

Land For Sale

ACREAGE:

73.93 Acres, m/l

LOCATION:

Johnson County, IA

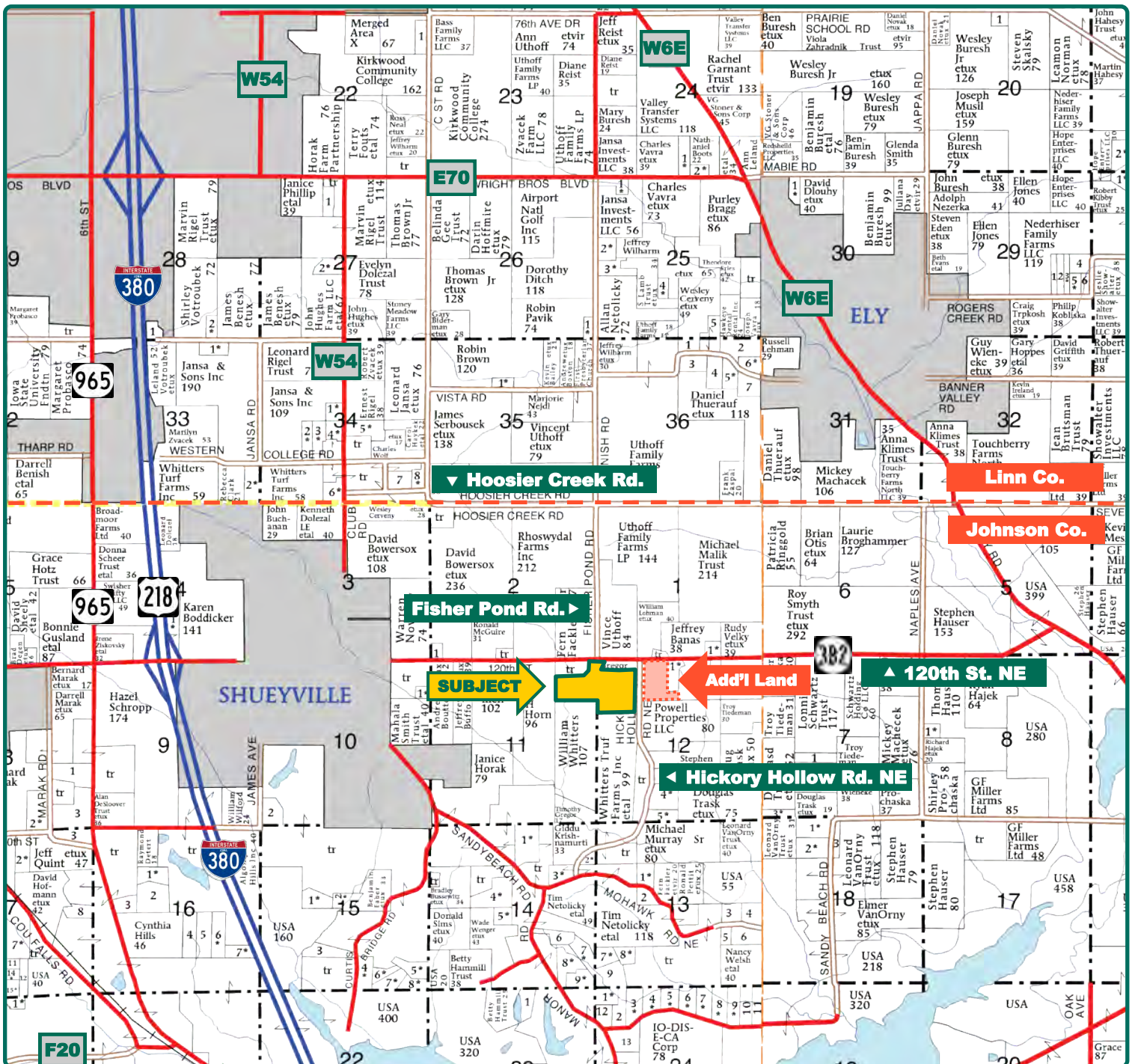


Property *Key Features*

- Located 1½ Miles East of Shueyville, Iowa
- Mixture of Rolling Cropland and Timber
- Attractive Building Site Along a Hard-Surface Road

Troy Louwagie, ALC
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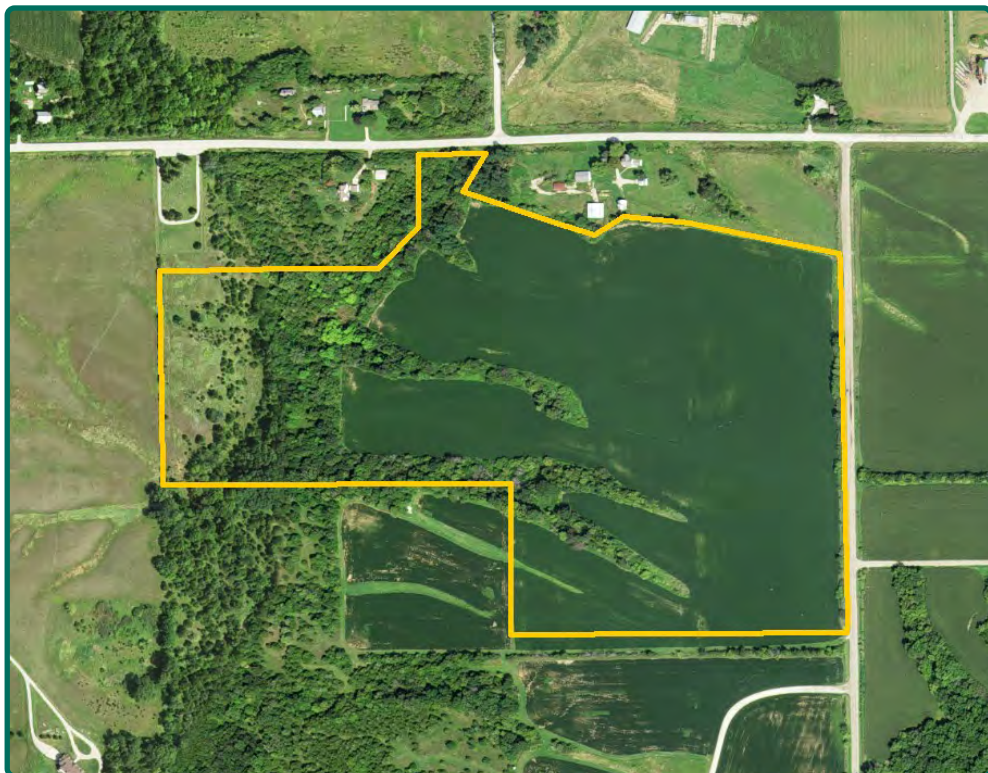
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FSA/Eff. Crop Acres: 56.72
Cert. Grass Acres: 5.34
Corn Base Acres: 37.05*
Bean Base Acres: 6.05*
Soil Productivity: 62.41 CSR2

**Acres are estimated.*

Parcel 1 Property Information 73.93 Acres, m/l

Location

From Shueyville: 2 miles east on 120th St. NE/Highway 382 and turn south on Hickory Hollow Rd. The farm is located on the west side of the road.

Legal Description

That part of the NE¼ of Section 11; and that part of the NW¼ of the NW¼ of Section 12, all located in Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,476,751.75
- \$19,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,714.00
 Net Taxable Acres: 73.93
 Tax per Net Taxable Acre: \$23.18

FSA Data

Part of Farm Number 5561, Tract 8152
 FSA/Eff. Crop Acres: 56.72
 Cert. Grass Acres: 5.34
 Corn Base Acres: 37.05*
 Corn PLC Yield: 143 Bu.

Bean Base Acres: 6.05*

Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Primary soils are Bassett, Chelsea-Fayette-Lamont and Franklin. CSR2 on the FSA/ Eff. crop acres is 62.41. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

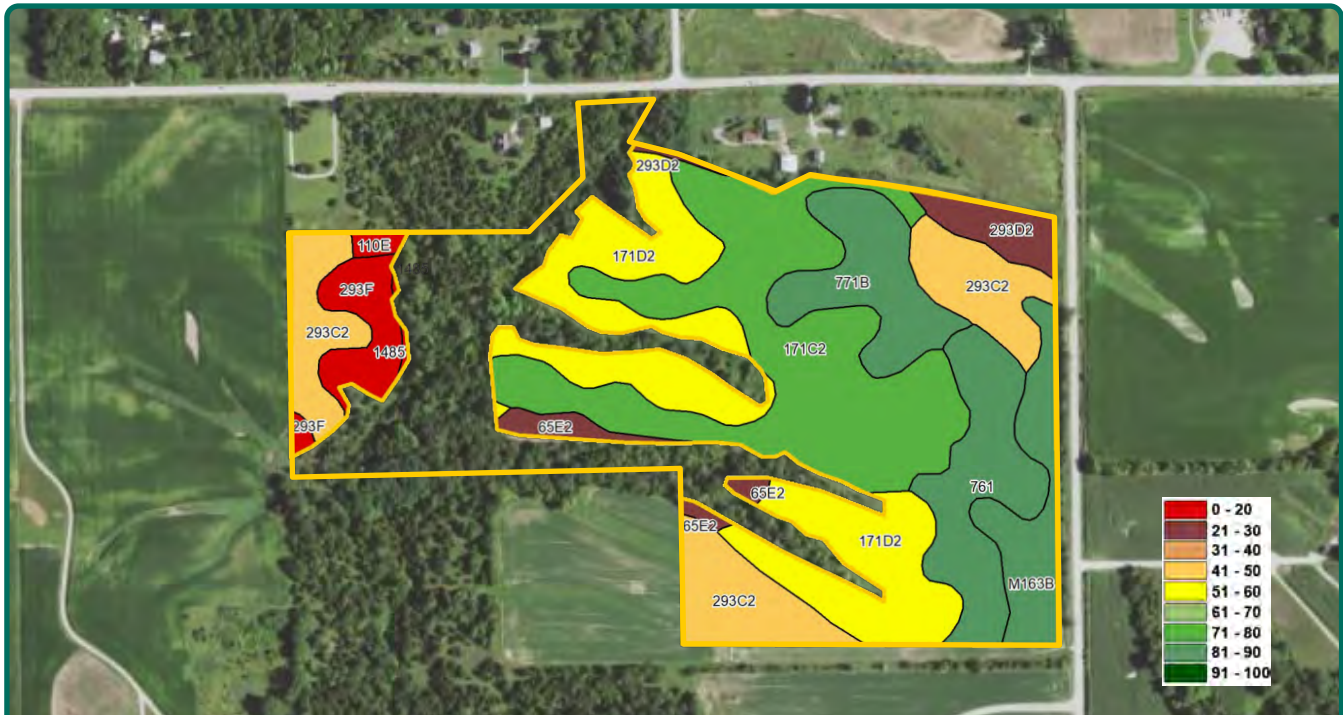
Natural.

Water & Well Information

None.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	15.49	27.31	3e	77	
171D2	Bassett loam, 9 to 14 percent slopes, eroded	13.06	23.03	3e	54	
293C2	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes, eroded	8.65	15.24	3s	41	
761	Franklin silt loam, 1 to 3 percent slopes	5.64	9.94	1w	85	
771B	Waubek silt loam, 2 to 5 percent slopes	4.56	8.04	2e	88	
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	3.57	6.29	2e	84	
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	2.41	4.25	6e	11	
293D2	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes, eroded	1.70	3.00	6e	24	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.22	2.15	6e	28	
110E	Lamont fine sandy loam, 9 to 18 percent slopes	0.32	0.57	6s	16	
1485	Spillville loam, channeled, 0 to 2 percent slopes	0.10	0.18	5w	5	

Measured Tillable Acres: 56.72

Average CSR2: 62.41

Comments

This is an attractive Johnson County farm just east of Shueyville on a hard-surface road. It includes a mixture of timber and cropland.

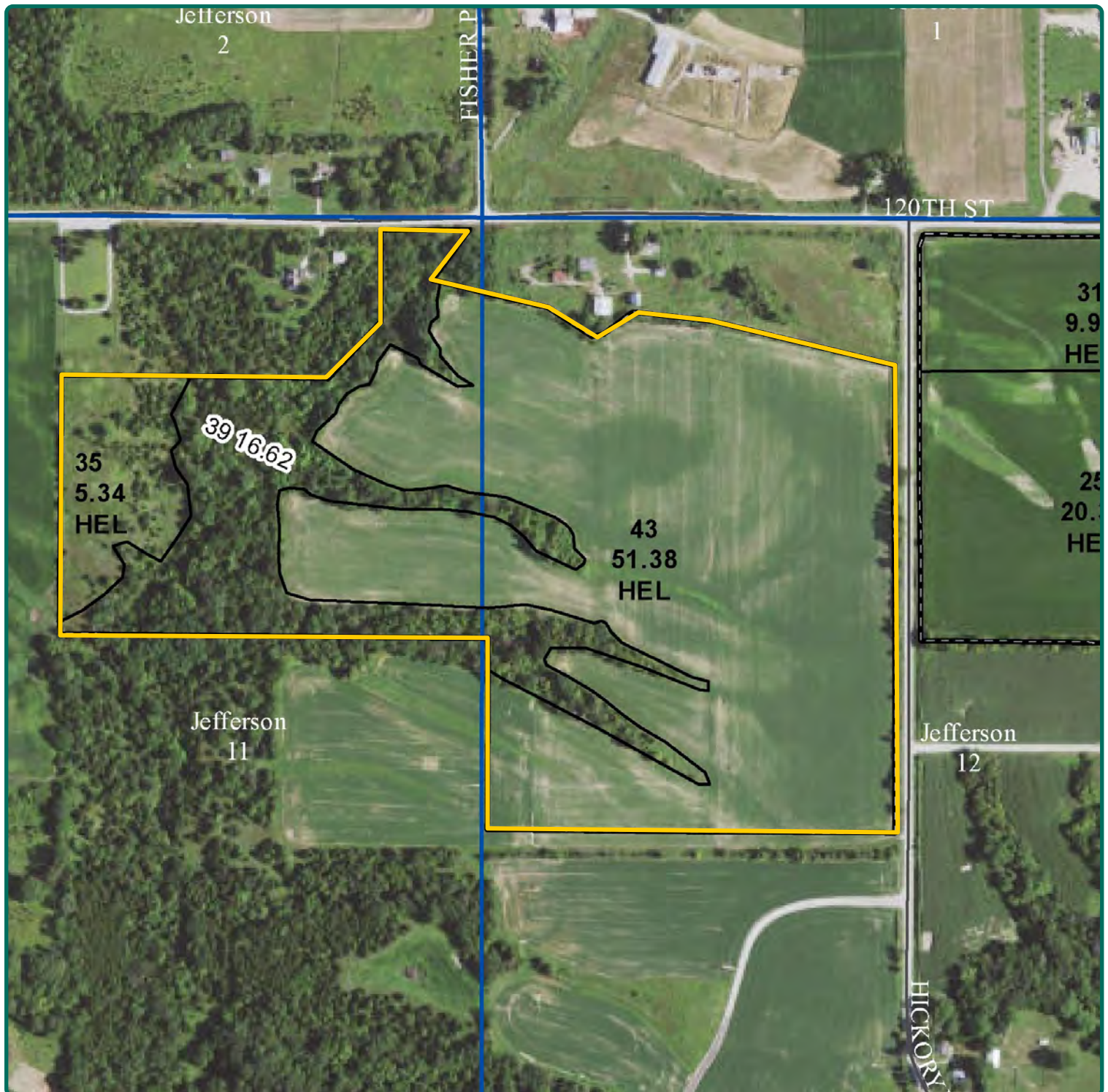
Additional Land for Sale

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

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.

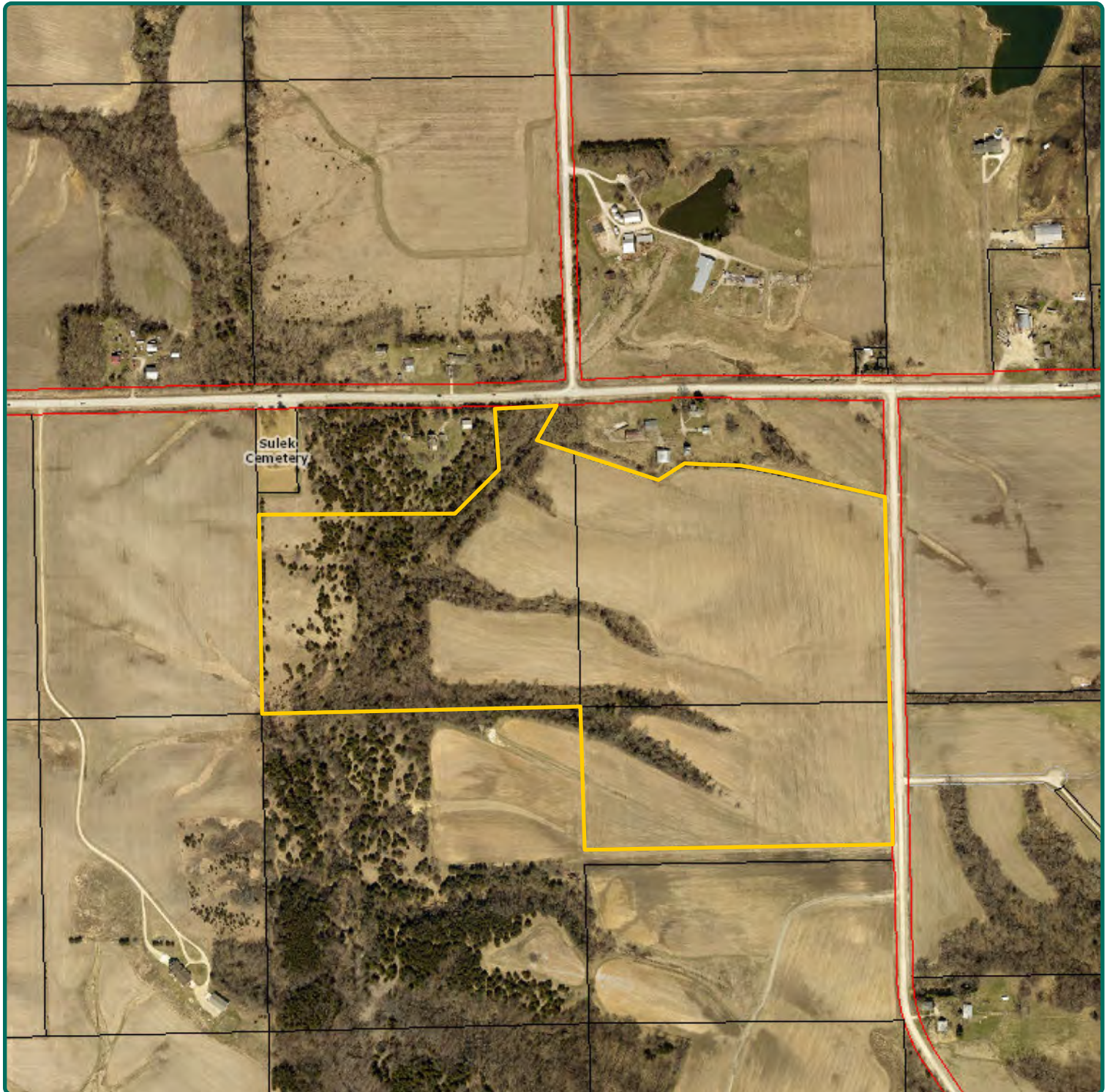
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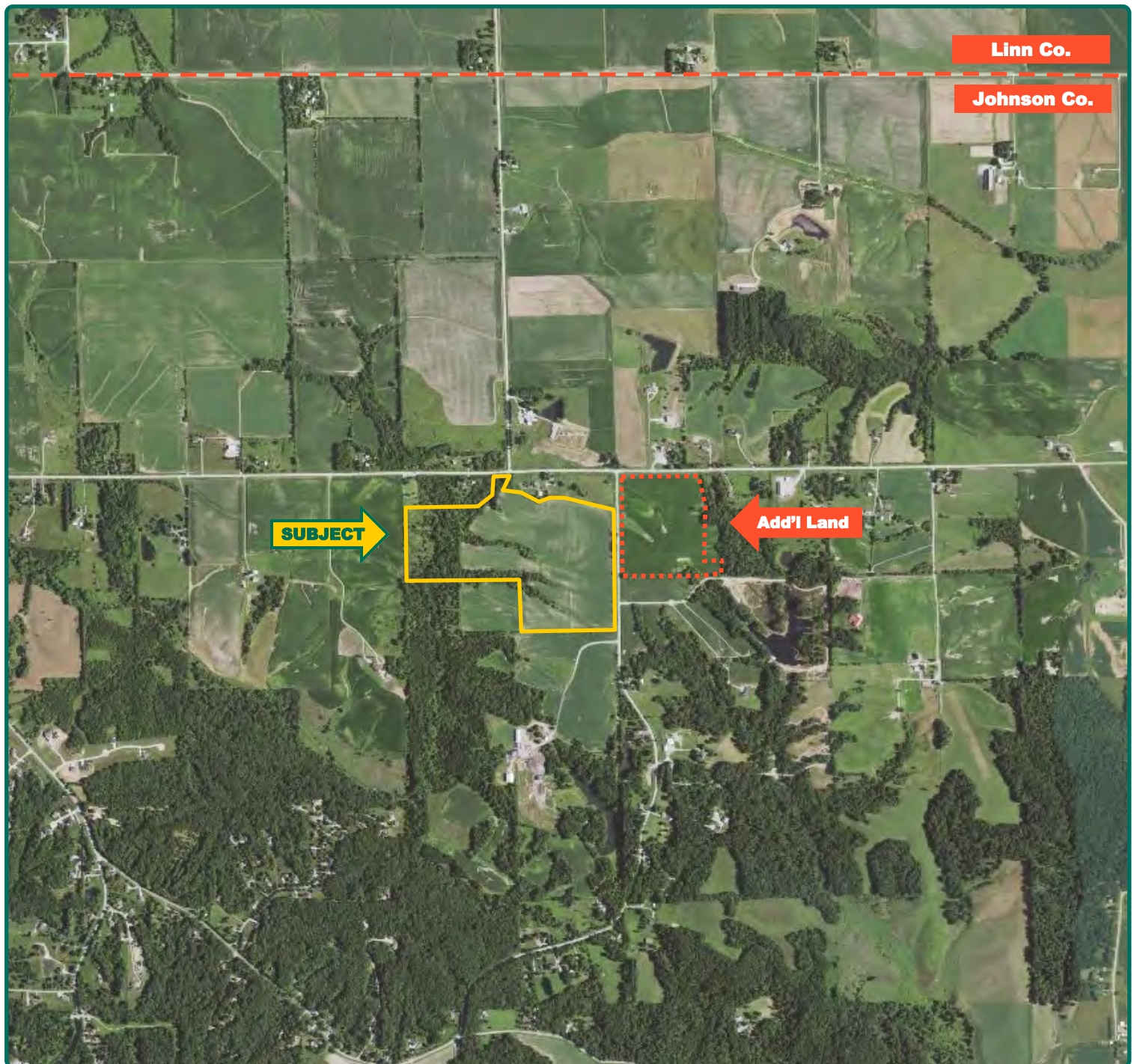
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Additional Land Aerial Photo



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