

Land For Sale

ACREAGE:

156.76 Acres, m/l

LOCATION:

Johnson County, IA



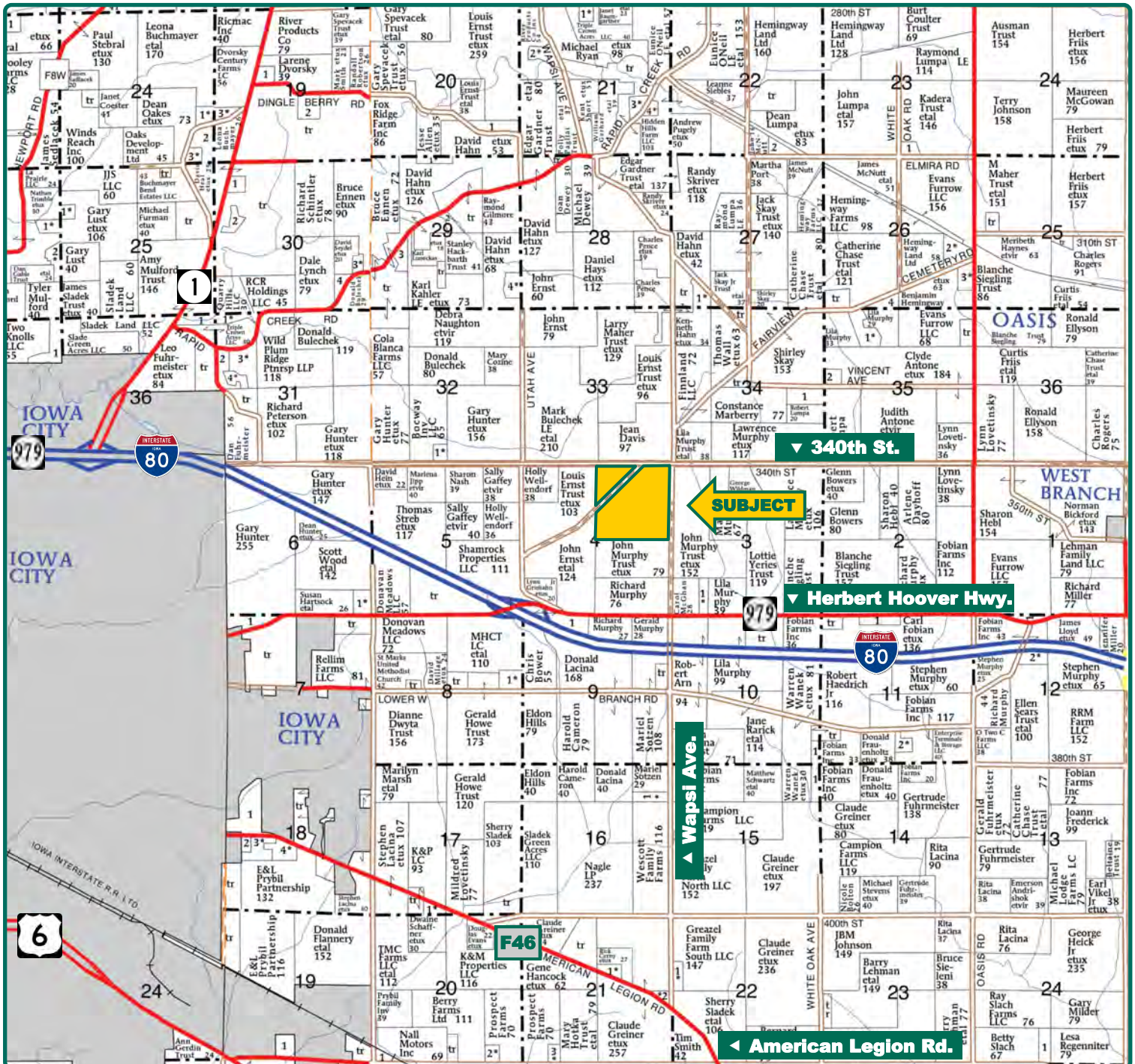
Property Key Features

- Located 3 Miles Northeast of Iowa City
- 147.79 FSA/Eff. Crop Acres with a 73.70 CSR2
- Includes Nice House and Outbuildings

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Troy Vincent, ARA, CCA
Licensed Salesperson in IA
319-541-1960
TroyV@Hertz.ag



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FSA/Eff. Crop Acres: 147.79
Cert. Grass Acres: 3.20
Corn Base Acres: 82.20
Bean Base Acres: 62.20
Soil Productivity: 73.70 CSR2

Total Living SF: 896
Bedrooms: 3
Bathrooms: 1
Year Built: 1900

ADDRESS:
5125 340th Street NE
Iowa City, IA 52240

Property Information

156.76 Acres, m/l

Location

From Iowa City: 2½ miles east on 340th Street. The farm is located on the south side of the road.

Legal Description

The NE¼ of Section 4, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,881,120
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 and 2022 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,034.00
Net Taxable Acres: 156.76
Tax per Net Taxable Acre: \$38.49

FSA Data

Farm Number 1367, Tract 2177
FSA/Eff. Crop Acres: 147.79
Cert. Grass Acres: 3.20
Corn Base Acres: 82.20
Corn PLC Yield: 161 Bu.
Bean Base Acres: 62.20
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Downs and Fayette.
CSR2 on the FSA/Eff. crop acres is 73.70.
See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural and some tile.

House

There is a 1½ story home that was built around 1900 consisting of 896 finished square feet.

Main Level

The main level includes a kitchen, dining/living room with oak hardwood floors, recently remodeled bathroom and bedroom.

Second Level

The second level includes two bedrooms.

Basement

The basement is a block foundation and has a newer furnace and air conditioner.

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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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Kitchen



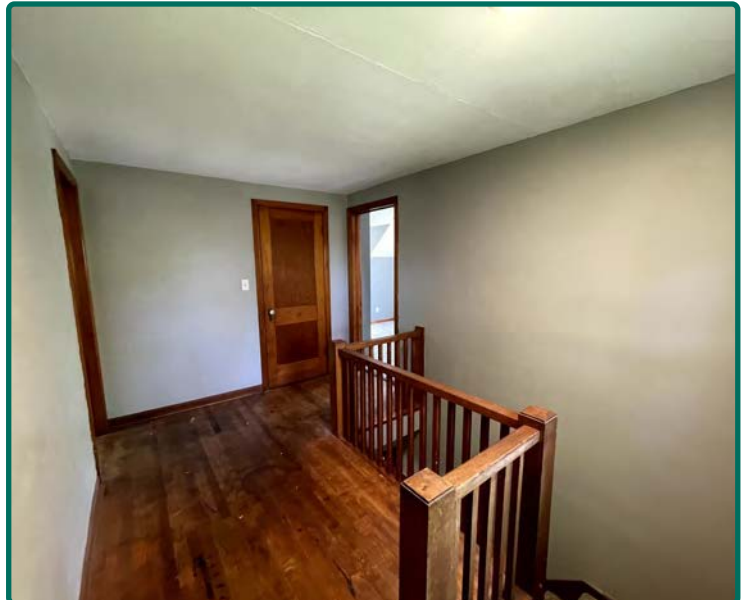
Dining Room



Living Room



Second Level



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Master Bedroom



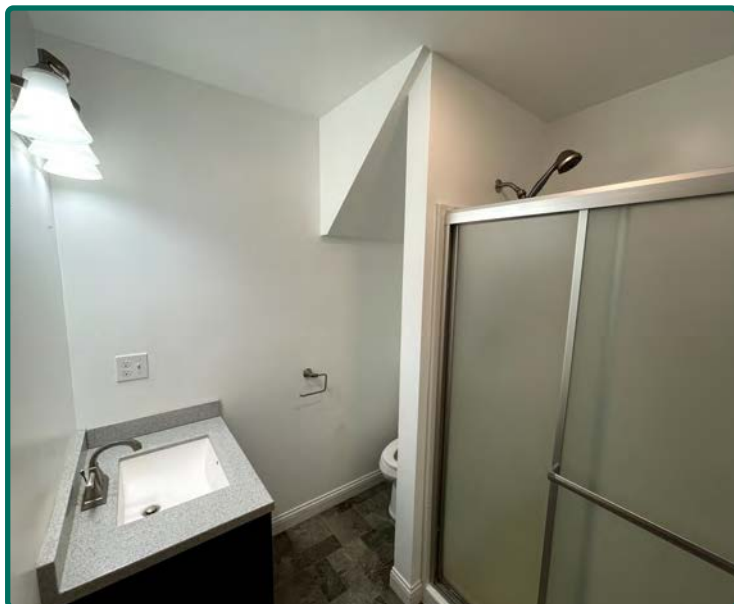
Master Bedroom



Bedroom



Bathroom



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