

# Land For Sale

**ACREAGE:**

**93 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



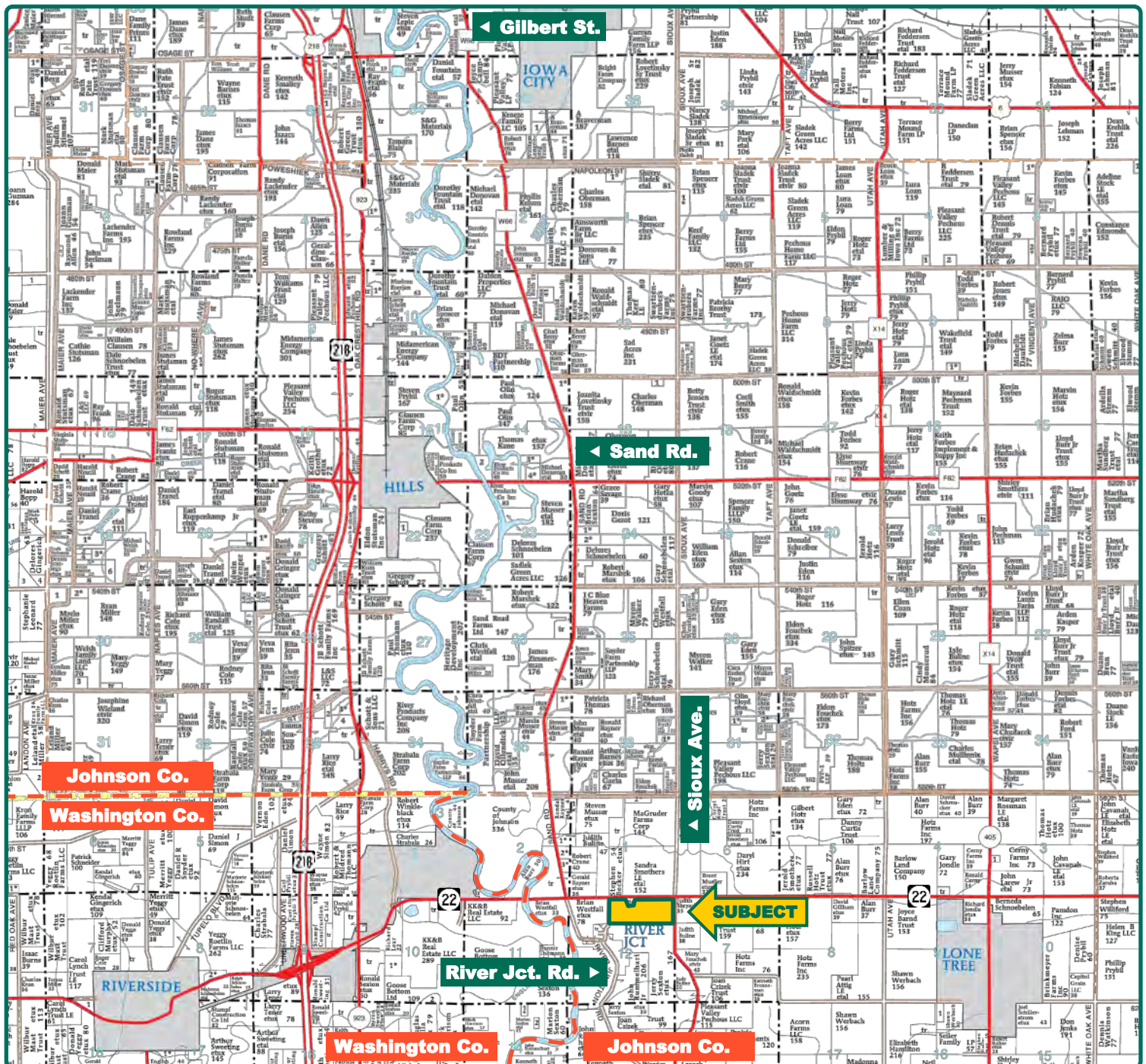
## **Property** *Key Features*

- **Smothers Farm**
- **Nice-Laying Johnson County Farm along Highway 22**
- **66.9 CSR2 on Cropland**

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<b>Total Acres:</b>	<b>93.00</b>
<b>Crop Acres:</b>	<b>90.60</b>
<b>Corn Base Acres:</b>	<b>47.52*</b>
<b>Bean Base Acres:</b>	<b>43.07*</b>
<b>Soil Productivity:</b>	<b>66.9 CSR2</b>

*\*Bases are estimated*

## Property Information

### 93 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 3¼ miles on Hwy 22. Property is located on the south side of the road.

**From Lone Tree:** 3 miles west on Hwy 22. Property is located on the south side of the road.

#### Legal Description

The N½ of the NE¼ and the E½ of the NE¼ of the NW¼ of Section 12, Township 77 North, Range 6 West of the 5<sup>th</sup> P.M., Johnson County, Iowa, except the house and buildings.

## Price & Terms

- \$757,950
- \$8,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing

## Possession

Negotiable

## Real Estate Tax

Taxes Payable 2018 - 2019: \$2,128.00  
Net Taxable Acres: 92.11  
Tax per Net Taxable Acre: \$23.10

## School District

Lone Tree Community School

## FSA Data—Estimated

Part of Farm Number 509, Tract 7980  
Crop Acres: 90.6  
Corn Base Acres: 47.52\*  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 43.07\*  
Bean PLC Yield: 45 Bu.

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

## Soil Types/Productivity

Primary soils are Sperry, Atterberry, and Tama. CSR2 on the FSA crop acres is 66.9 per 2018 AgriData, Inc. See soil map for detail.

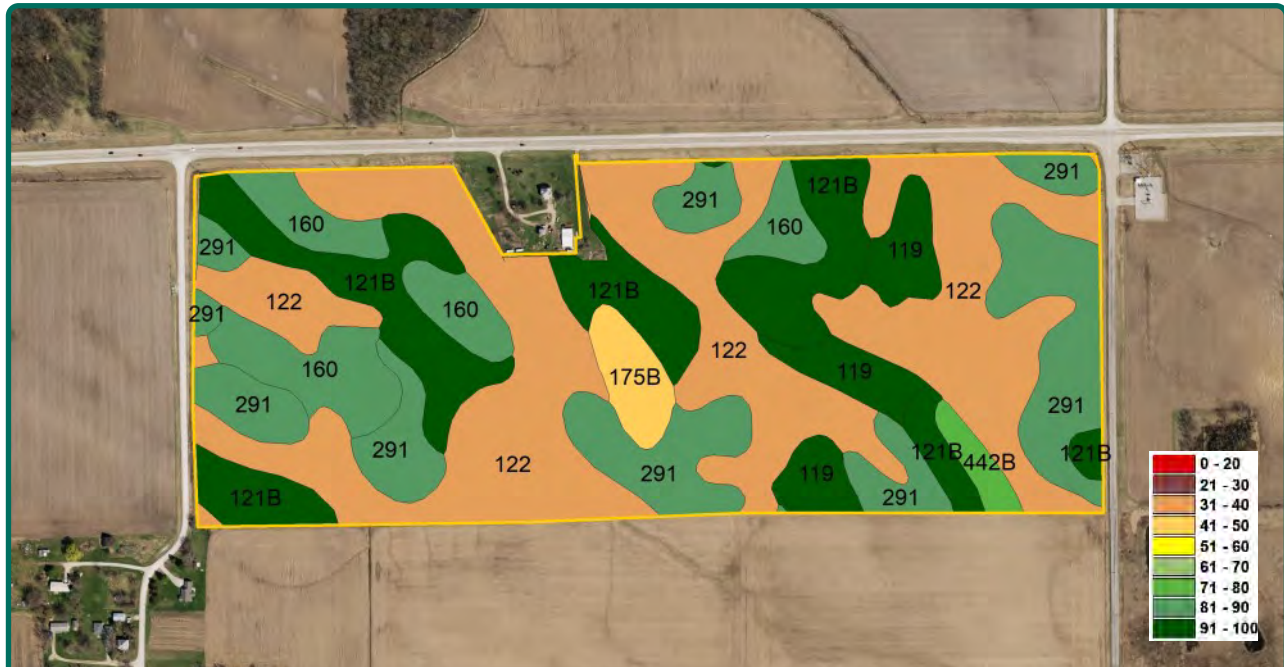
## Land Description

Level.

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Measured Tillable Acres		90.6	Avg. CSR		76.5	Avg. CSR2		66.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
122	Sperry silt loam, depressional, 0 to 1	63	36	42.9%	IIIw	38.86		
291	Atterberry silt loam, 0 to 2 percent	90	90	20.1%	Iw	18.20		
121B	Tama silt loam, 2 to 5 percent slopes	0	95	18.3%	Ile	16.61		
160	Walford silt loam, 0 to 1 percent	65	85	9.6%	IIw	8.70		
119	Muscatine silt loam, 0 to 2 percent	100	100	5.6%	Iw	5.10		
175B	Dickinson fine sandy loam, 2 to 5	55	50	2.3%	IIle	2.11		
442B	Tama-Dickinson complex, 2 to 5	70	76	1.1%	Ile	1.04		

## Drainage

Natural.

## Comments

This is a nice Johnson County farm located along a hard-surface road.

## 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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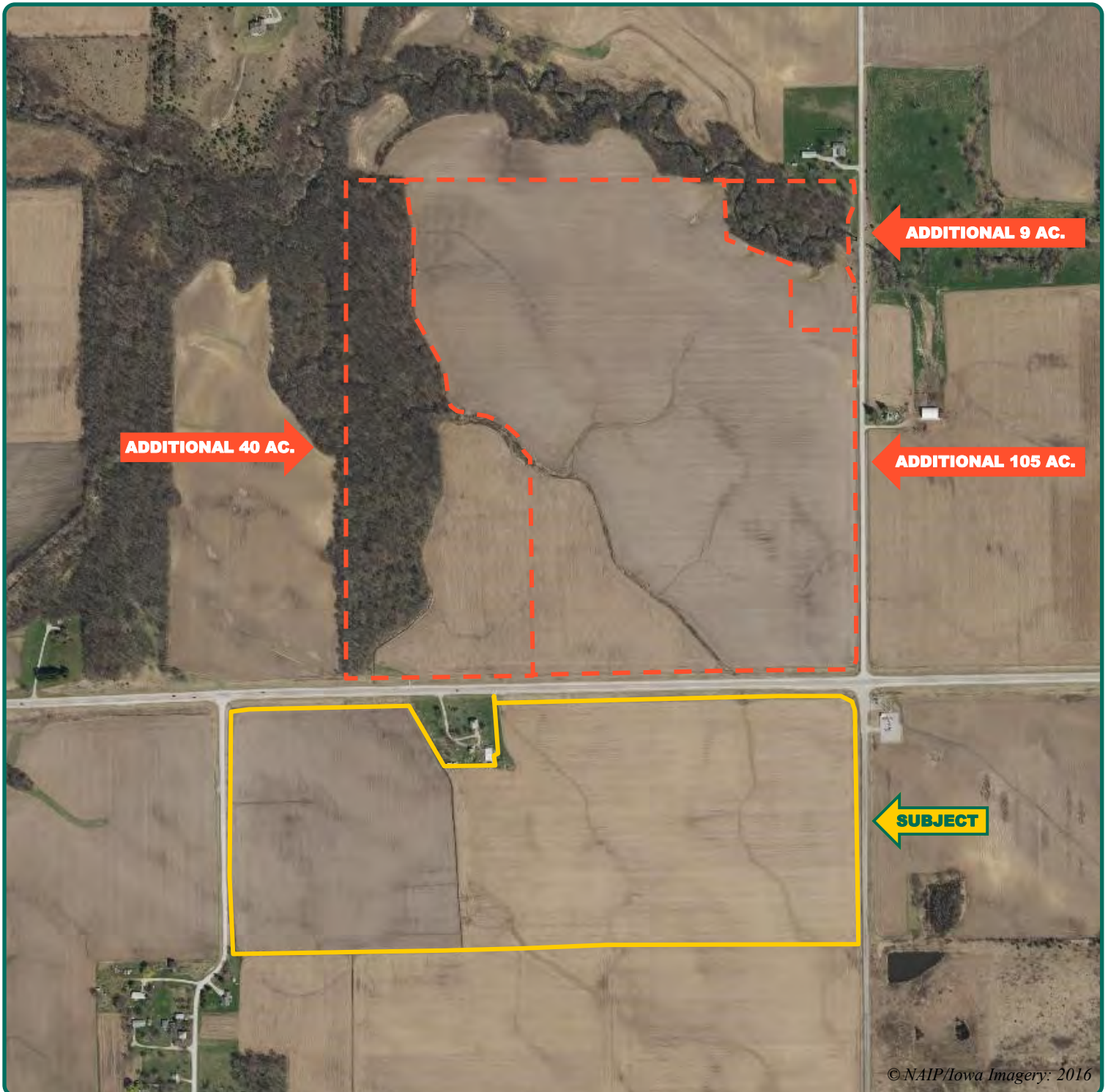


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# Additional Land Aerial Map



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