

# Land For Sale

**ACREAGE:**

**40 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## **Property** *Key Features*

- **Attractive Johnson County Building Site**
- **3 Acre Pond with Nice Trees and Windbreak**
- **Good Income-Producing Cropland with a 67.9 CSR2**

**Troy R. Louwagie, ALC**

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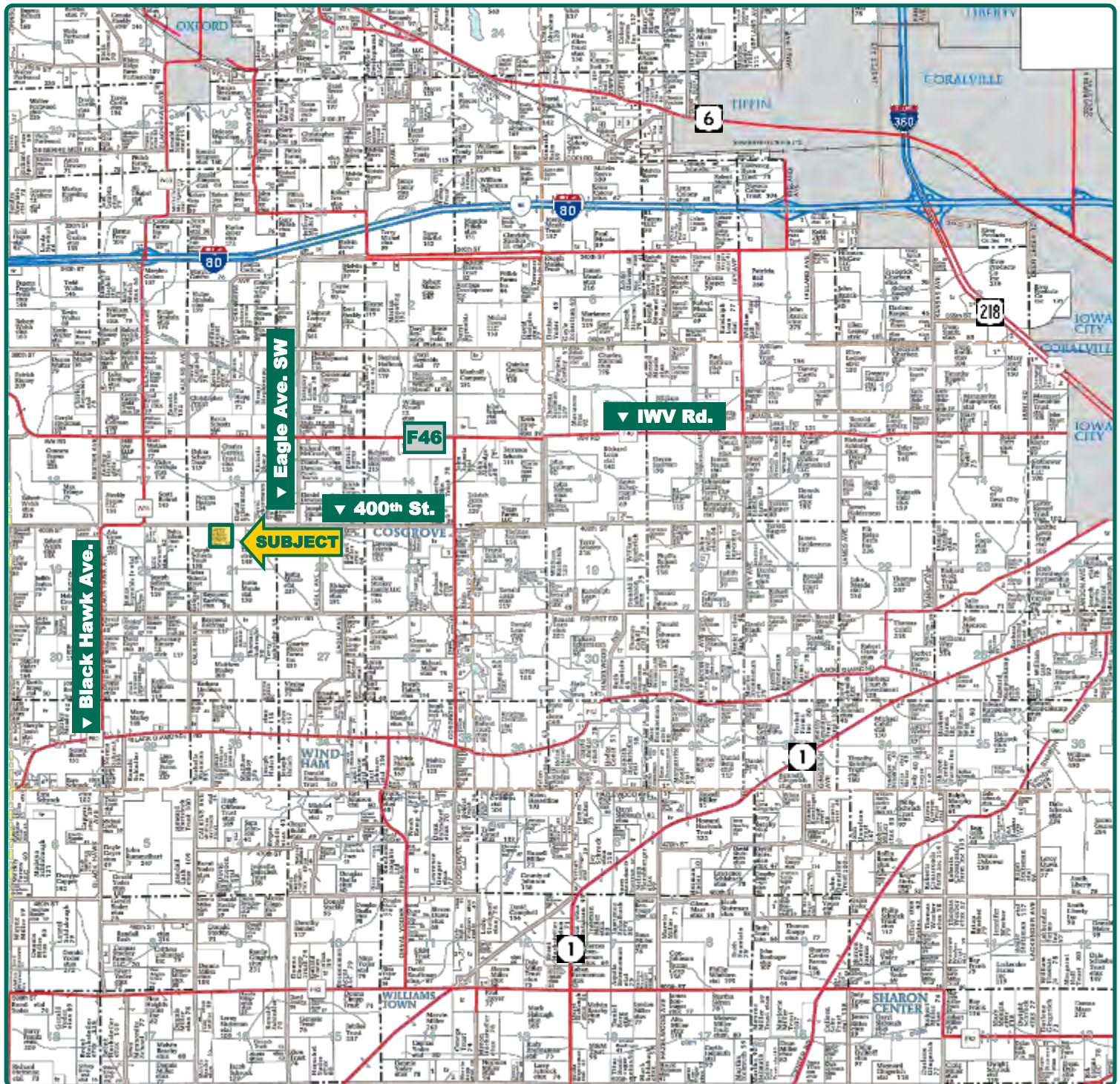
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<b>Total Acres:</b>	<b>40.00</b>
<b>Crop Acres:</b>	<b>22.19</b>
<b>Corn Base Acres:</b>	<b>15.00</b>
<b>Bean Base Acres:</b>	<b>6.30</b>
<b>Soil Productivity:</b>	<b>67.9 CSR2</b>

## Property Information

### 40 Acres, m/I

#### Location

**From Interstate 80 - Oxford Exit (Exit 230):** 3 miles south on Black Hawk Avenue and ¾ mile east on 400th Street. Property is located on the south side of the road.

**From Iowa City:** 10 miles west on IWW Road (County Road F46), 1 mile south on Black Hawk Avenue and ¾ mile east on 400th Street. Property is located on the south side of the road.

#### Legal Description

The NE¼ of the NW¼ of Section 21, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa.

#### Price & Terms

- \$370,000
- \$9,250/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to the 2018 Cash Rent Lease.

#### School District

Clear Creek Amana Community School

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$836.00  
Net Taxable Acres: 39.0  
Tax per Net Taxable Acre: \$21.44

#### FSA Data

Farm Number 4651, Tract 7504  
Crop Acres: 22.19  
Corn Base Acres: 15.0  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 6.3  
Bean PLC Yield: 52 Bu.

#### Soil Types/Productivity

Primary soils are Ladoga, Clinton, and Otley. CSR2 on the FSA crop acres is 67.9 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Gently rolling.

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Measured Tillable Acres		22.2	Avg. CSR	65.4	Avg. CSR2	67.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
76C2	Ladoga silt loam, 5 to 9 percent	65	75	40.9%	IIIe	9.08
80D3	Clinton silty clay loam, 9 to 14	45	39	28.0%	IVe	6.21
281B	Otley silty clay loam, 2 to 5 percent	90	91	17.9%	Ile	3.96
76B	Ladoga silt loam, 2 to 5 percent	85	86	9.6%	Ile	2.12
76D2	Ladoga silt loam, 9 to 14 percent	55	49	3.6%	IIIe	0.81
11B	Colo-Ely complex, 0 to 5 percent	70	83	0.0%	IIw	0.01

## Buildings/Improvements

There is a 50' x 70' pole building located in the northwest corner of the farm.

## Water & Well Information

There is an old well located underneath the windmill northeast of the pole barn. The status of this well is unknown.

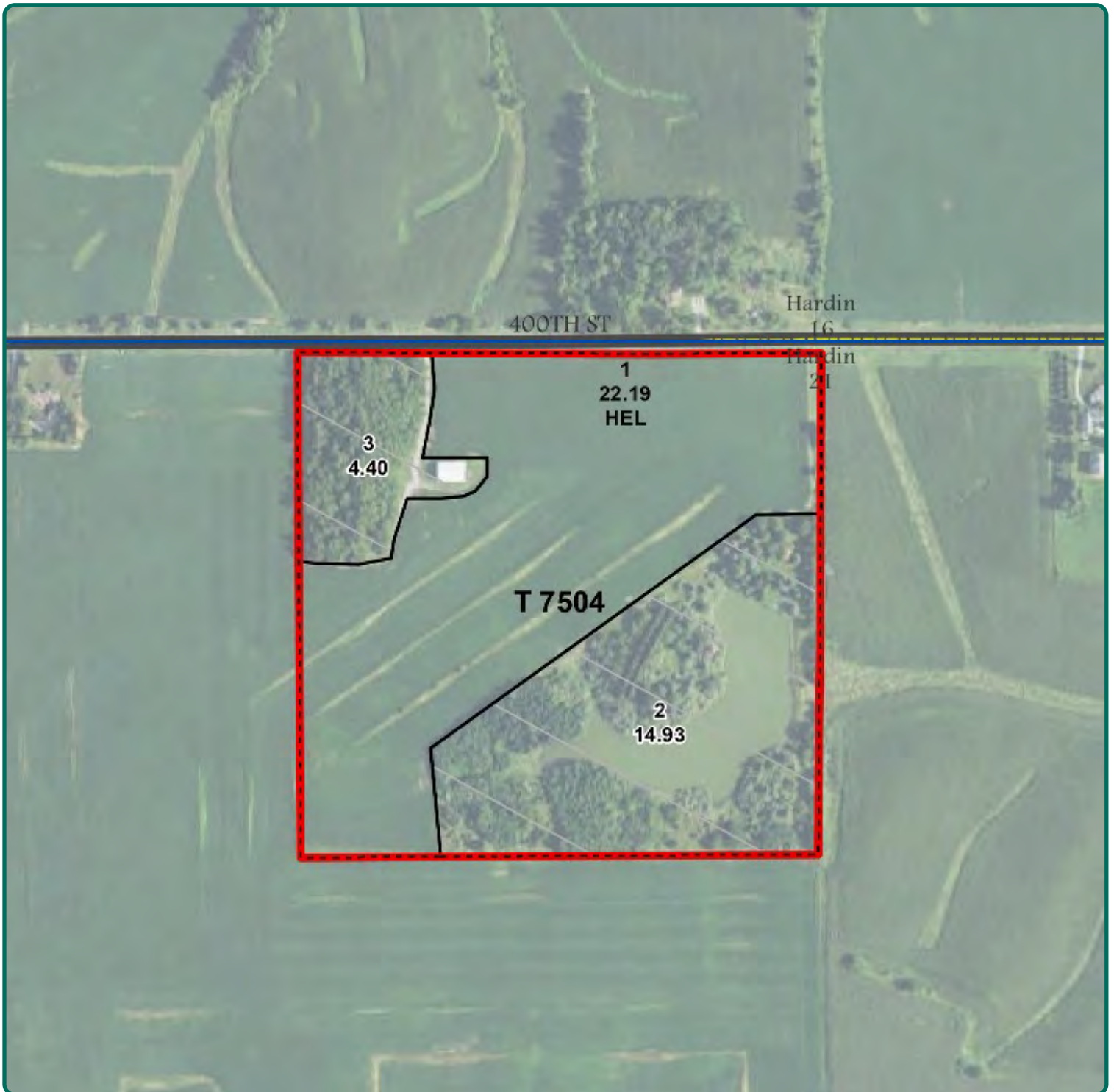
## Comments

This is a rare opportunity to buy an attractive 40 acres in rural Johnson County. It includes a nice 3 acre pond with timber and a nice outbuilding. There are also 22.19 acres of good income-producing farmland. Build your dream home on this beautiful rural Johnson County farm.

*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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