



56 Acres m/l, Johnson County, IA

Attractive Building Site in Rural Johnson County!

59.4 CSR & 53 CSR2 - This farm is located 1 1/2 miles south of Morse, Iowa

Date: Wed, July 2, 2014

Time: 10:00 a.m.

Auction Site:

Morse Community Club

Address:

1542 Putnam St. NE

Iowa City, Iowa 52240

Property Information

Location

From Iowa City- Intersection of I-80 and Hwy 1: 4 miles north on Hwy 1, 1 1/2 miles east on Morse Road, 1 mile south on Wapsi Avenue and a 1/4 mile east on 280th Street. The farm is located on the south side of the road.

Real Estate Tax-Estimated

Taxes Payable 2012 - 2013: \$981.00

Net Taxable Acres: 54.5 acres

Tax per Net Tax. Ac.: \$18.00

Legal Description

The NE 1/4 of the NW 1/4 and that part of the NW 1/4 of the NE 1/4, except Auditor's parcel 2014040 and 2014041, all located in Section 21, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

FSA Data

Farm Number: 2049

Crop Acres: 47.2 Acres

Corn Base: 42 Acres

Corn Direct/CC Yields: 132/132

CRP Contracts

None.

Soil Types / Productivity

Primary soil is Fayette. See soil map for detail.

• **CSR2:** 53.0 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 59.4 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 63.5 per County Assessor, based on net taxable acres.

Land Description

Gently rolling productive crop land.

Comments

This is a good quality Johnson County farm located northeast of Iowa City. It includes productive cropland, mature oak trees, small creek and a very nice ridge for a potential home site overlooking rolling hills of Johnson County. Build your dream home on this attractive farm!

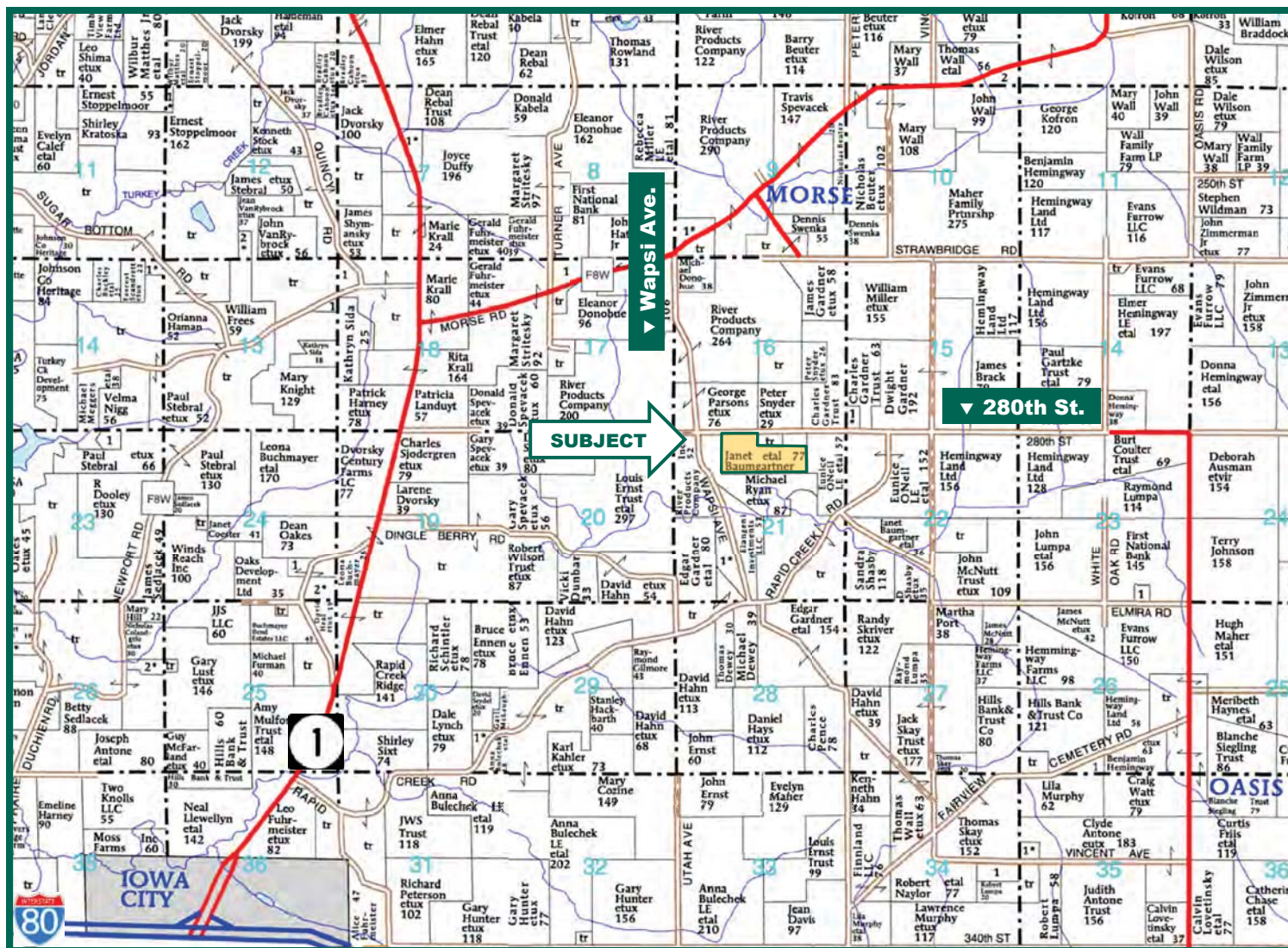
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Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Christine Miller.

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their

purchase on July 2, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur August 4, 2014, subject to 2014 Cash Rent Lease. Taxes will be prorated to date of closing.

Announcements

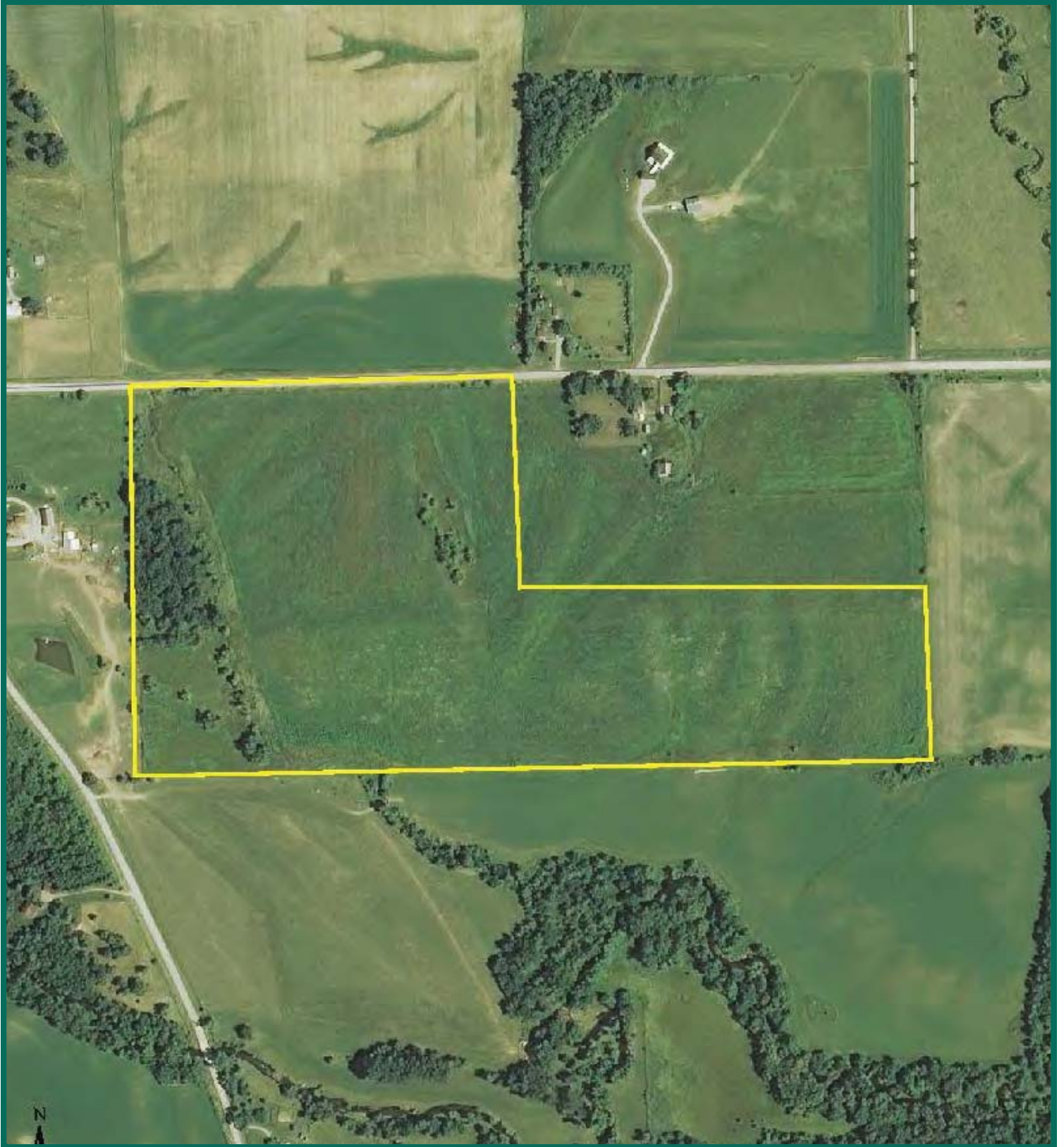
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on

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Aerial Photo

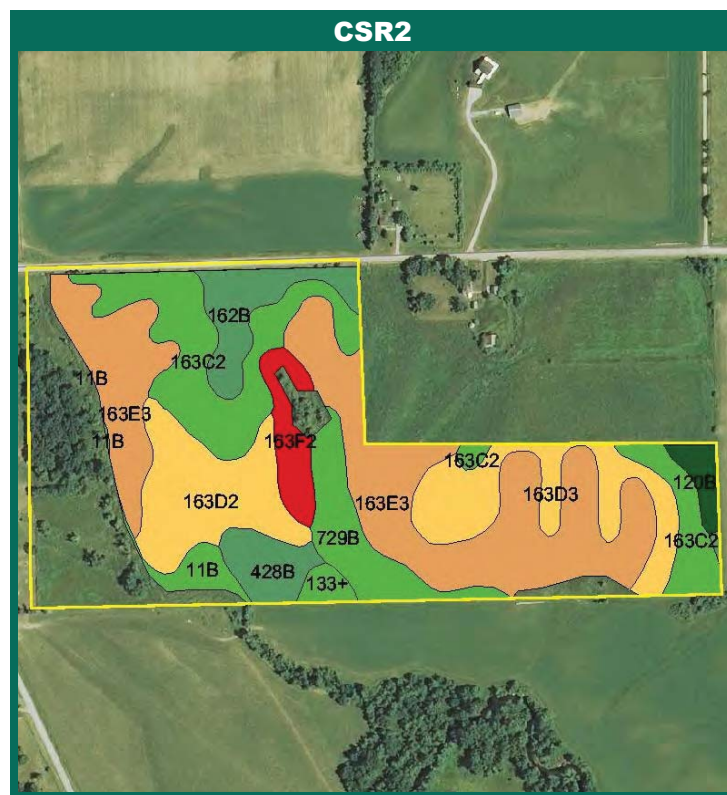
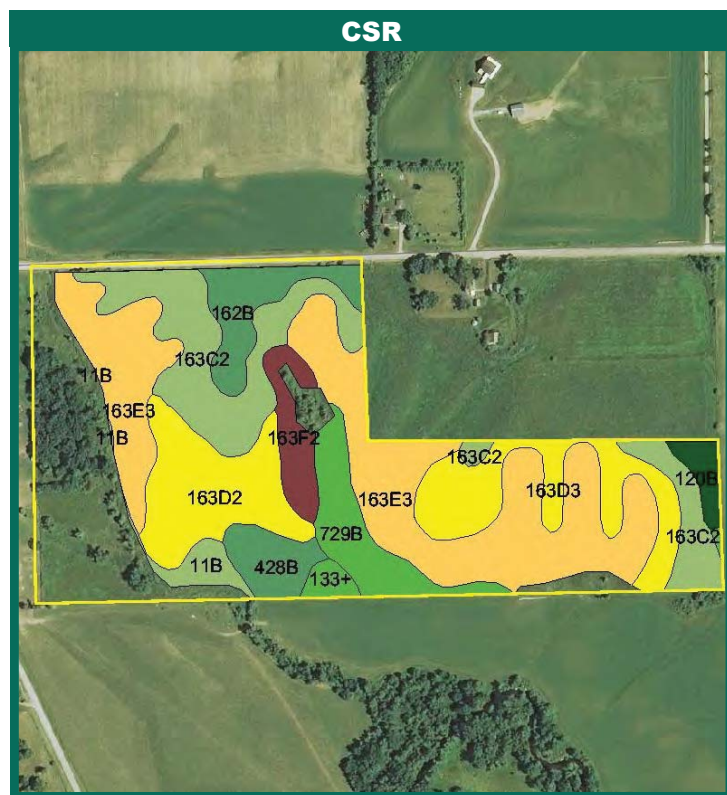


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Soil Maps



Measured Tillable Acres		47.2	Avg. CSR		59.4	Avg. CSR2*		53.0
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
11B	Colo-Ely complex, 2 to 5 percent		70	75	2.1%	Ile	1.01	
120B	Tama silt loam, 2 to 5 percent slopes		95	95	1.8%	Ile	0.84	
120C2	Tama silt loam, 5 to 9 percent		78	87	0.1%	IIle	0.07	
133+	Colo silt loam, overwash, 0 to 2		80	74	1.2%	IIlw	0.56	
162B	Downs silt loam, 2 to 5 percent		90	90	5.8%	Ile	2.72	
163C2	Fayette silt loam, 5 to 9 percent		68	76	17.7%	IIle	8.38	
163D2	Fayette silt loam, 9 to 14 percent		58	50	11.8%	IIle	5.55	
163D3	Fayette silty clay loam, 9 to 14		55.0	43	10.6%	IVe	5.0	
163E3	Fayette silty clay loam, 14 to 18		45.0	31	34.3%	Vle	16.2	
163F2	Fayette silt loam, 18 to 25 percent		28.0	19	3.8%	Vle	1.8	
428B	Ely silt loam, 2 to 5 percent slopes		88.0	87	3.8%	Ile	1.8	
729B	Nodaway-Arenzville silt loams, 1 to 4		77.0	71	7.0%	IIlw	3.3	

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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