

# Land For Sale

**ACREAGE:**

**37.39 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## Property Key Features

- Located 2 Miles North of Lone Tree
- 37.09 FSA/Eff. Crop Acres with an 83.90 CSR2
- Nice Johnson County Farm Located on a Hard-Surface Road

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<b>FSA/Eff. Crop Acres:</b>	<b>37.09</b>
<b>Cert. Grass Acres:</b>	<b>1.45</b>
<b>Corn Base Acres:</b>	<b>25.50</b>
<b>Bean Base Acres:</b>	<b>10.90</b>
<b>Soil Productivity:</b>	<b>83.90 CSR2</b>

## Property Information

**37.39 Acres, m/l**

### Location

**From Lone Tree:** 1¼ miles north on Wapsi Ave. The farm is located on the east side of the road.

### Legal Description

The NW¼ of the NW¼ of Section 34, Township 78 North, Range 5 West of the 5<sup>th</sup> P.M., Johnson County, Iowa.

### Price & Terms

- \$392,595.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2020 Lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,132.00  
Net Taxable Acres: 37.39  
Tax per Net Taxable Acre: \$30.28

### FSA Data

Farm Number 1214, Tract 2505  
FSA/Eff. Crop Acres: 37.09  
Cert. Grass Acres: 1.45  
Corn Base Acres: 25.50  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 10.90  
Bean PLC Yield: 52 Bu.

### Soil Types/Productivity

Primary soils are Tama, Colo and Walford -Atterberry. CSR2 on the FSA/Eff. crop acres is 83.90. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

There is some tile along the waterway.

### Water & Well Information

None.

### Comments

This is a clean Johnson County farm with an 83.90 CSR2 located on a hard-surface road.

### Additional Land for Sale

Seller has 3 additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.



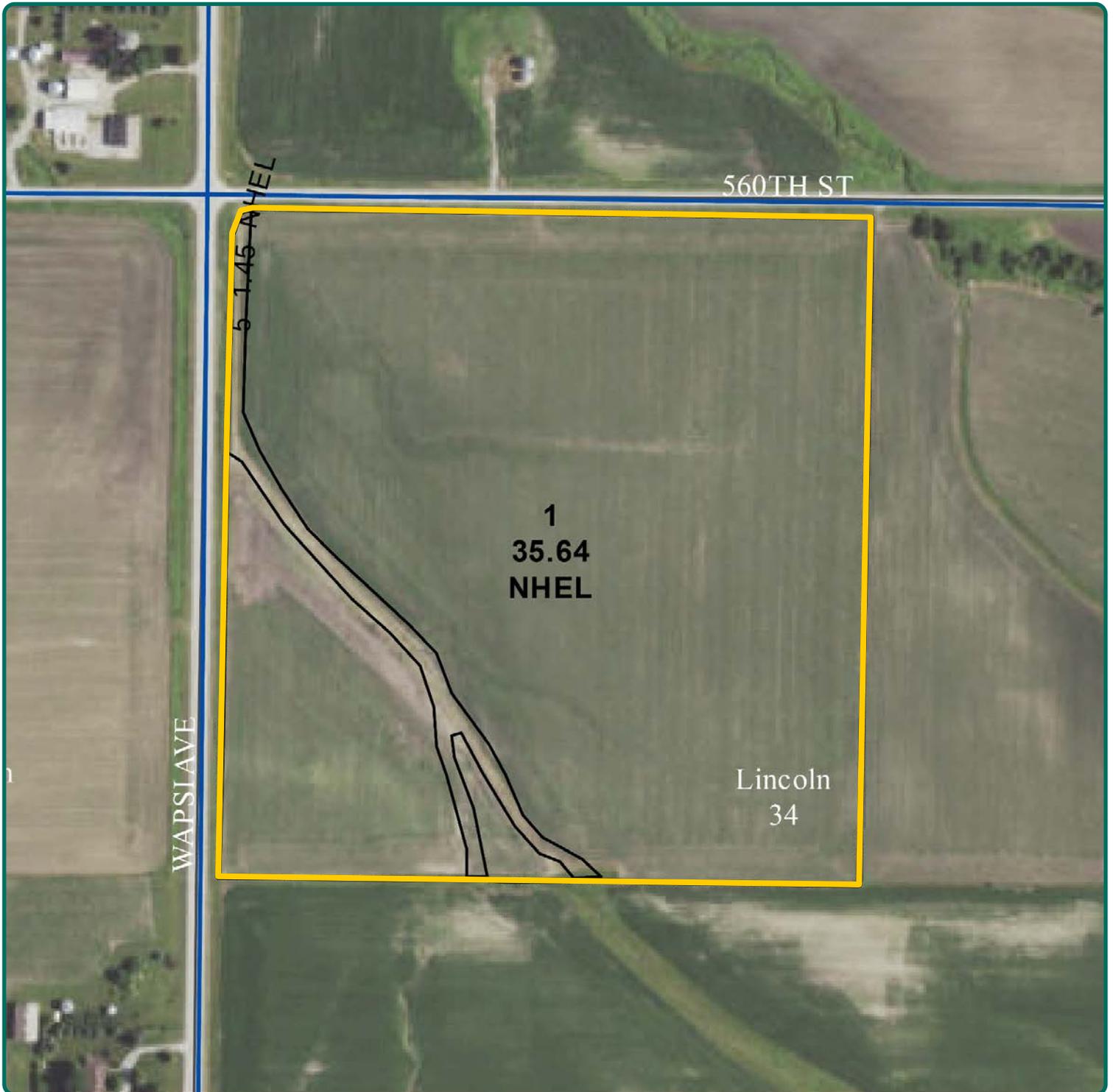
Soil Label		Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
121B		Tama silt loam, 2 to 5 percent slopes	95	28.1%	Ile	10.42
133		Colo silty clay loam, 0 to 2 percent	78	20.2%	IIw	7.50
161		Walford-Atterberry silt loams, 1 to 3	86	16.1%	IIIw	5.99
119		Muscatine silt loam, 0 to 2 percent	100	14.0%	Iw	5.19
11B		Colo-Ely complex, 0 to 5 percent	86	11.6%	IIw	4.30
122		Sperry silt loam, depressional, 0 to 1	36	10.0%	IIIw	3.70

**Measured Tillable Acres** 37.09      **Avg. CSR2** 83.90

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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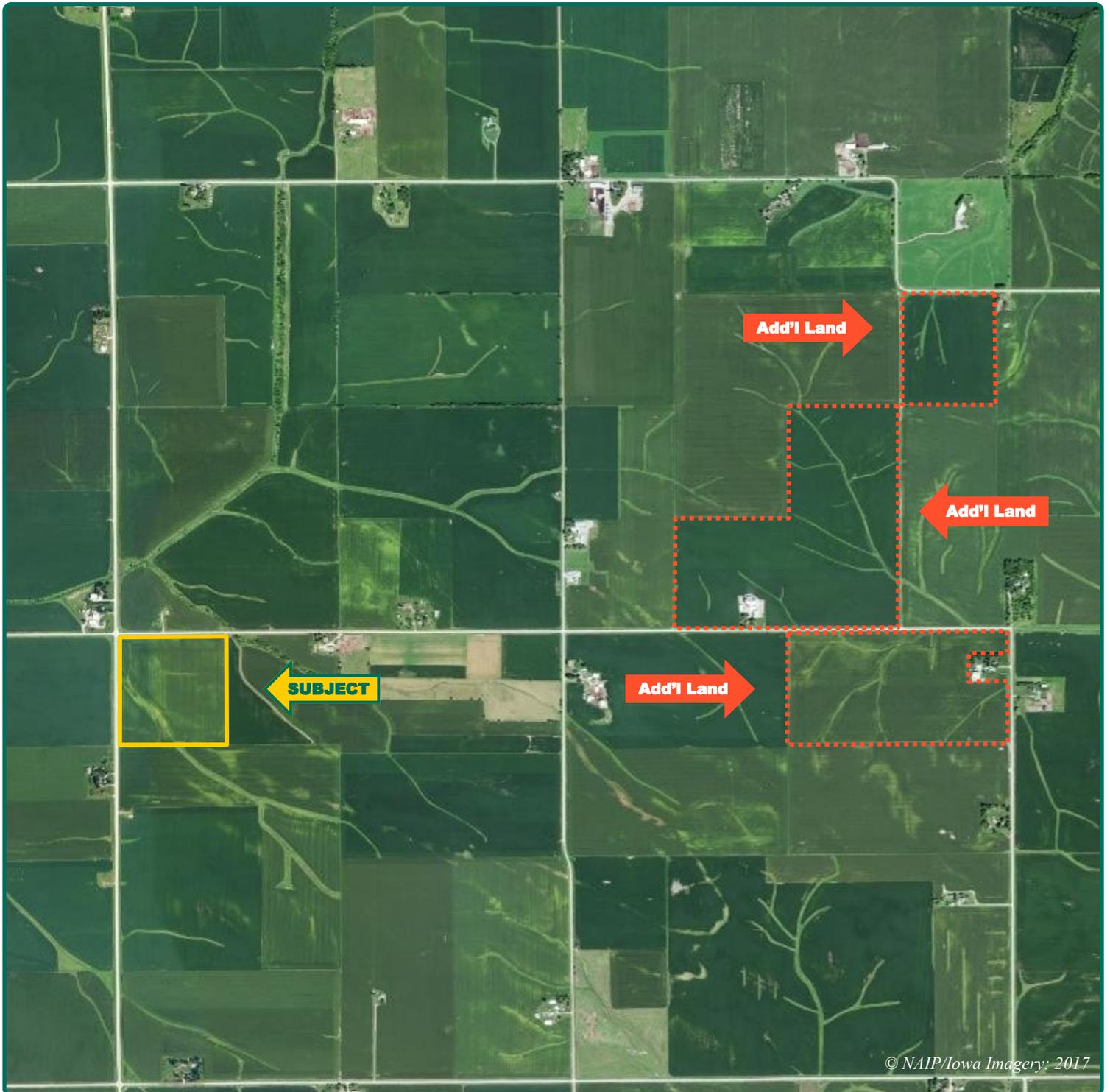
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# Additional Land Aerial Photo



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