

Land For Sale

ACREAGE:

105 Acres, m/l

LOCATION:

Johnson County, IA

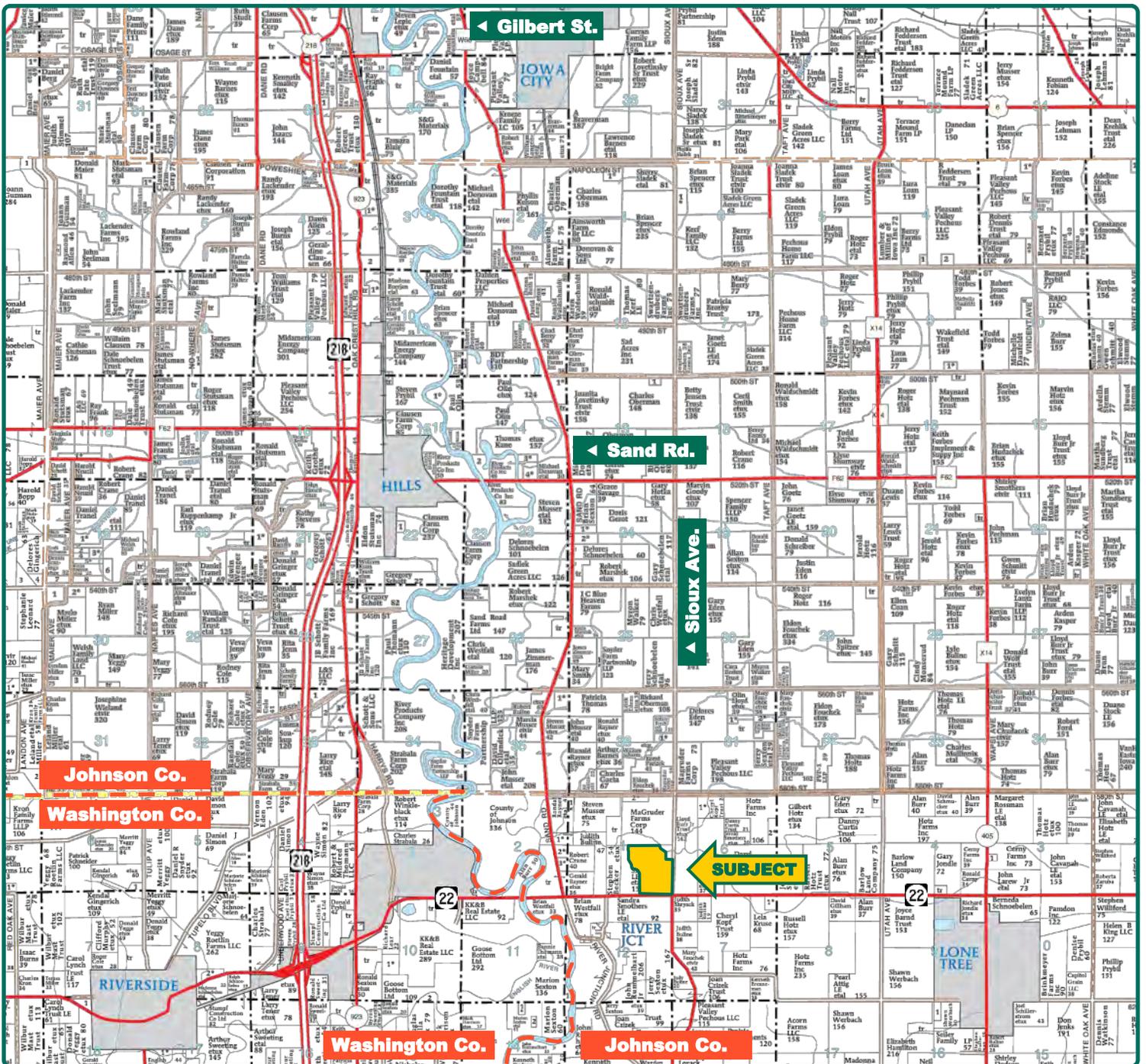


Property *Key Features*

- **Smothers Farm**
- **Nice-Laying Johnson County Farm**
- **71.0 CSR2 on Cropland**

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

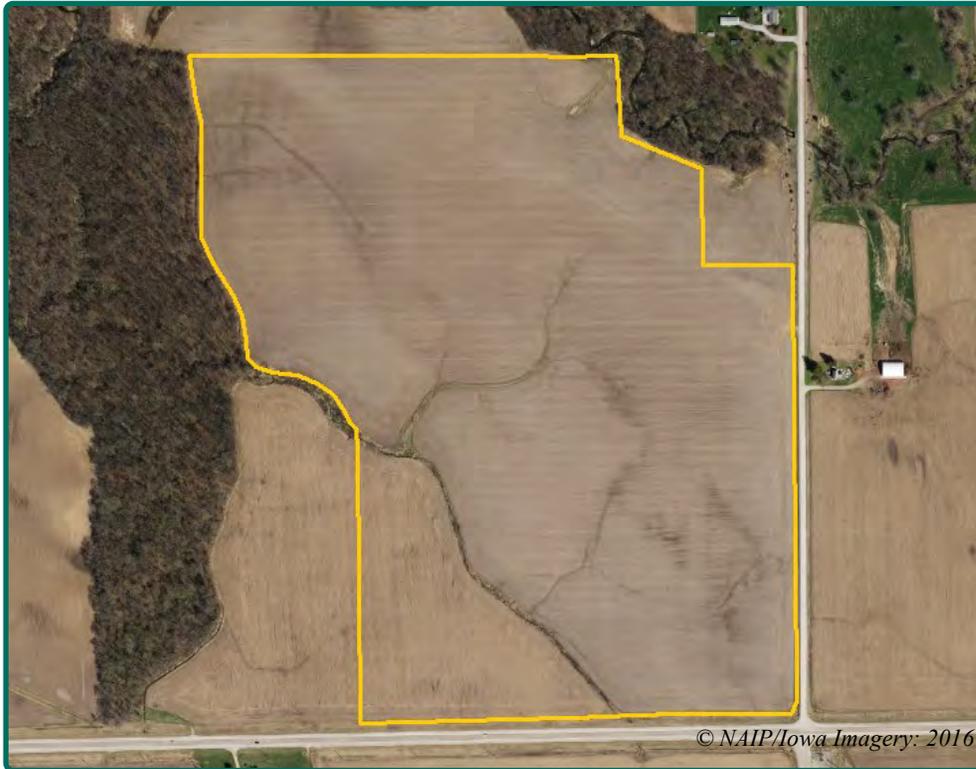
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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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Total Acres:	105.00
Crop Acres:	102.20*
Corn Base Acres:	53.60*
Bean Base Acres:	48.58*
Soil Productivity:	71.0 CSR2
<i>*Acres and Bases are estimated</i>	

Property Information

105 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: 3 miles west on Hwy 22. Property is located on the north side of the road.

Legal Description

That part of the SE ¼ of Section 1, Township 77 North, Range 6 West of the 5th P.M., Johnson County, Iowa, except 40 acres in the SW corner and 9 acres in the NE corner.

Price & Terms

- \$871,500
- \$8,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$2,332.00*
Net Taxable Acres: 103.0*
Tax per Net Taxable Acre: \$22.64*
** Estimated pending survey of property.*

School District

Lone Tree Community School

FSA Data—Estimated

Part of Farm Number 509, Tract 7980
Crop Acres: 102.20*
Corn Base Acres: 53.60*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 48.58*
Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

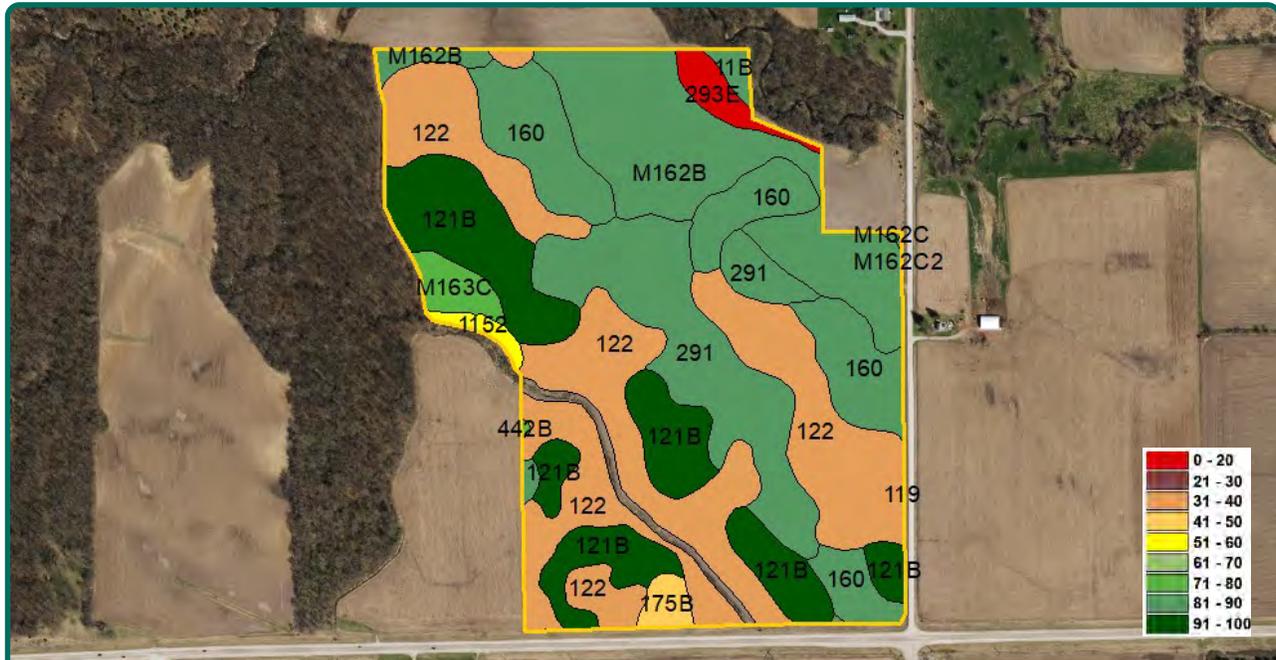
Primary soils are Sperry, Tama, and Downs. CSR2 on the FSA crop acres is 71.0 per 2019 AgriData, Inc. See soil map for detail.

Land Description

Level.

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Measured Tillable Acres		102.2		Avg. CSR2		71.0	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
122	Sperry silt loam, depressional, 0 to 1	36	31.7%	IIIw	32.34		
121B	Tama silt loam, 2 to 5 percent slopes	95	17.4%	Ile	17.81		
M162B	Downs silt loam, till plain, 2 to 5	90	16.7%	Ile	17.05		
291	Atterberry silt loam, 0 to 2 percent	90	14.4%	Iw	14.72		
160	Walford silt loam, 0 to 1 percent	85	14.1%	IIw	14.45		
293E	Chelsea-Fayette-Lamont complex,	19	1.6%	VIIe	1.65		
175B	Dickinson fine sandy loam, 2 to 5	50	1.0%	IIIe	1.03		
1152	Marshan clay loam, 0 to 2 percent	54	0.7%	IIw	0.7		
11B	Colo-Ely complex, 0 to 5 percent	83	0.6%	IIw	0.6		
M162C	Downs silt loam, till plain, 5 to 9	85	0.1%	IIIe	0.1		
442B	Tama-Dickinson complex, 2 to 5	76	0.0%	Ile	0.1		
119	Muscatine silt loam, 0 to 2 percent	100	0.0%	Iw	0.0		
M162C2	Downs silt loam, till plain, 5 to 9	82	0.0%	IIIe	0.0		
M163C	Fayette silt loam, till plain, 5 to 9	79	1.6%	IIIe	1.7		

Drainage

Natural.

Comments

This is a nice-laying Johnson County farm with good soils.

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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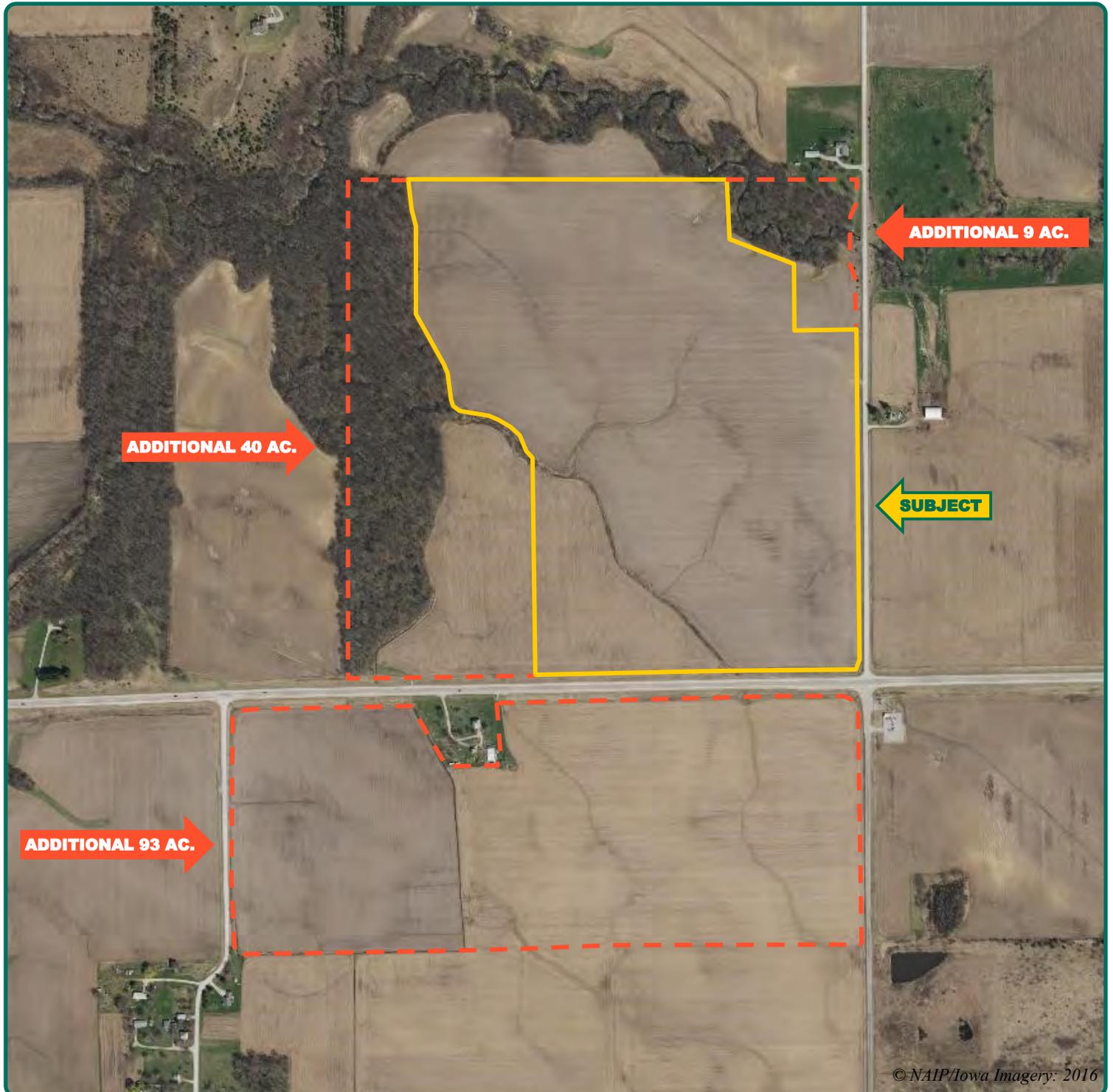
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