



**We are Pleased to
Present for Sale
40 Acres
Johnson County, Iowa**

- OWNERS:** Mark L. and Lynette B. Pattison
- LOCATION:** From Iowa City: 3-½ miles north on Highway 1, 1 mile east on Morse Road (Highway F8W), 1-½ miles north on Turner Avenue. The farm is located on the east side of the road.
- LEGAL DESCRIPTION:** The south 40 acres of the SE ¼ SW ¼ of Section 5, township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa.
- PRICE & TERMS:** \$318,000 - \$7,950 per acre - 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – Estimated at \$1,000 – net – \$25.00 per taxable acre. There are 40 estimated taxable acres.
- SCHOOL DISTRICT:** Solon Community School District.
- CROPLAND:** There are approximately 22 cropland acres.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 63.8 on the tillable acres.
- BUILDINGS:** Newer 30' x 40' insulated shop with a concrete floor. Entire shop is insulated and the walls and ceiling are sheet-rocked. There is a wood burning stove in the shop.
- BROKER'S COMMENTS:** This is a one of a kind property for anyone wanting to live in rural Johnson County. This property consists of 18 acres of mature oak timber and 22 acres of cropland. There are many large bucks in and around this property. This property would make a beautiful home site located only 10 minutes from Iowa City.

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

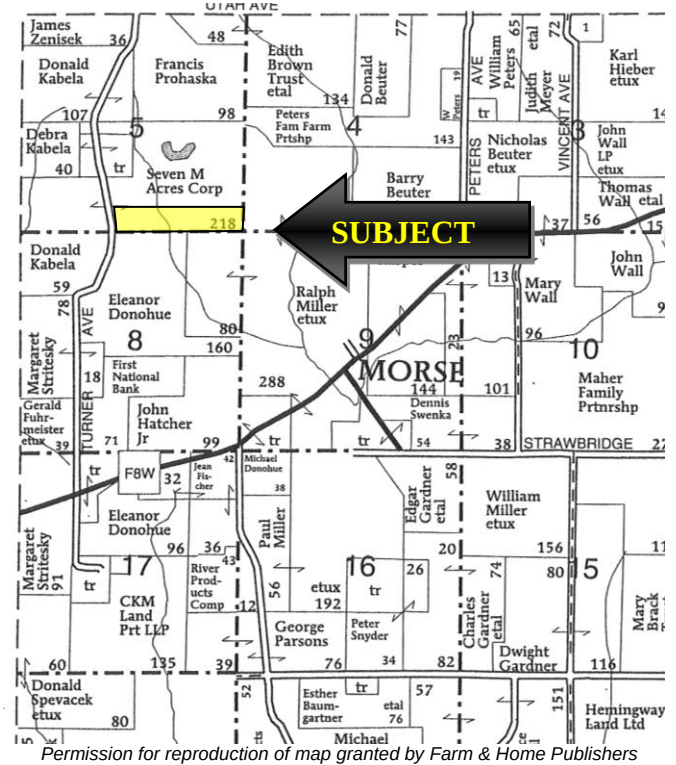


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



Plat Map



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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