



**We are Pleased to  
Present for Sale**

**Eleanor T. Donohue Estate Farm  
164 Acres m/l  
Johnson County, Iowa**

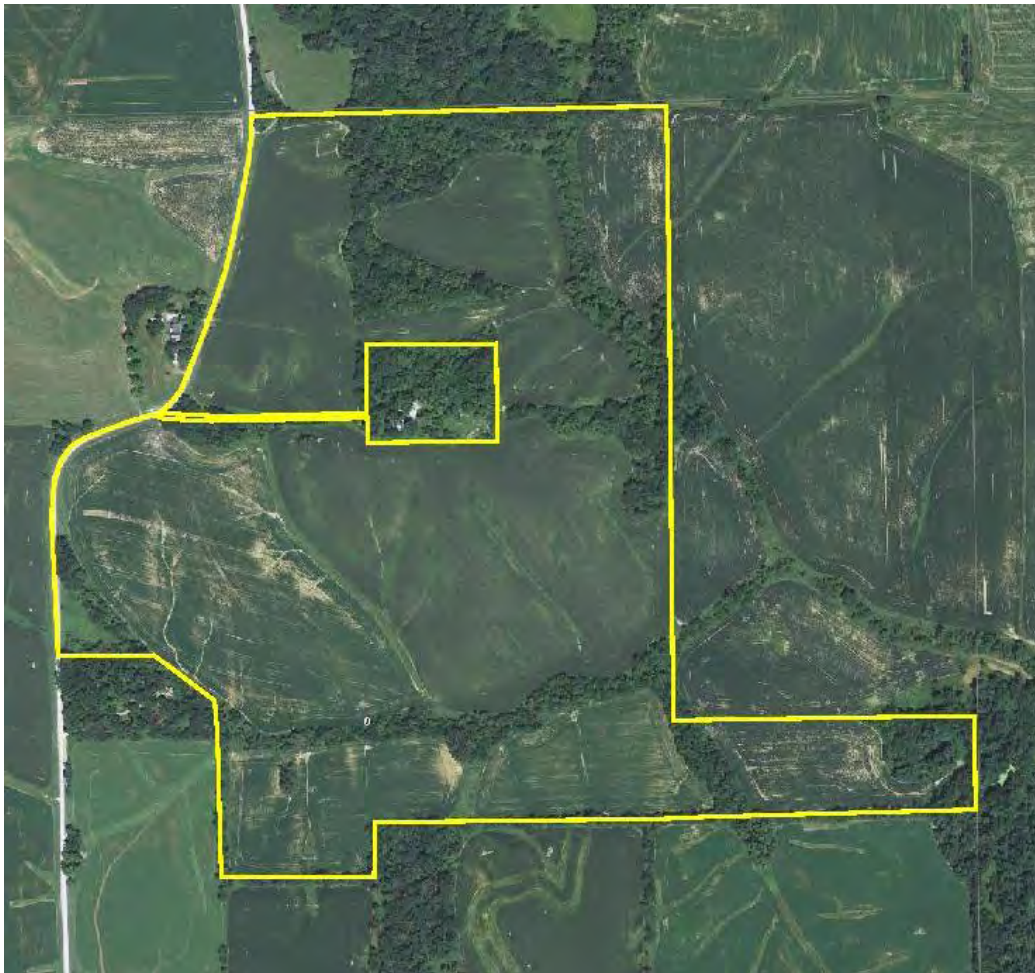
- OWNER:** Eleanor T. Donohue Estate.
- LOCATION:** From Iowa City: 3 ½ miles north on Highway 1, one mile east on Morris Road, one mile north on Turner Avenue. The farm is located on the east side of the road.
- LEGAL DESCRIPTION:** That part of the E ½ NW ¼ lying east of the road and the W ½ NE ¼ and the south 15 acres of the E ½ NE ¼ of Section 8, Township 80 North, Range 5 West of the 5<sup>th</sup> P.M., Johnson County, Iowa. The exact legal description to be determined by the Abstract.
- PRICE & TERMS:** \$1,230,000 - \$7,500 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable, subject to the 2013 Cash Rent Lease.
- TAXES:** 2011-2012, payable 2012-2013 – \$3,076.00 – net - \$18.96 per taxable acre. There are 162.26 taxable acres.
- FSA INFORMATION:**
- |  |                      |
|--|----------------------|
| Farm #326 – Tract #1972                |                      |
| Cropland                               | 127.6 Acres          |
| Corn Base                              | 127.6 Acres          |
| Direct and Counter Cyclical Corn Yield | 113/113 Bushels/Acre |
- The farm is classified as Highly Erodible Land (HEL).
- AVERAGE CSR:\*** ArcView Software indicates a CSR of 63.7 on the cropland acres. The Johnson County Assessor indicates an average CSR of 63.69 on the entire farm.
- FARMSTEAD SPLIT:** Johnson County would allow one farmstead split on this farm.
- BROKER'S COMMENTS:** This farm is ideally located five miles northeast of Iowa City! This farm provides good income with some timber for recreational benefits.

*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

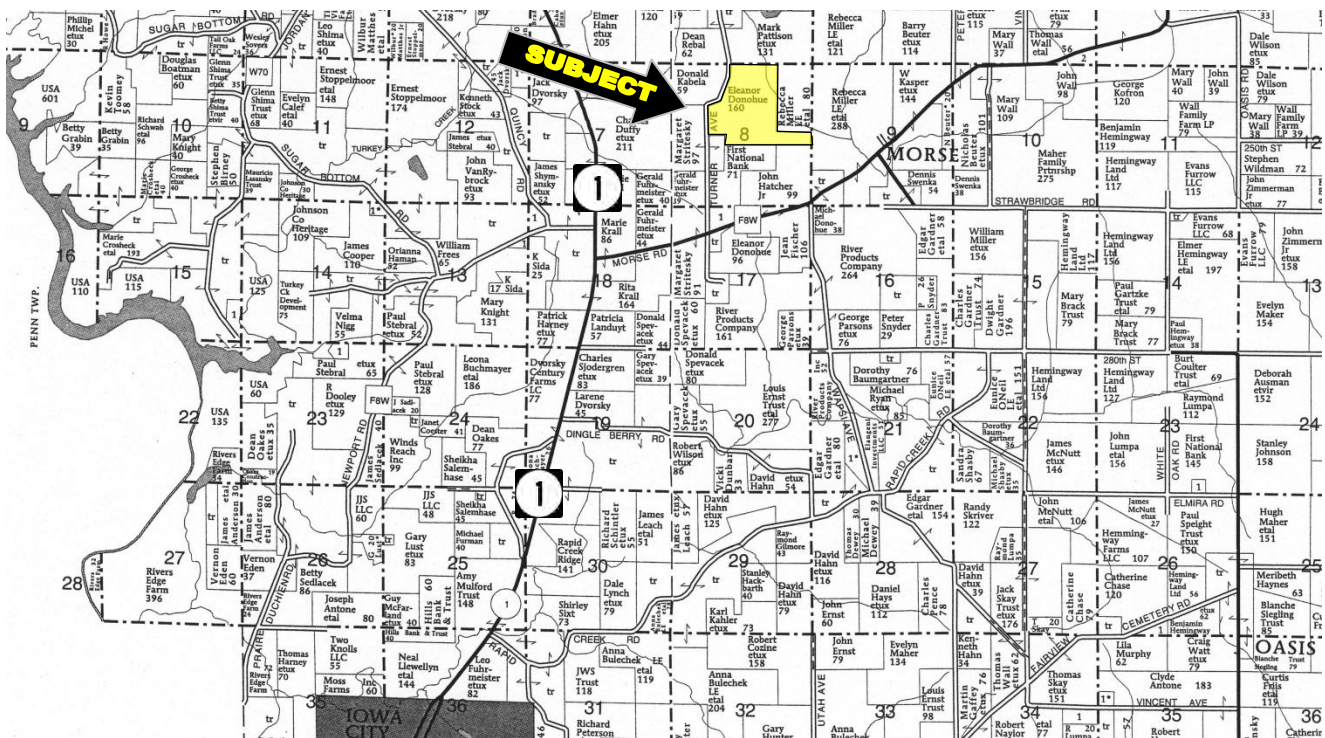
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*



## Aerial Map



## Plat Map

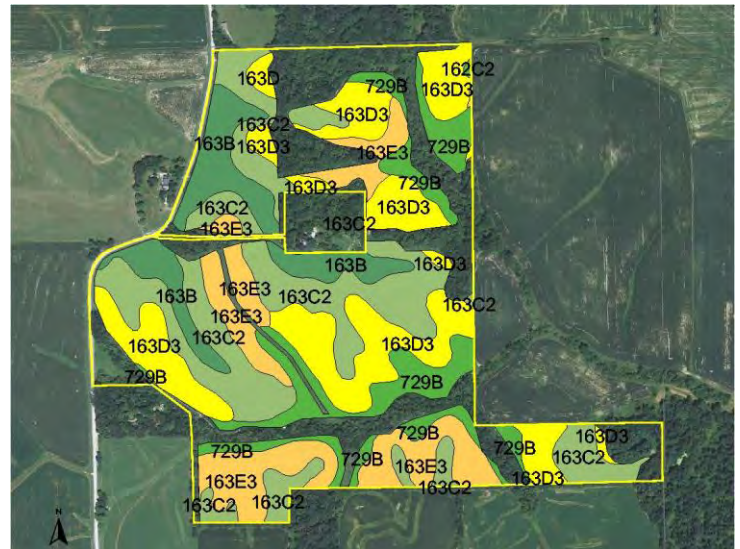


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## CSR MAP

Measured Tillable Acres	126.6	Average CSR	63.7	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
162C2	Downs silt loam, 5 to 9 percent s	73	181	49	0.12
163B	Fayette silt loam, 2 to 5 percent s	85	197	53	14.32
163C2	Fayette silt loam, 5 to 9 percent s	68	174	47	38.26
163D	Fayette silt loam, 9 to 14 percent	60	163	44	0.89
163D3	Fayette silty clay loam, 9 to 14 pe	55	156	42	33.11
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	22.13
729B	Nodaway-Arenzville silt loams, 1	77	186	50	17.78



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

## ASSESSOR's MAP



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## *PHOTOS*



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