



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

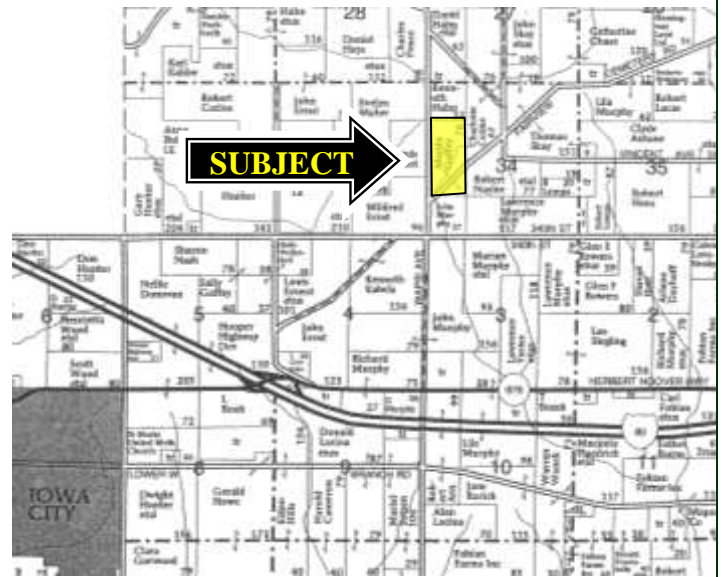
<b>LOCATION:</b>	From Iowa City: Intersection of Interstate 80 and Highway 1. Three miles east on Interstate 80, exit to the north at Exit 249, one mile north on Utah Avenue, one mile east on 340 <sup>th</sup> Street, ½ mile north on Wapsi Avenue. The farm is located on the east side of the road.	
<b>LEGAL DESCRIPTION:</b>	SW ¼ NW ¼ except house, buildings and five acres and the NW ¼ SW ¼ all in Section 34, Township 80 North, Range 5 West of the 5 <sup>th</sup> P.M., Johnson County, Iowa.	
<b>PRICE &amp; TERMS:</b>	\$395,000 - \$5,266 per acre - 10% upon acceptance of offer and balance at closing.	
<b>POSSESSION:</b>	Negotiable. Subject to a Cash Rent Lease for the 2010 crop year.	
<b>TAXES:</b>	2008-2009 payable 2009- 2010 – \$1,305 – net – \$18.00 per taxable acre. There are 71.8 estimated taxable acres.	
<b>SCHOOL DISTRICT:</b>	West Branch Community School District.	
<b>FSA INFORMATION:</b>	Farm #5202 – Tract #2102	<u>Estimated</u>
	Cropland	72.1 Acres (incl. 5.1 acres CRP)
	Corn Base	28.7 Acres
	Direct and Counter Cyclical Corn Yield	129/129 Bushels/Acre
	Soybean Base	27.1 Acres
	Direct and Counter Cyclical Soybean Yield	27/27 Bushels/Acre
<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 73 on the cropland acres. The Johnson County Assessor indicates an average CSR of 71.6 on the entire farm.	
<b>CONSERVATION RESERVE PROGRAM (CRP):</b>	There are 5.1 acres enrolled in the CRP Program at \$125.80 per acre for a total annual payment of \$629.00. This contract expires September 30, 2010. This contract has been renewed for another ten years at \$136.36 per acre with a total annual payment of \$695. This renewed contract will expire September 2020.	
<b>BUILDINGS:</b>	None.	
<b>BROKER'S COMMENTS:</b>	This farm offers good income with location. Excellent potential building site close to Iowa City.	

*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



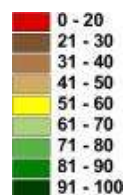
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### CSR: Calculated using ArcView 3.2 software

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



Measured Tillable Acres	66.3	Average CSR	73.0		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95	210	57	3.73
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	3.28
120B	Tama silt loam, 2 to 5 percent sk	95	210	57	1.47
160	Walford silt loam, 0 to 1 percent	65	170	46	6.30
162B	Downs silt loam, 2 to 5 percent s	90	204	55	19.40
162C2	Downs silt loam, 5 to 9 percent s	73	181	49	16.22
163D3	Fayette silty clay loam, 9 to 14 pe	55	156	42	3.66
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	11.71
291	Atterberry silt loam, 0 to 2 percer	90	204	55	0.57



### WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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