

# Land For Sale

**ACREAGE:**

**55 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## Property *Key Features*

- **75.3 CSR2!**
- **Attractive Johnson County Building Site!**
- **Located SW of Swisher**

**Troy R. Louwagie, ALC**

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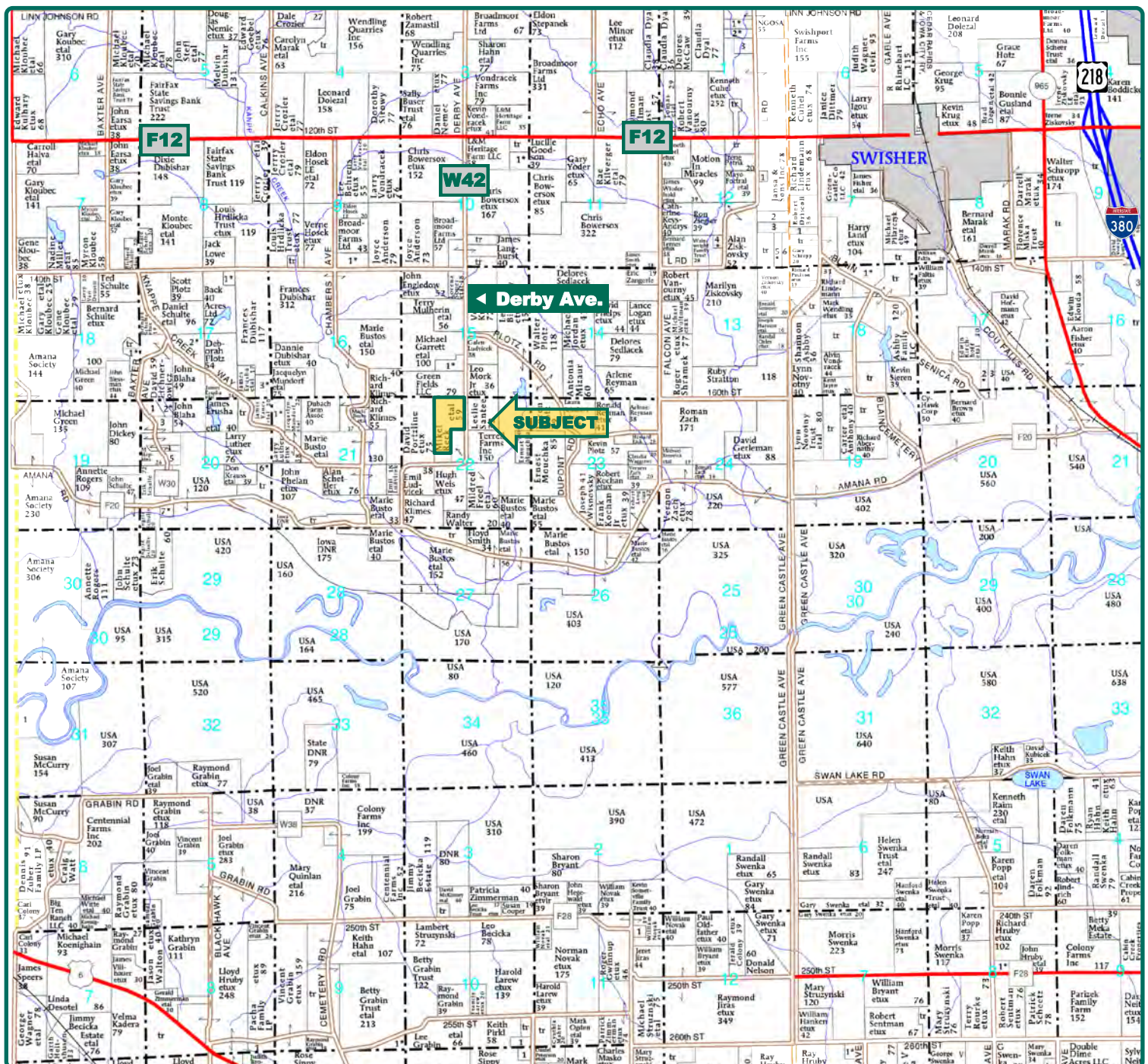
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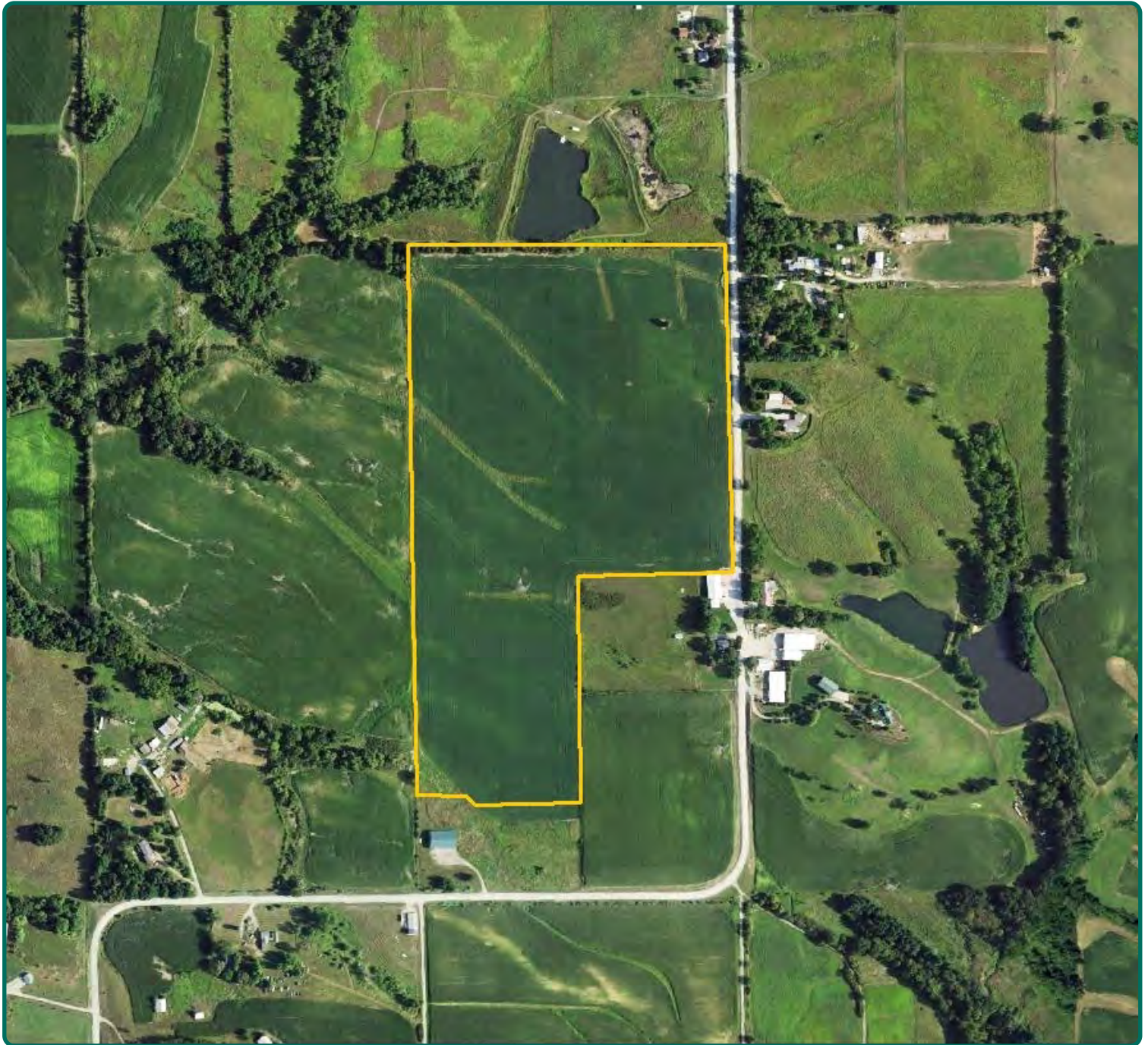


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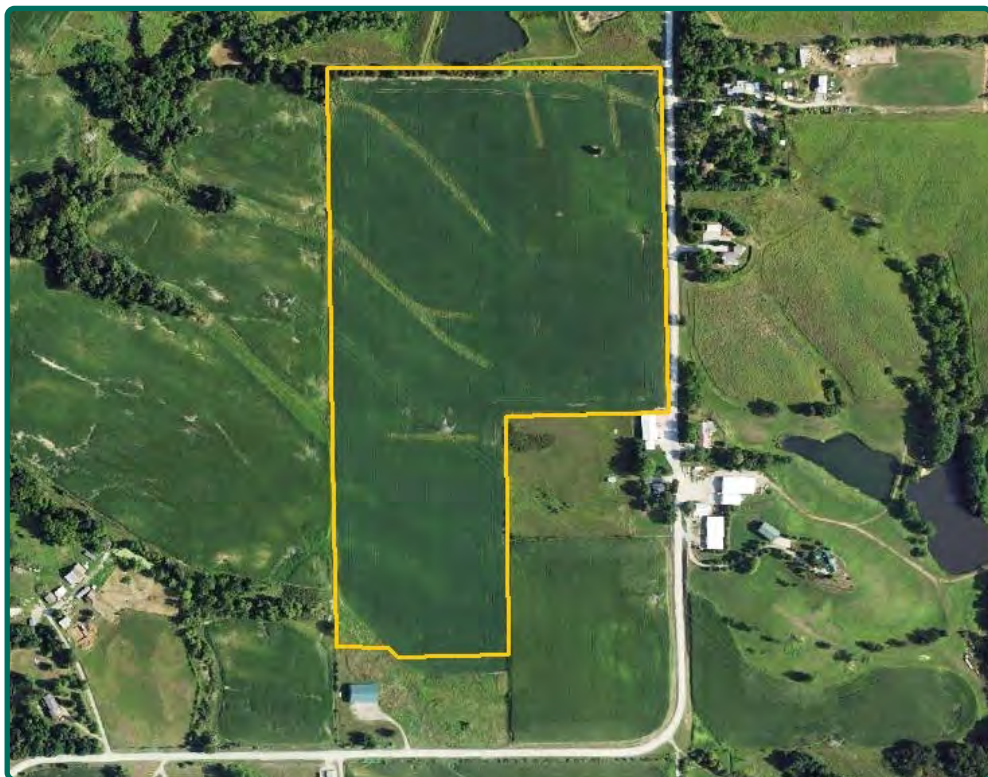




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<b>Total Acres:</b>	<b>55.00</b>
<b>Crop Acres:</b>	<b>53.98</b>
<b>Corn Base Acres:</b>	<b>31.20</b>
<b>Bean Base Acres:</b>	<b>4.00</b>
<b>Soil Productivity:</b>	<b>75.3 CSR2</b>

## Property Information

### 55 Acres, m/l

#### Location

**From Swisher:** 2¾ miles west on County Road F12 and 2 miles south on County Road W42 (Derby Avenue). Farm is located on the west side of the road.

#### Legal Description

The W½ of the E½ of the NW¼ and the E½ of the NE¼ of the NW¼ of Section 22, Township 81 North, Range 8 West of the 5<sup>th</sup> P.M., except Lot 1, Reck First Subdivision, a Farmstead Split, Johnson County, Iowa in accordance with the plat thereof recorded in Book 57, Page 264, Plat Records of Johnson County, Iowa.

#### Price & Terms

- \$470,250
- \$8,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$1,568.00  
Net Taxable Acres: 54.0  
Tax per Net Taxable Acre: \$29.04

#### FSA Data

Part of Farm Number 5661, Tract 8312  
Crop Acres: 53.98  
Corn Base Acres: 31.2  
Corn PLC Yield: 123 Bu.  
Bean Base Acres: 4  
Bean PLC Yield: 35 Bu.  
*\*There are 2.9 acres of cropland currently being certified as grass waterway.*

#### Soil Types/Productivity

Primary soils are Bassett, Waubeek and Chelsea-Fayette-Lamont. CSR2 on the FSA crop acres is 75.3 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Gently rolling.

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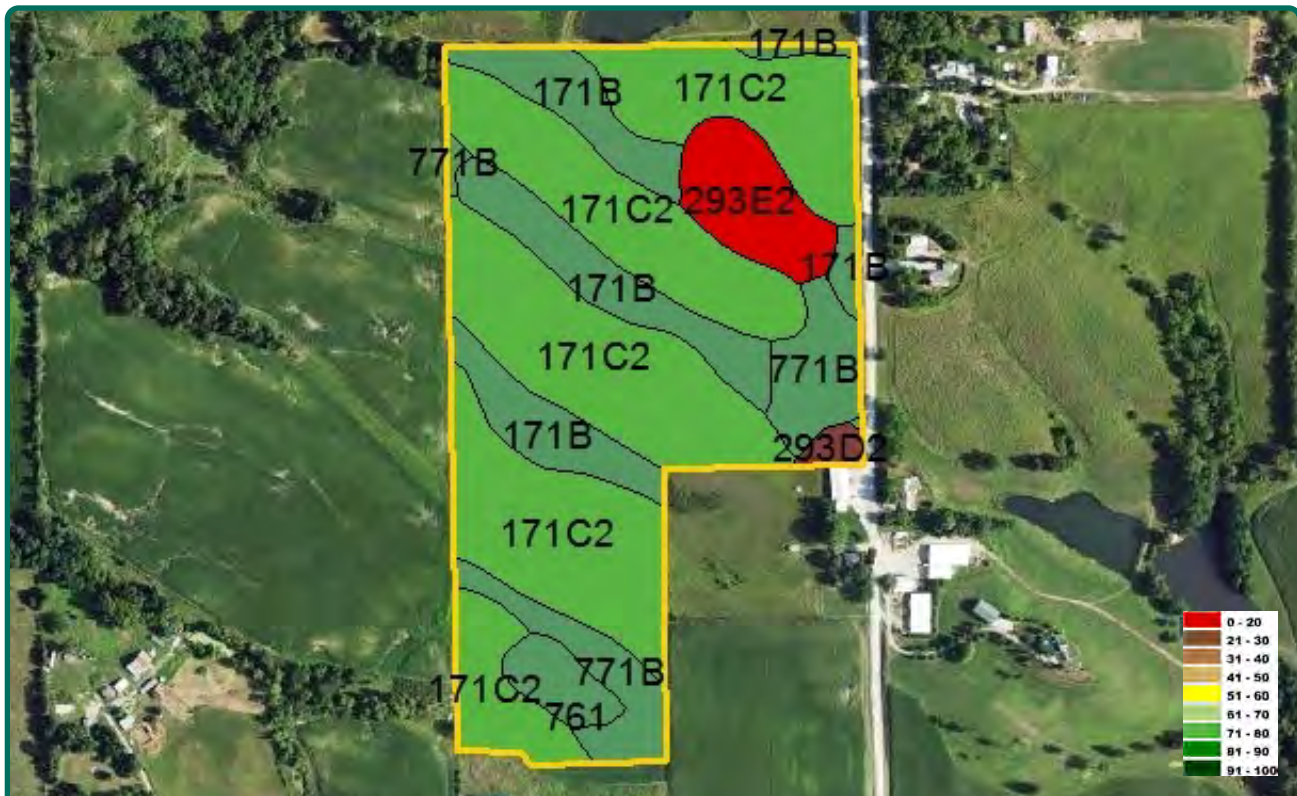
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Measured Tillable Acres		54.0	Avg. CSR		67.0	Avg. CSR2		75.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	61.0%	IIIe	32.92		
171B	Bassett loam, 2 to 5 percent slopes	82	85	18.6%	Ile	10.05		
771B	Waubeek silt loam, 2 to 5 percent	87	88	10.0%	Ile	5.42		
293E2	Chelsea-Fayette-Lamont complex,	18	17	6.7%	VIIe	3.61		
761	Franklin silt loam, 1 to 3 percent	90	85	2.8%	Iw	1.52		
293D2	Chelsea-Fayette-Lamont complex, 9	28	24	0.9%	VIe	0.49		

## Buildings/Improvements

None.

## Powerline

There is a powerline crossing through the southern portion of this farm.

## Comments

This is a nice Johnson County farm with an attractive building site overlooking the rolling hills of Johnson County.

*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, unless otherwise stated. All property boundaries are approximate.*

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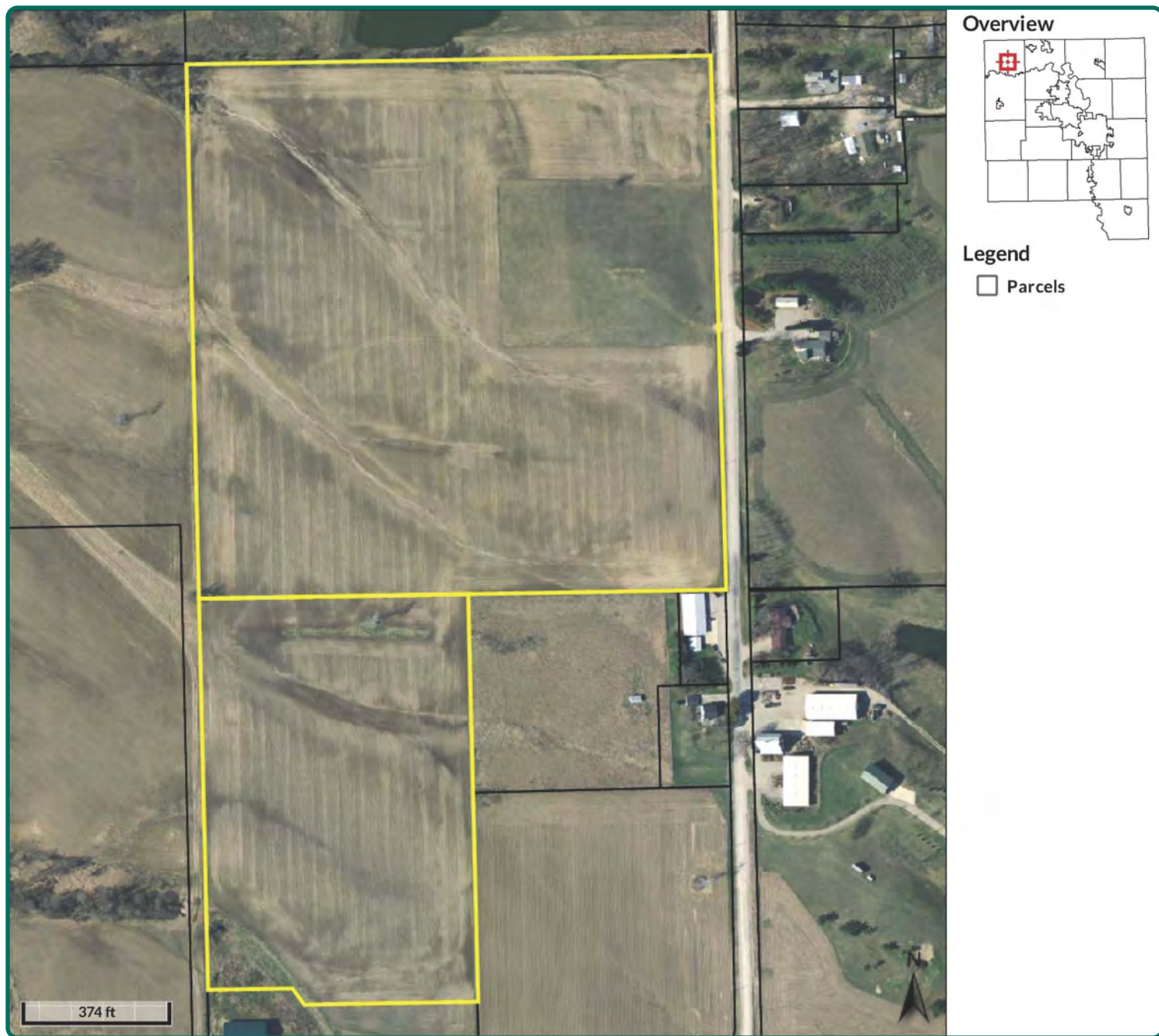
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