

Land For Sale

ACREAGE:

145.15 Acres, m/l

LOCATION:

Johnson County, IA

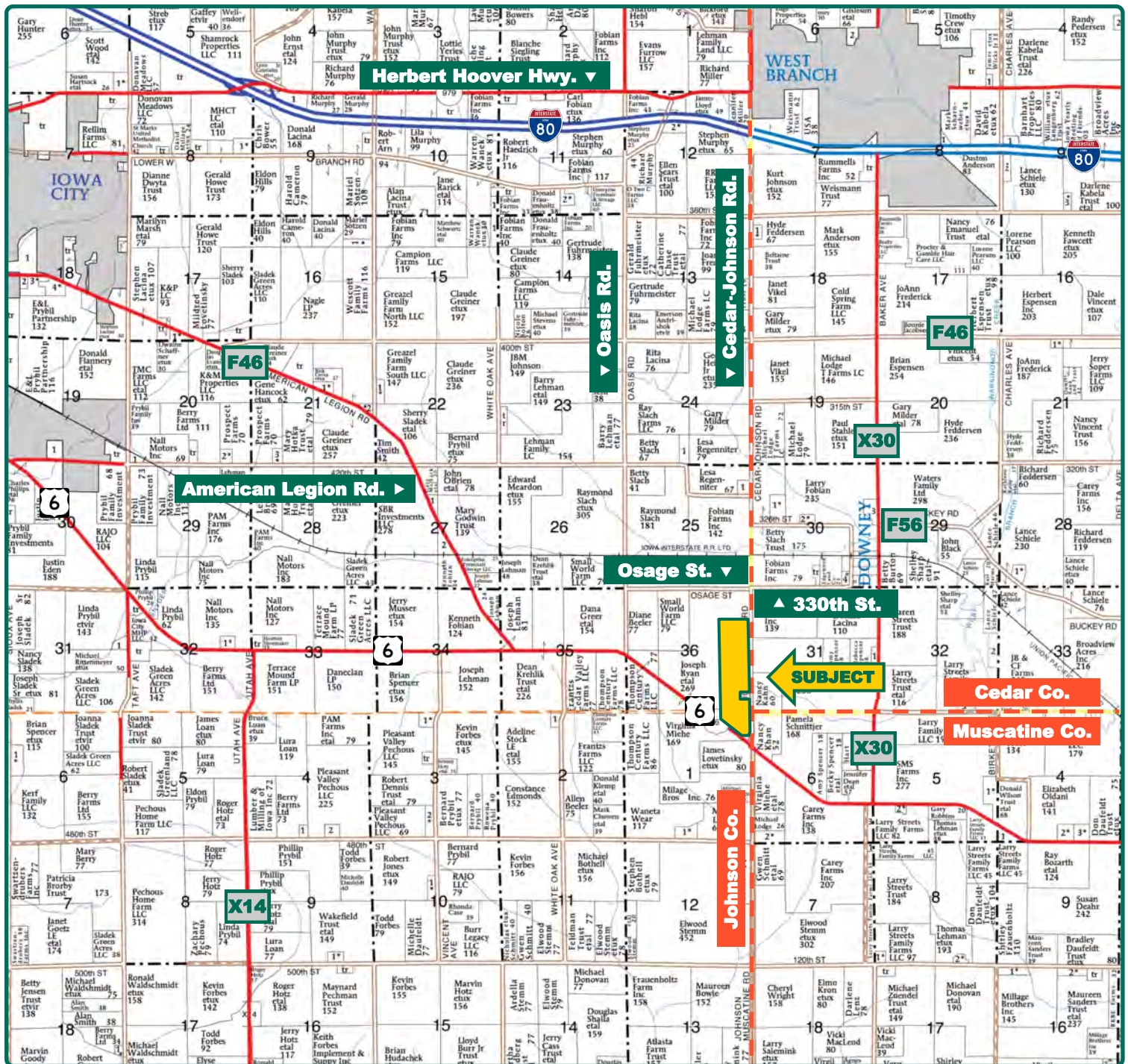


Property *Key Features*

- Located 6½ Miles Southeast of Iowa City on Highway 6
- 143.93 FSA/Eff. Crop Acres with an 85.10 CSR2
- High-Quality Johnson County Farm

Troy Louwagie, ALC
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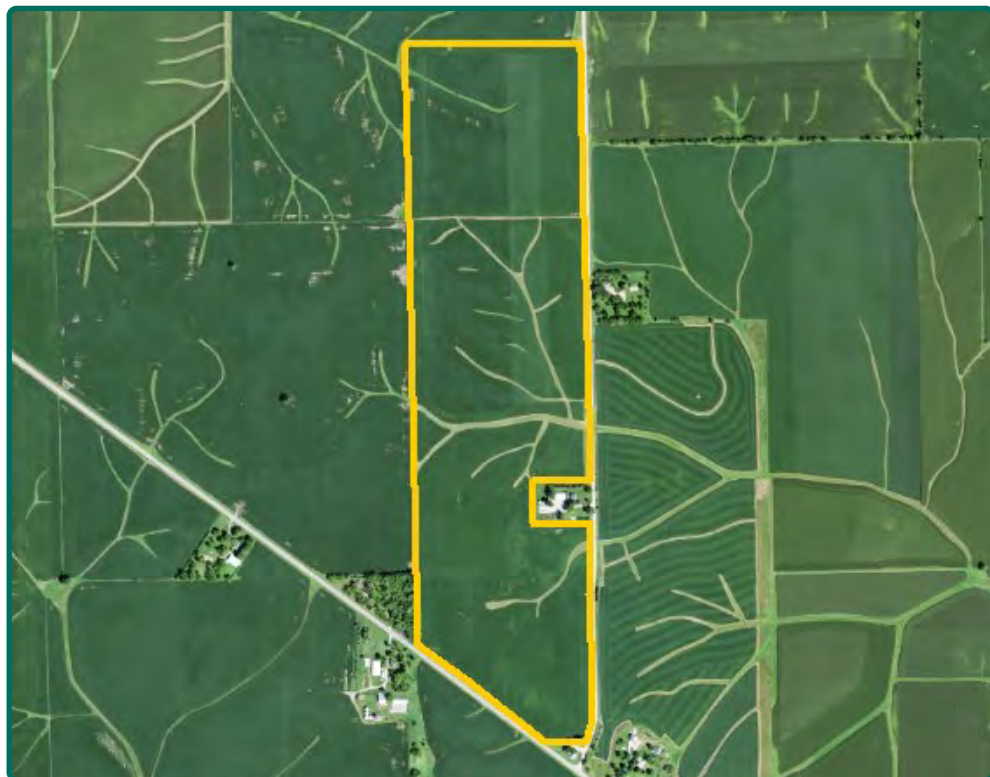
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FSA/Eff. Crop Acres:	143.93
Cert. Grass Acres:	4.50
Corn Base Acres:	135.70
Bean Base Acres:	3.90
Soil Productivity:	85.10 CSR2

Property Information

145.15 Acres, m/l

Location

From Iowa City: 6½ miles southeast on Highway 6. The farm is located on the north side of the road.

Legal Description

The SE¼ of the NE¼ and the E½ of the SE¼ except the house and buildings, located in Section 36, Township 79 North, Range 5 West and that part of the NE¼ of the NE¼ lying north of Highway 6, located in Section 1, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,734,542.50
- \$11,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,530.00
Net Taxable Acres: 145.15
Tax per Net Taxable Acre: \$24.32

FSA Data

Farm Number 1454, Tract 2238
FSA/Eff. Crop Acres: 143.93
Cert. Grass Acres: 4.50
Corn Base Acres: 135.70
Corn PLC Yield: 176 Bu.

Bean Base Acres: 3.90
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Downs, Atterberry and Downs. CSR2 on the FSA/Eff. crop acres is 85.10. See soil map for detail.

Land Description

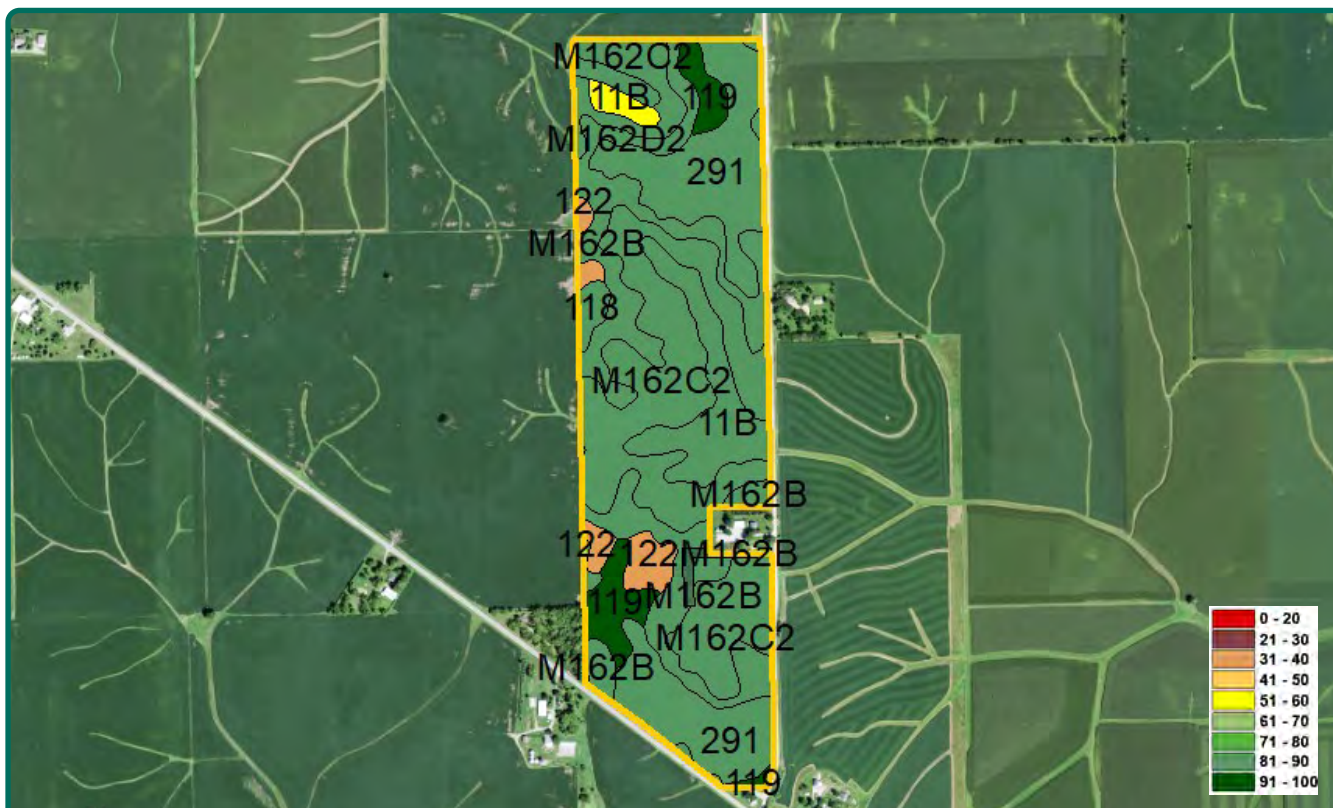
Level to gently rolling.

Drainage

There is some tile running along the waterways and on the north portion of the farm.

Buildings/Improvements

None.



Measured Tillable Acre: 143.93

Avg. CSR2 85.10

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M162C2	Downs silt loam, till plain, 5 to 9	82	34.2%	IIIe	49.17
291	Atterberry silt loam, 0 to 2 percent	90	22.2%	Iw	31.90
M162B	Downs silt loam, till plain, 2 to 5	90	21.9%	Ile	31.53
11B	Colo-Ely complex, 0 to 5 percent	86	9.7%	IIw	14.03
119	Muscataine silt loam, 0 to 2 percent	100	5.6%	Iw	8.10
122	Sperry silt loam, depressional, 0 to	36	3.6%	IIIw	5.17
118	Garwin silty clay loam, 0 to 2	90	1.5%	IIw	2.18
M162D2	Downs silt loam, till plain, 9 to 14	57	1.3%	IVe	1.9

Water & Well Information

None.

Comments

This is a high-quality Johnson County farm located southeast of Iowa City along a hard-surface road.

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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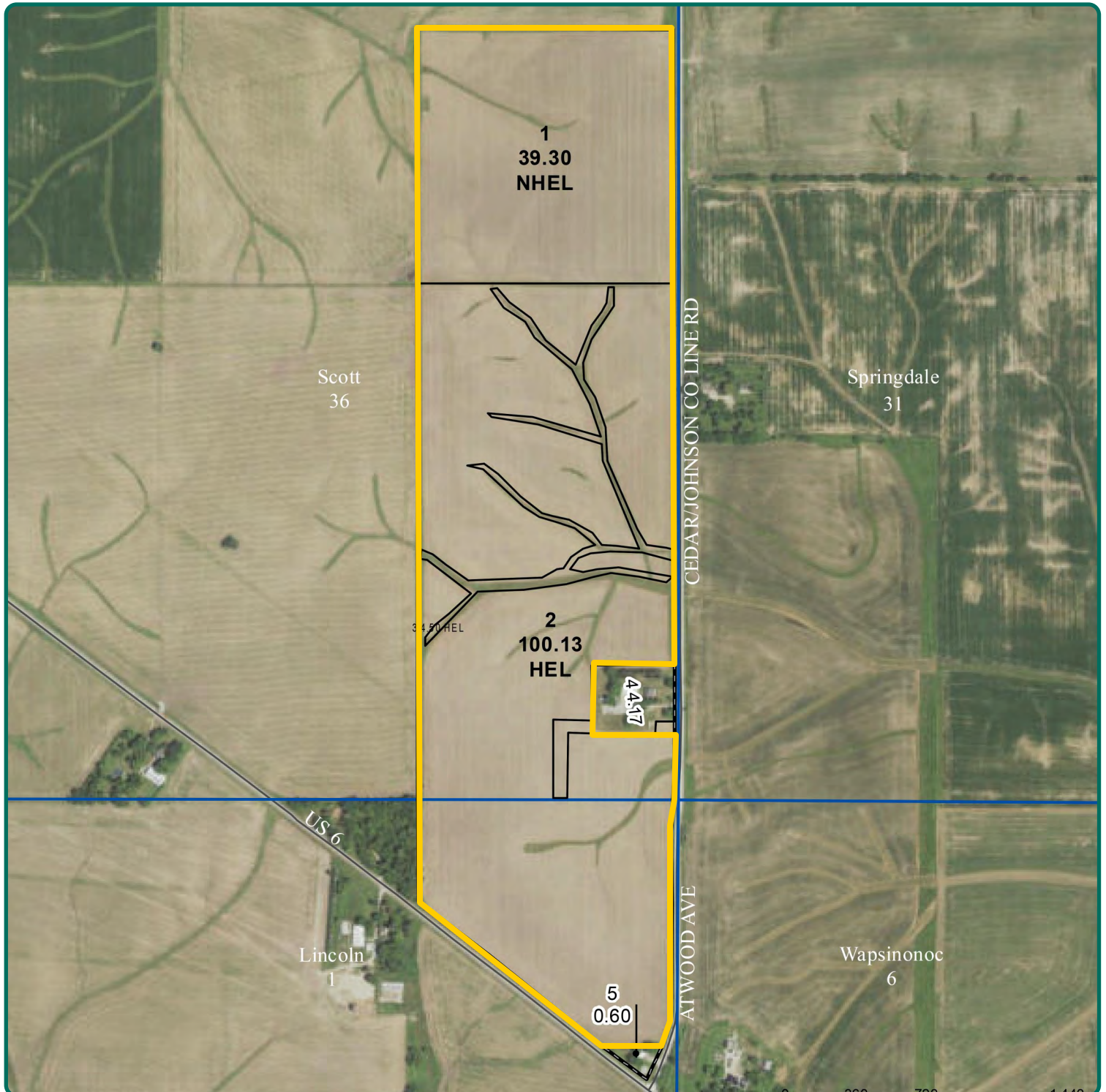
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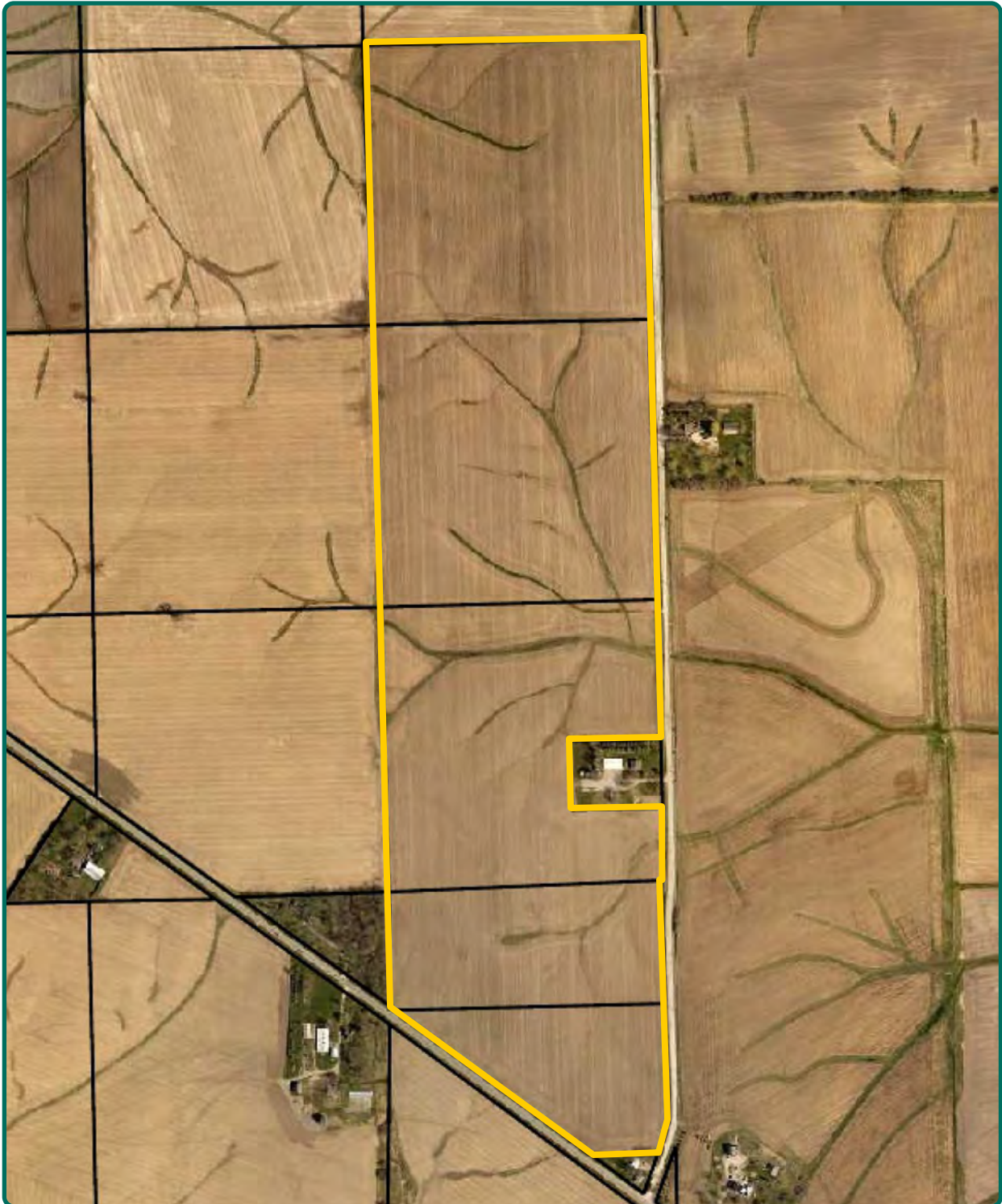
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