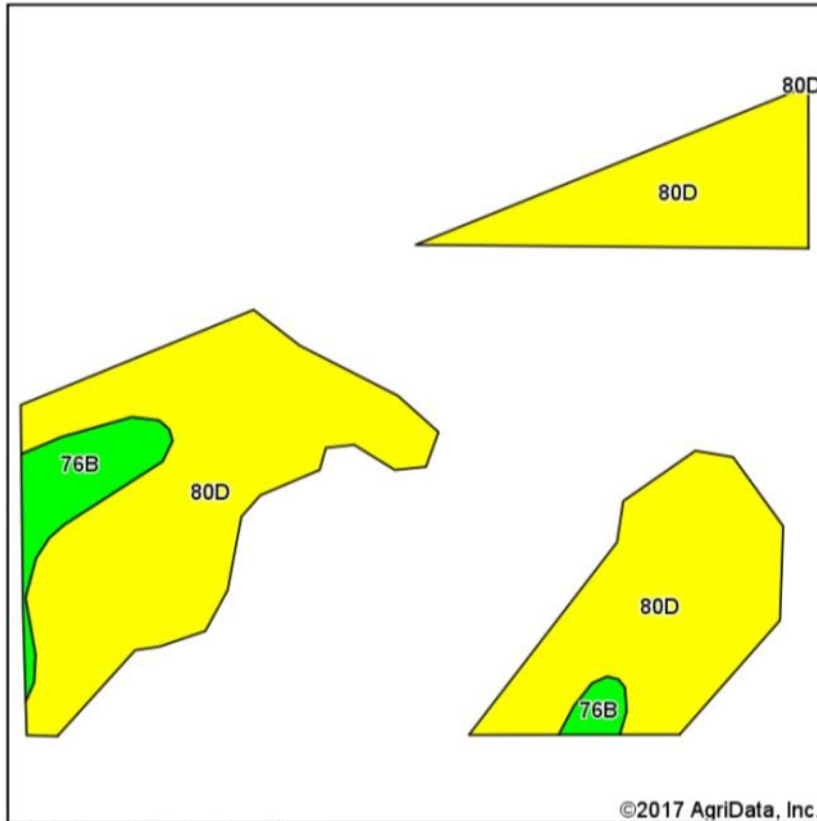
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: Iowa
 County: Iowa
 Location: 5-78N-11W
 Township: English
 Acres: 6.85
 Date: 4/25/2017



Maps Provided By



Area Symbol: IA095, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80D	Clinton silt loam, 9 to 14 percent slopes	6.24	91.1%		IIIe	51	55
76B	Ladoga silt loam, 2 to 5 percent slopes	0.61	8.9%		Ile	86	85
Weighted Average						54.1	57.7

**IA has updated the CSR values for each county to CSR2.

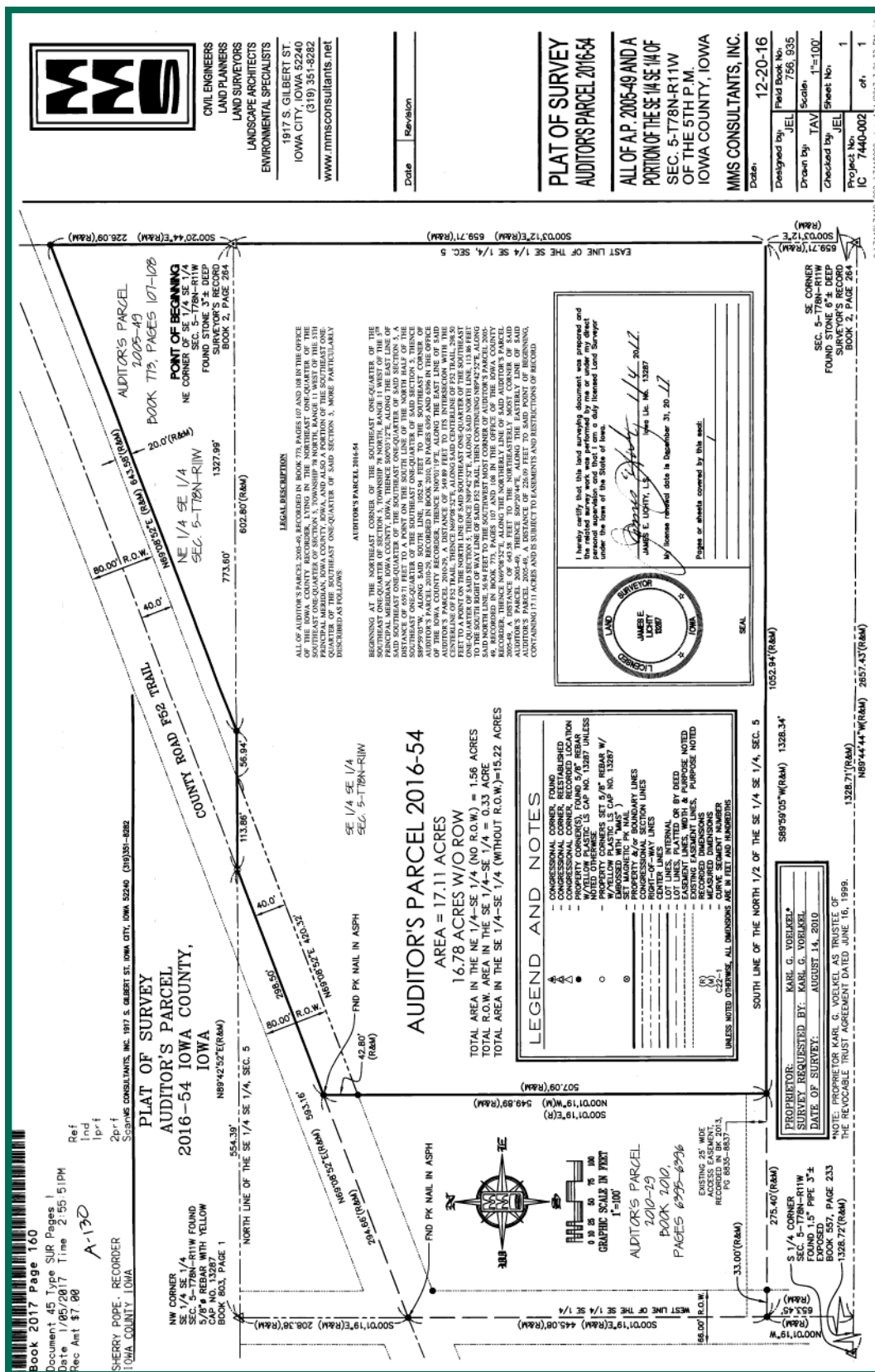
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

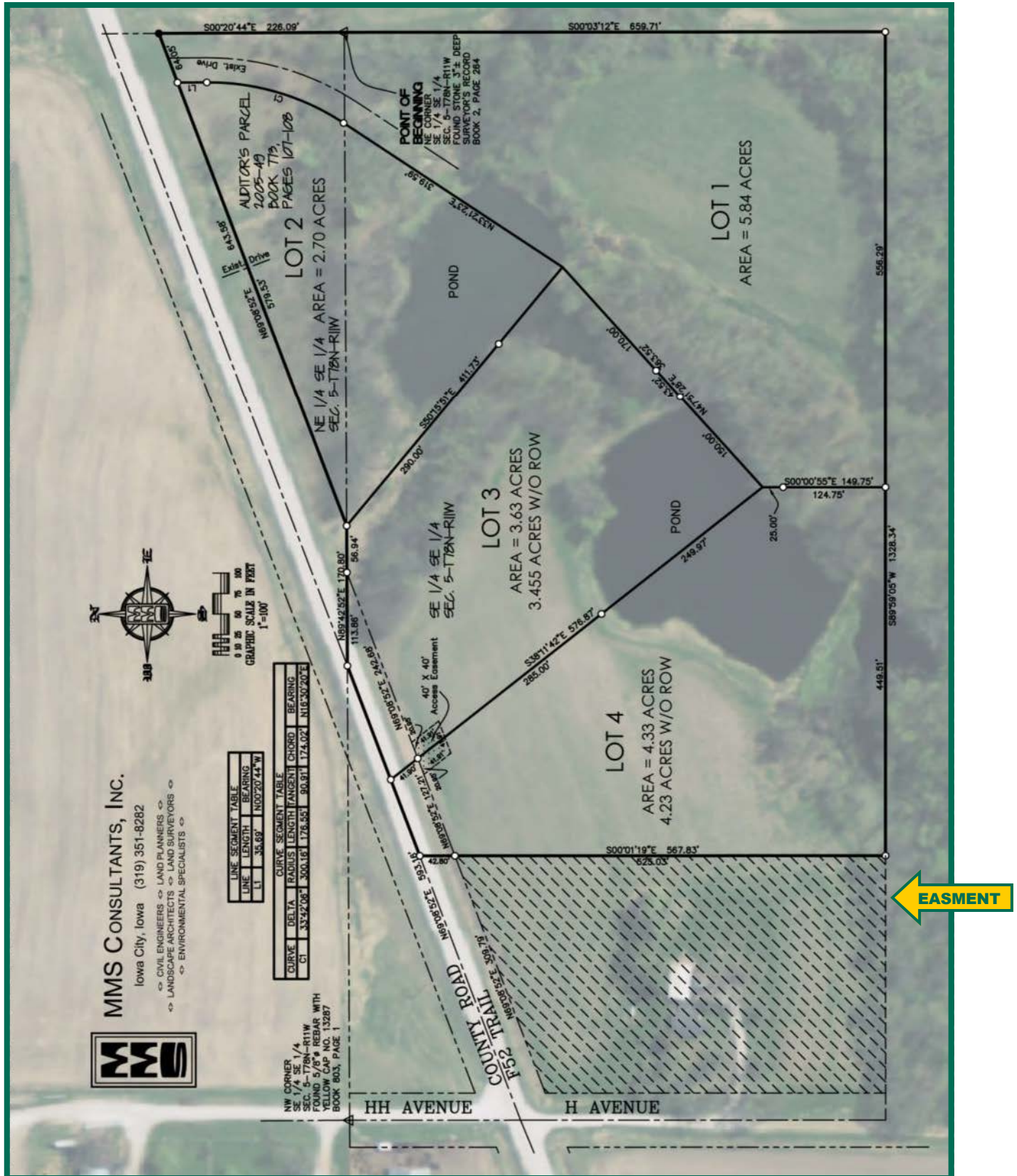
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Preliminary Lot Drawing

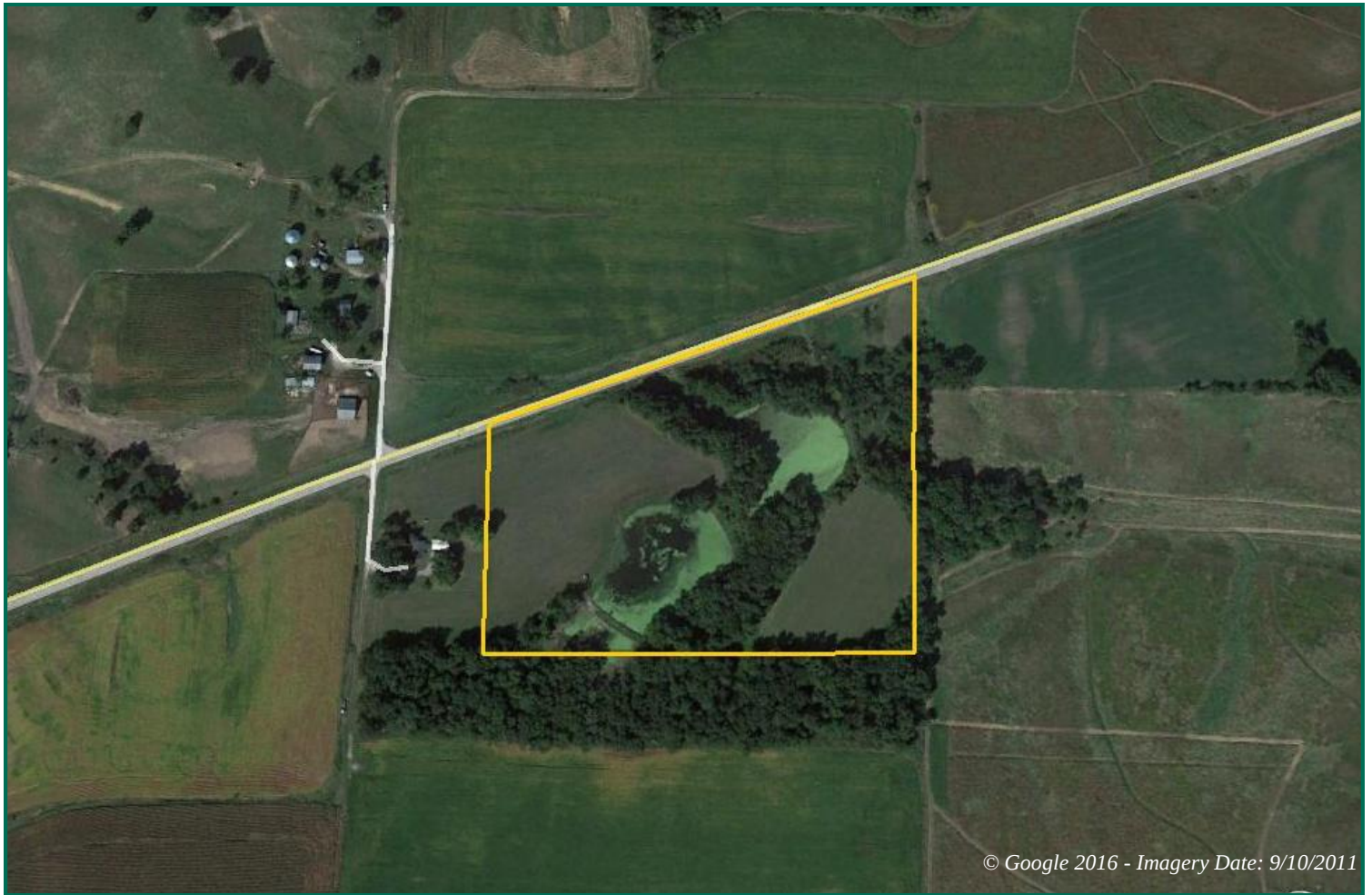


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Google Earth Photo: 17 Acres m/l, Iowa County, IA



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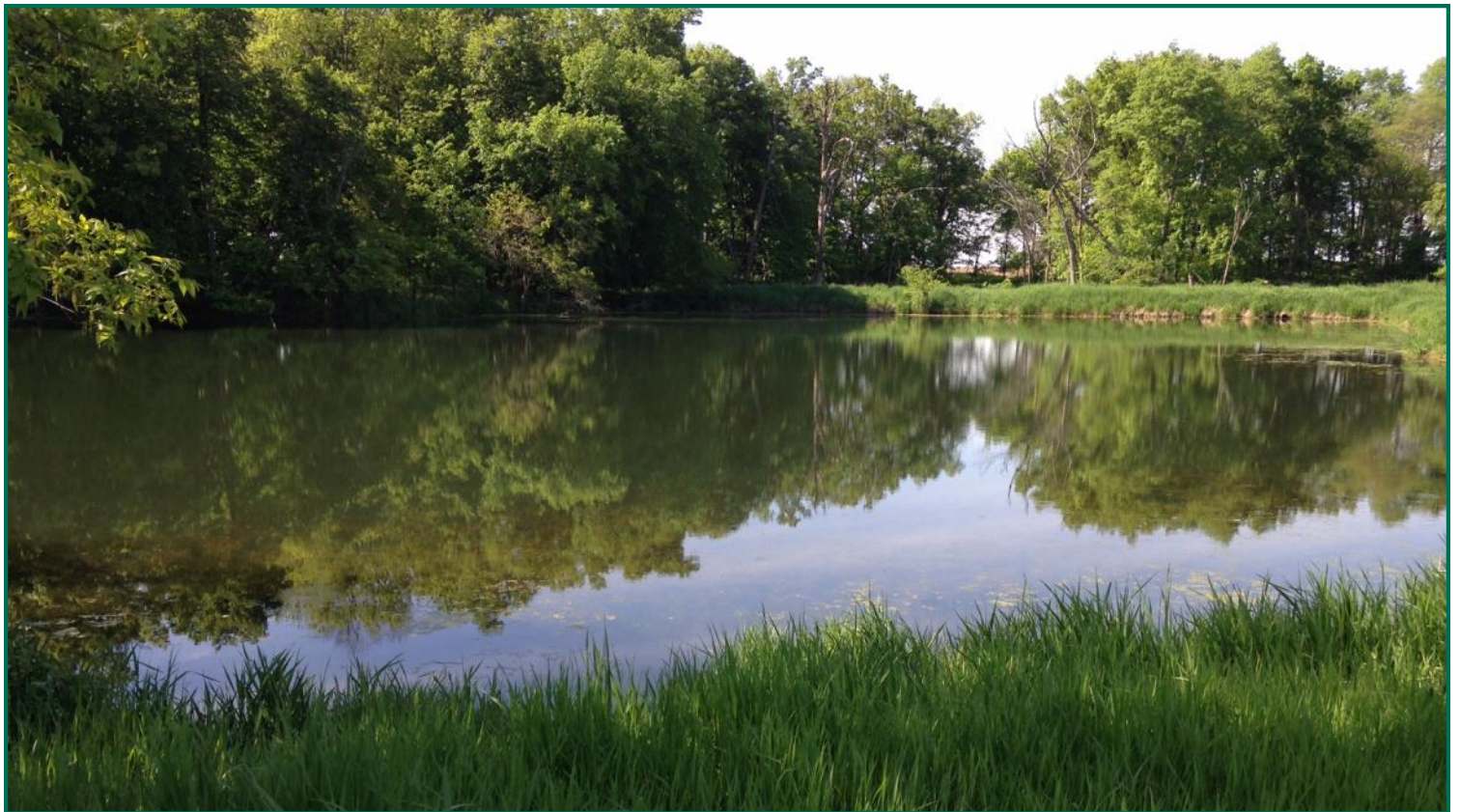


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