



84 Acres, Johnson County, IA

67.2 CSR— 6 miles Southeast of Solon, IA

Property Information

Location

From Solon: 6 miles east on 180th Street and 1/4 mile south on St. Bridget's Road.

Legal Description

The W ½ of the NW ¼ of Section 25 and that part of the South portion of the SE ¼ of the SW ¼ of Section 24; all located in Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

Price Reduced!

- ~~\$625,800 (\$7,450/Ac)~~
- \$583,800 (\$6,950/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax—Estimated

Taxes Payable in 2013 - 2014: \$1,680.00

Net Taxable Acres: 84

Tax per Net. Tax. Ac.: \$20.00

FSA Data

Farm Number: 2452 Tract Number: 2005

Crop Acres: 81.7 Acres

Corn Base: 73.9 Acres

Corn Direct/CC Yields: 113/113 Bu/Ac

Bean Base: 2.0 Acres

Bean Direct/CC Yields: 27/27 Bu/Ac

This farm is classified as Highly Erodible Land (HEL)

Soil Types / Productivity

Primary soils are Downs & Fayette. See soil map for detail.

- **CSR:** 67.2 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR:** 65.51 per County Assessor, based on net taxable acres.

Land Description

Good soils in a strong area.

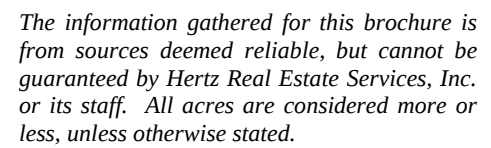
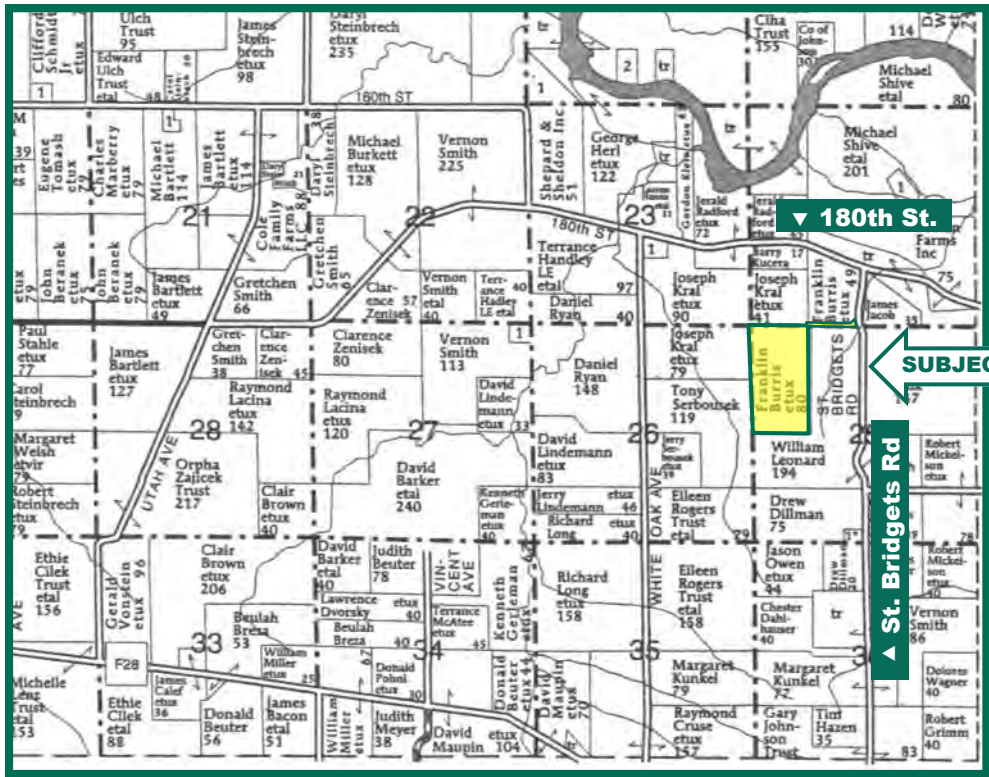
Comments

This is a good quality Johnson County farm with good soils located in a strong area!

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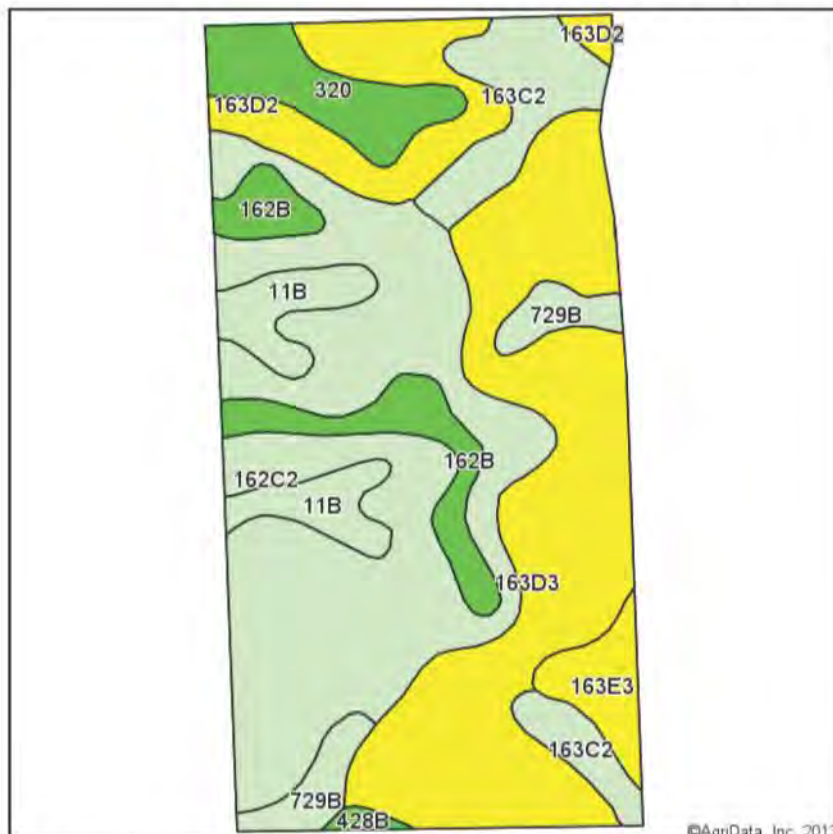
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Soil Map

CSR

Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Johnson**
 Location: **25-81N-5W**
 Township: **Cedar**
 Acres: **81.72**
 Date: **11/22/2013**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR *	Corn	Soybeans
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	27.59	33.8%		IIIe	73	181	49
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	22.85	28.0%		IVe	55	156	42
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.41	7.8%		IIIe	58	160	43
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.07	7.4%		IIIe	68	174	47
162B	Downs silt loam, 2 to 5 percent slopes	4.85	5.9%		Ile	90	204	55
11B	Colo-Ely complex, 2 to 5 percent slopes	4.33	5.3%		Ile	70	177	48
320	Arenzville silt loam, 0 to 2 percent slopes	4.11	5.0%		IIw	83	194	52
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	2.86	3.5%		IIw	77	186	50
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	2.32	2.8%		VIe	45	143	39
428B	Ely silt loam, 2 to 5 percent slopes	0.33	0.4%		Ile	88	201	54
Weighted Average						67.2	172.8	46.6

**IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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84 Acres, Johnson County, IA: Photos



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