

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Johnson County, IA



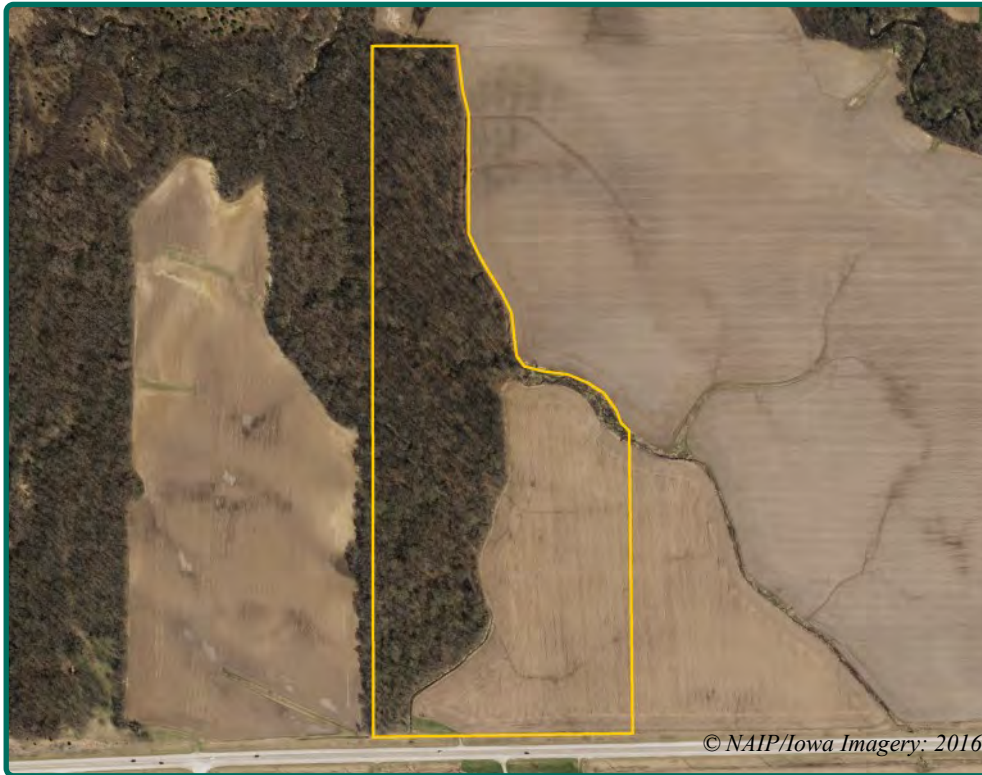
Property *Key Features*

- Smothers Farm
- Attractive Johnson County Building Site
- Mixture of Cropland and Mature Timber

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| | |
|---------------------------------------|------------------|
| Total Acres: | 40.00 |
| Crop Acres: | 16.00* |
| Corn Base Acres: | 8.39* |
| Bean Base Acres: | 7.61* |
| Soil Productivity: | 56.9 CSR2 |
| <i>*Acres and Bases are estimated</i> | |

Property Information

40 Acres, m/l

Location

From Iowa City— US-218 S and Exit 89: 8¼ miles south on US-218, take Exit 80 and head east for 3½ miles on Hwy 22. Property is located on the north side of the road.

From Lone Tree: 3½ miles west on Hwy 22. Property is located on the north side of the road.

Legal Description

That part of the SW¼ of the SE¼ of Section 1, Township 77 North, Range 6 West of the 5th P.M., Johnson County, Iowa. The exact legal description to be determined by a survey.

Price & Terms

- \$303,000
- \$7,575/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$640.00*
Net Taxable Acres: 40.0*
Tax per Net Taxable Acre: \$16.00*
** Estimated pending survey of property.*

School District

Lone Tree Community School

FSA Data—Estimated

Part of Farm Number 509, Tract 7980
Crop Acres: 16.0*
Corn Base Acres: 8.39*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 7.61*
Bean PLC Yield: 45 Bu.

**Acres and Bases are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

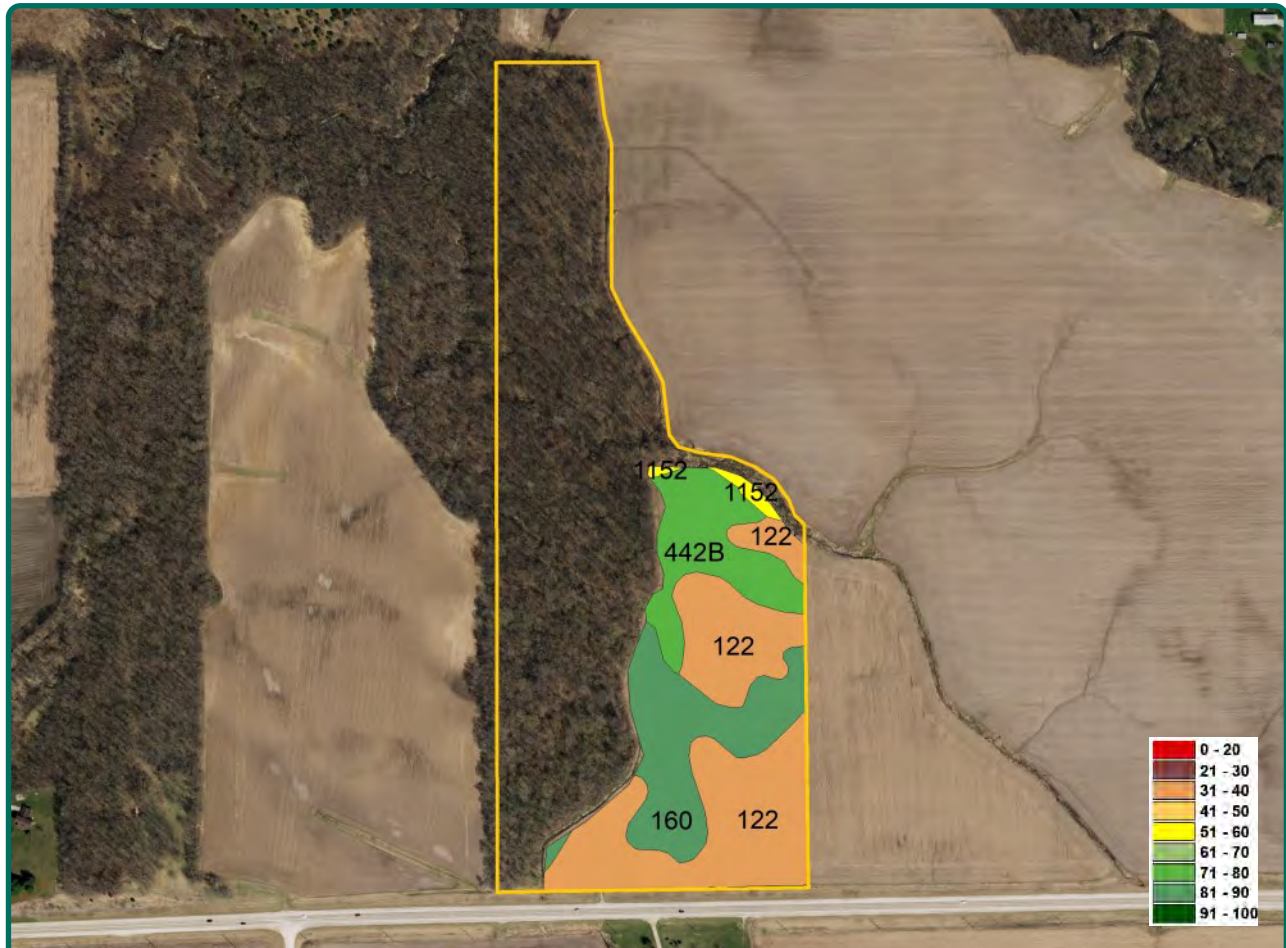
Primary soils are Sperry, Walford, and Tama-Dickinson. CSR2 on the FSA crop acres is 56.9 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level

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| Measured Tillable Acres | | 16.0 | Avg. CSR | | 65.0 | Avg. CSR2 | | 56.9 |
|-------------------------|--|------|----------|------------------|---------------|-----------|--|------|
| Soil Label | Soil Name | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres | | |
| 122 | Sperry silt loam, depressional, 0 to 1 | 63 | 36 | 52.9% | Illw | 8.45 | | |
| 160 | Walford silt loam, 0 to 1 percent | 65 | 85 | 26.4% | llw | 4.22 | | |
| 442B | Tama-Dickinson complex, 2 to 5 | 70 | 76 | 19.1% | Ile | 3.06 | | |
| 1152 | Marshan clay loam, 0 to 2 percent | 70 | 54 | 1.6% | llw | 0.25 | | |

Comments

This is a rare opportunity to purchase a nice 40-acre building site in rural Johnson County along a hard-surface road, minutes from Iowa City. It includes a mixture of mature timber and cropland.

Additional Land For Sale

Seller has 3 additional tracts of land available for sale. See Additional Land Aerial Map.

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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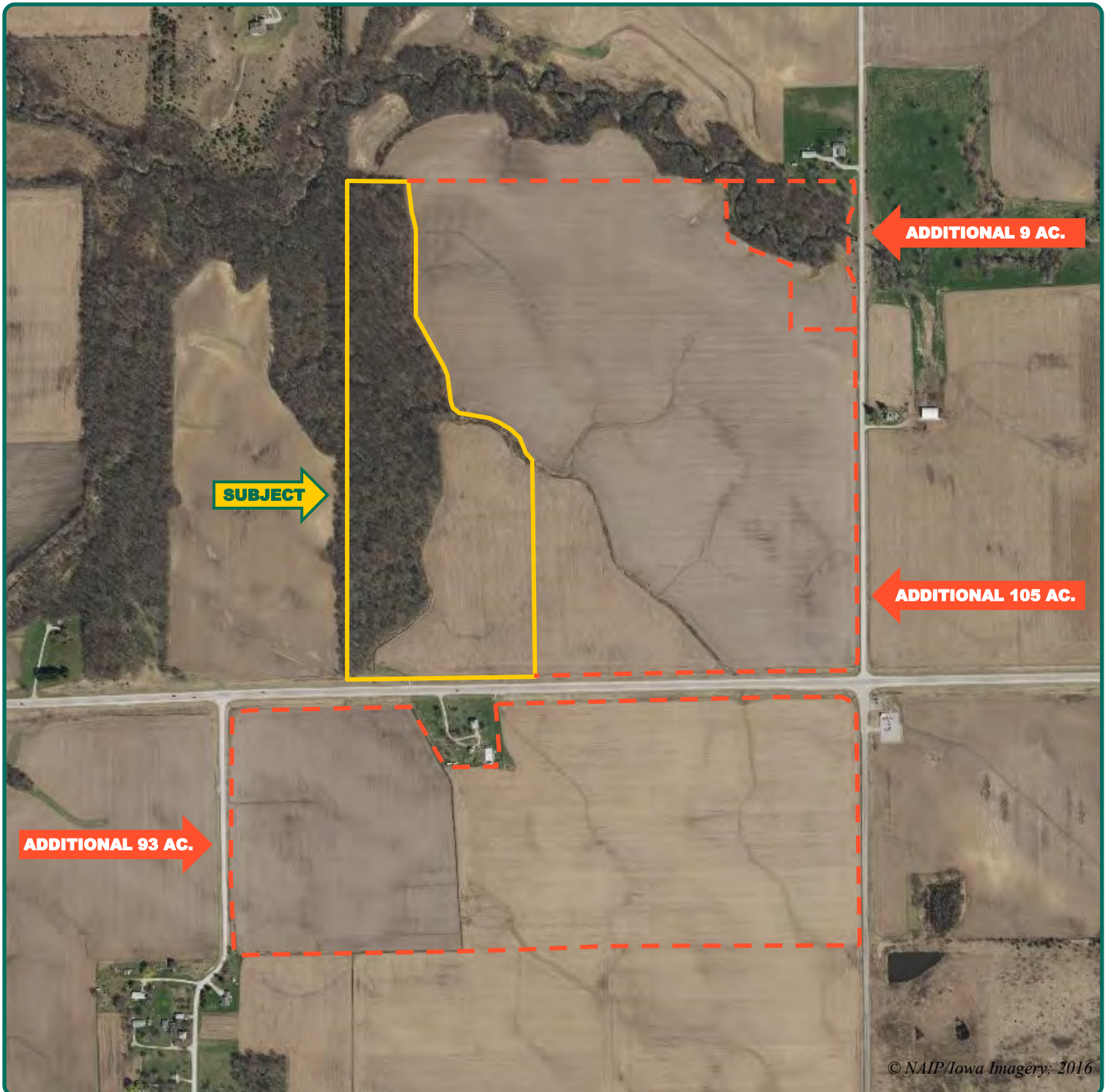
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Additional Land Aerial Map



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