

# Land For Sale

**ACREAGE:**

**149.93 Acres, m/l**

**LOCATION:**

**Johnson County, IA**

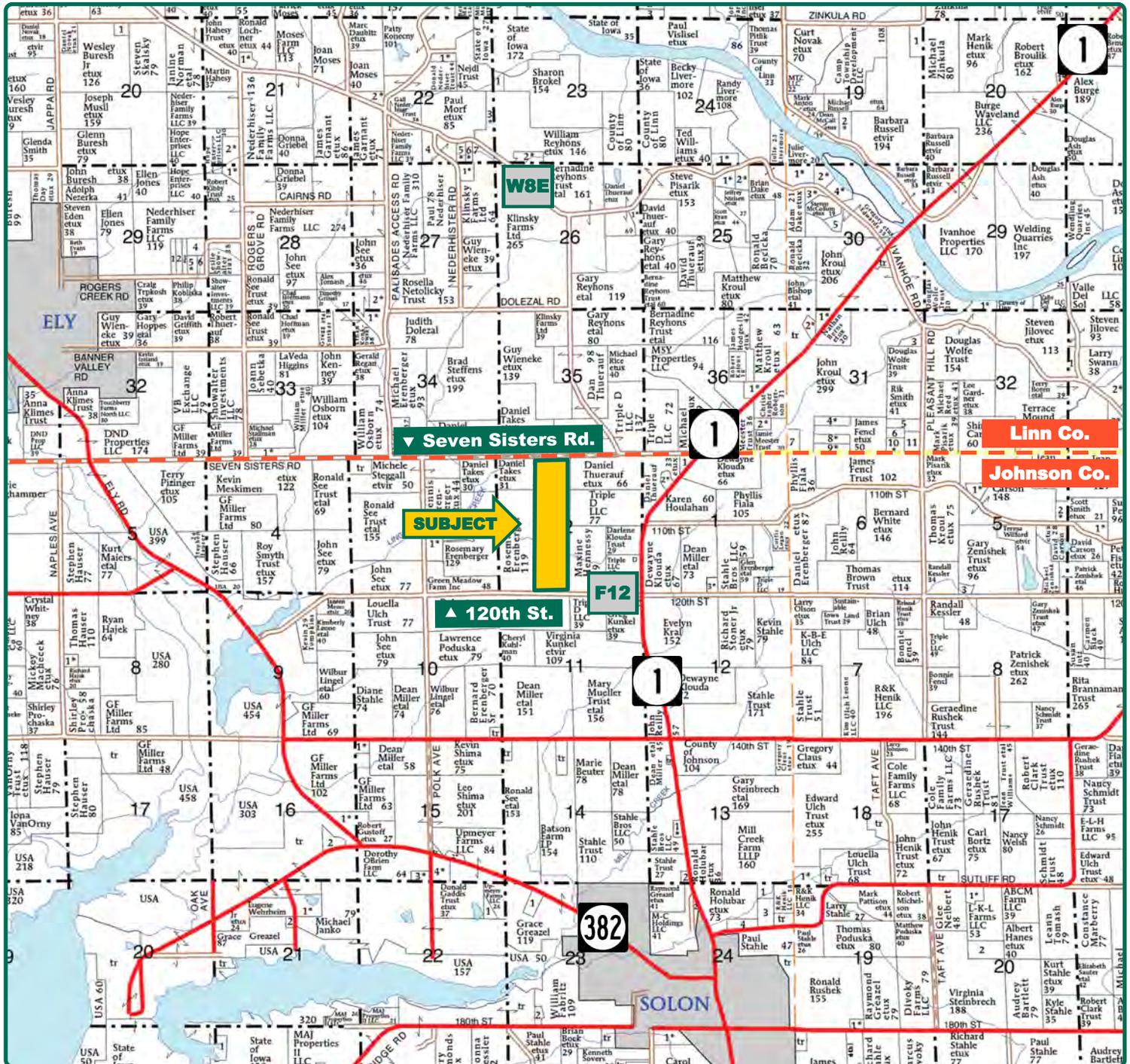


## Property Key Features

- Located 3 Miles Northwest of Solon, Iowa
- 116.61 FSA/Eff. Crop Acres with a 46.80 CSR2
- Includes a House Close to Hwy 1 Access

**Troy Louwagie, ALC**  
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**FSA/Eff. Crop Acres:** 116.61  
**Corn Base Acres:** 112.40  
**Oats Base Acres:** 0.30  
**Soil Productivity:** 46.80 CSR2

**Total Living SF:** 1,591  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Year Built:** 1900  
**Address:**  
 4262 120th St NE  
 Solon, IA 52333

## Property Information

**149.93 Acres, m/l**

### Location

**From Solon:** 2 miles north on Hwy 1 and ½ mile west on 120th St. The property is on the north side of the road.

**From Mount Vernon:** 6 miles southwest on Hwy 1 and ½ mile west on 120th St.

### Legal Description

The E½ of the NW¼ and the E½ of the SW¼ of Section 2, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,686,712.50~~ \$1,596,754.50
- ~~\$11,250/acre~~ \$10,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,112.00  
 Net Taxable Acres: 149.93  
 Tax Parcel ID #: 0202201001,  
 0202276001, 0202301001 & 0202376001

### School District

Solon Community School District.

### House

There is 1½-story home that was built in 1900 with 936 finished square feet on the main level. The first level features a large eat-in kitchen, two bedrooms, a living room and a bathroom. The living room and bedrooms have hardwood flooring. The second level is unfinished. The basement includes a poured foundation with a breaker box, electric hot water heater, electric furnace and air conditioner.

### FSA Data

Farm Number 2689, Tract 1387  
 FSA/Eff. Crop Acres: 116.61  
 Corn Base Acres: 112.40  
 Corn PLC Yield: 121 Bu.  
 Oats Base Acres: 0.30  
 Oats PLC Yield: 54 Bu.

### Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Fayette and Tama-Dickinson. CSR2 on the FSA/Eff. crop acres is 46.80. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural.

### Water and Well

The well is located northwest of the house beneath the windmill.

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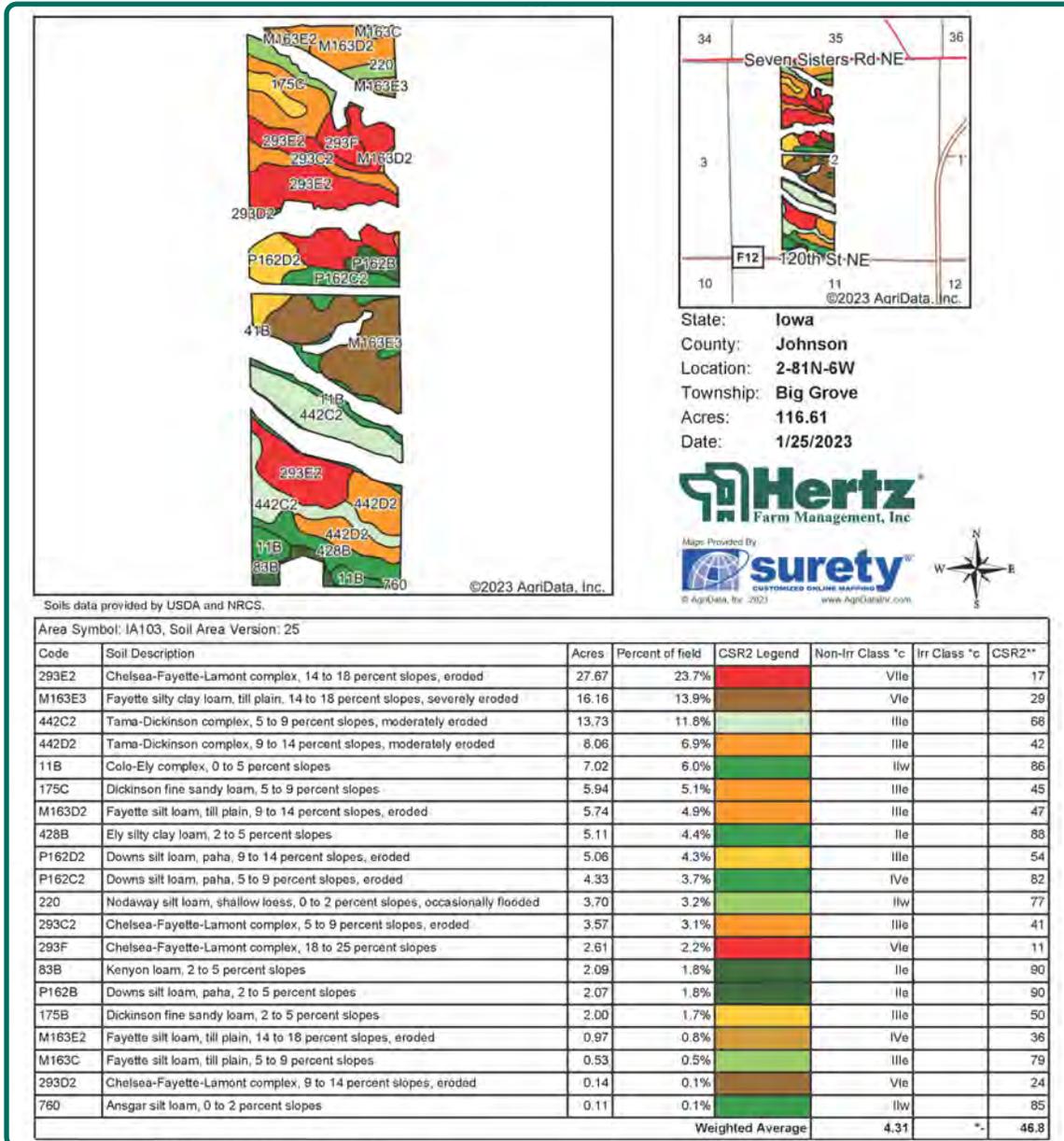
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## Septic System

The septic system is located northeast of the house. The Seller is exempt from time of transfer inspection as the Seller is an Estate.

## Buildings/Improvements

Outbuildings include a couple older garages and a chicken house.

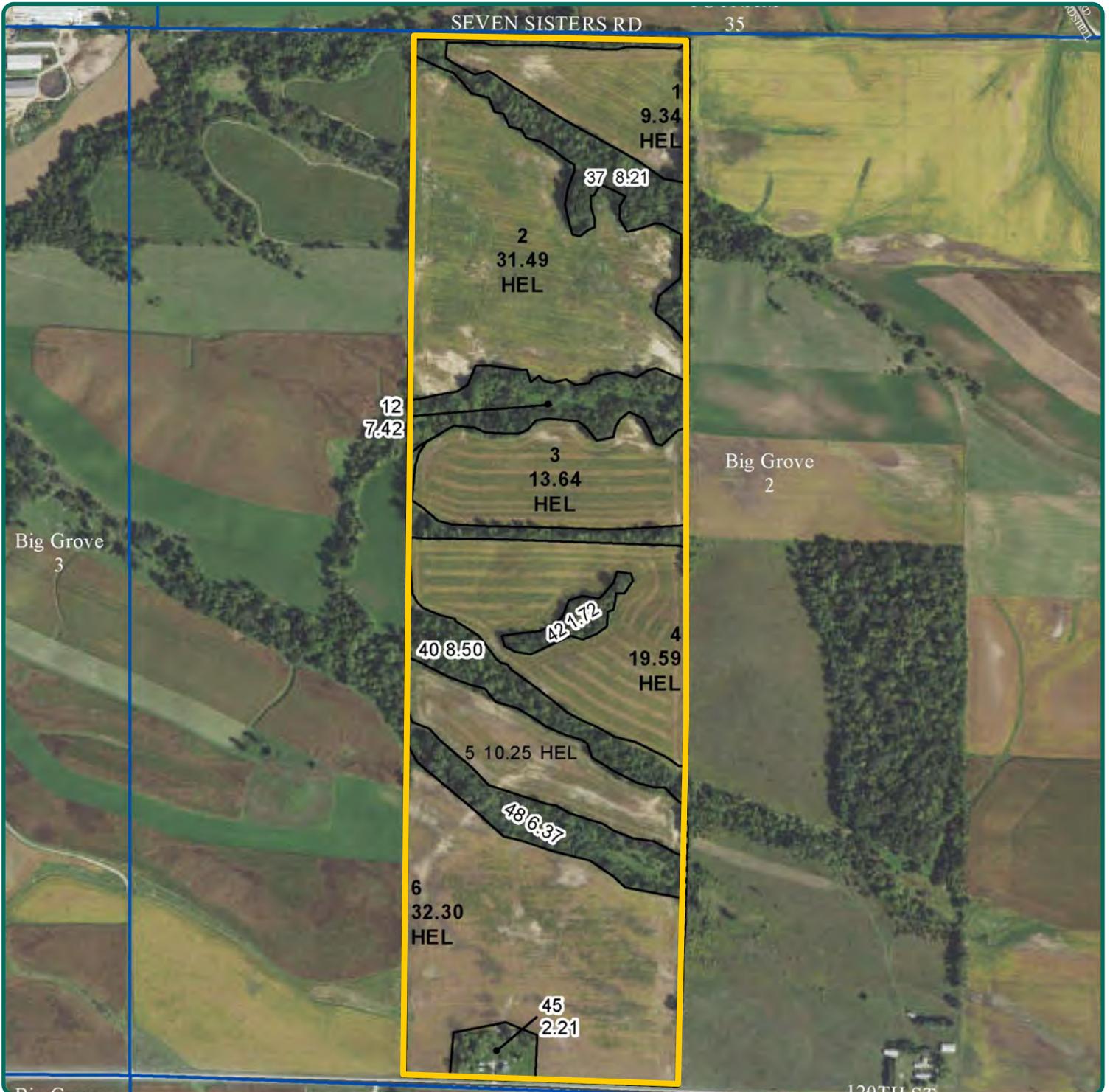
## Comments

This is a nice Johnson County farm with a mixture of rolling cropland and timber. The farm includes a two-bedroom home and some outbuildings.

*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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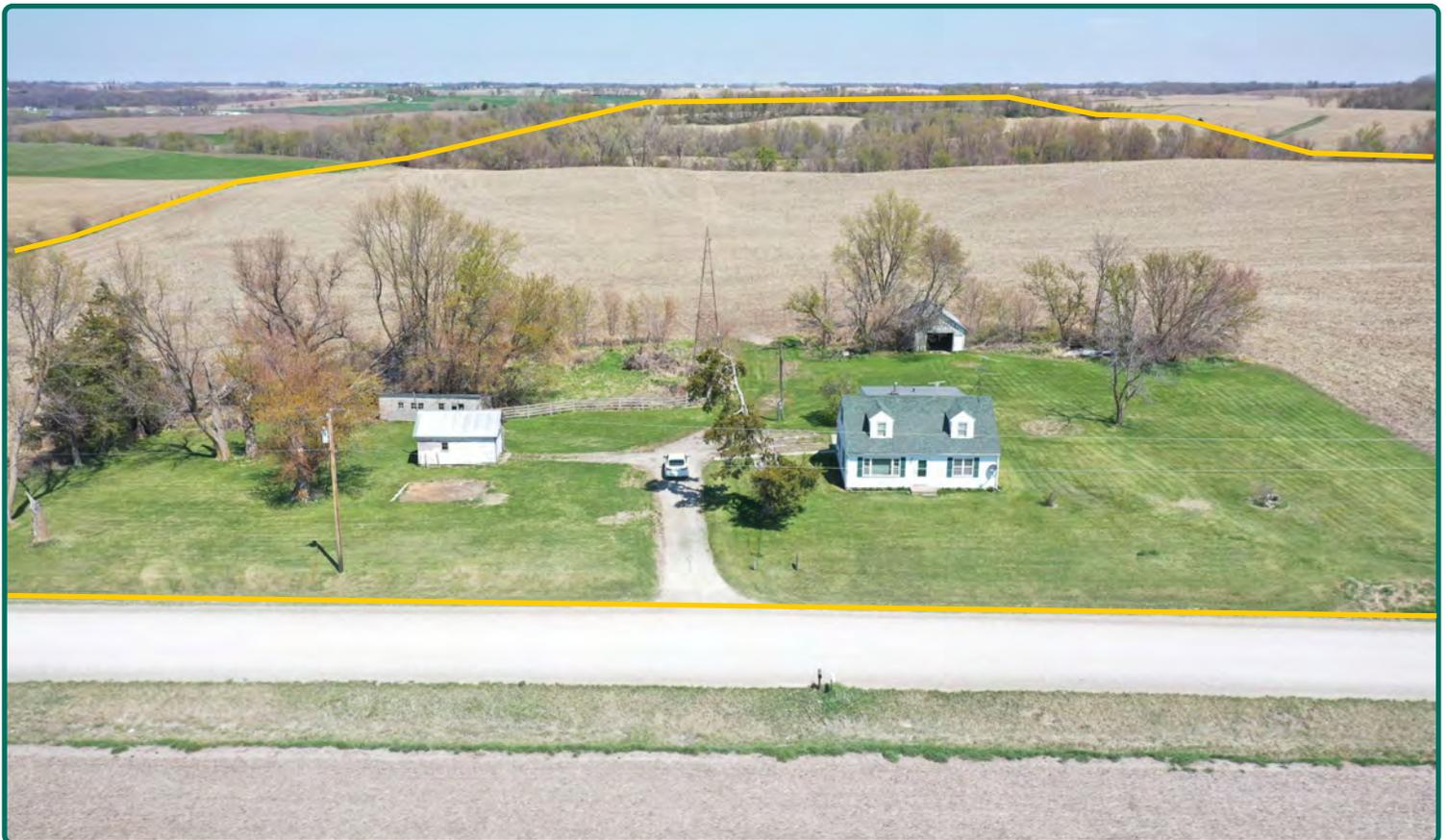
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