

Land For Sale

ACREAGE:

78.30 Acres, m/l

LOCATION:

Johnson County, IA



Property Key Features

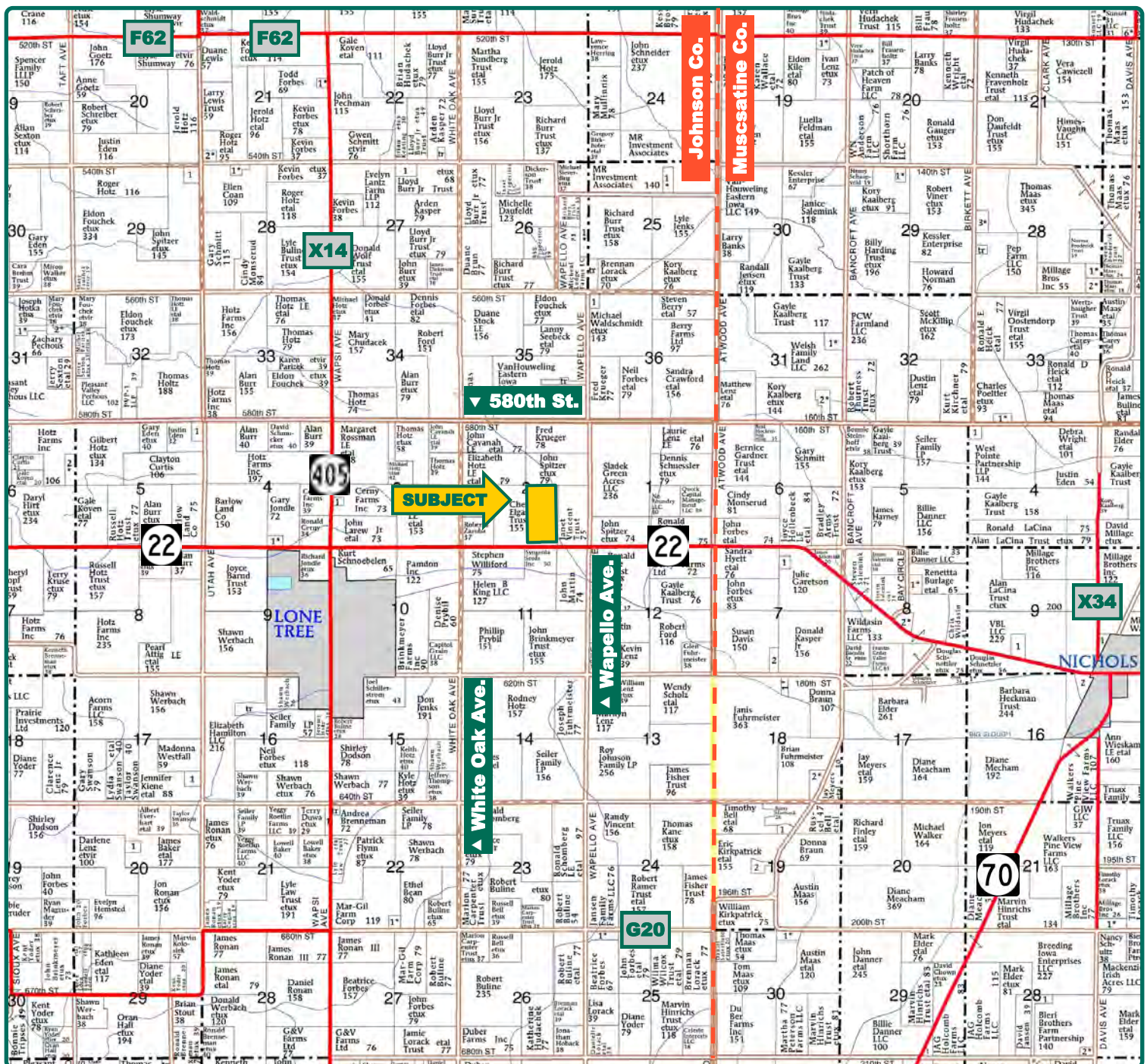
- 1½ Miles East of Lone Tree, Iowa
- 75.26 FSA/Eff. Crop Acres with an 88.10 CSR2
- High-Quality Cropland Along a Hard-Surfaced Road

Jim Rebhuhn, AFM
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REID: 010-2638-01



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FSA/Eff. Crop Acres: 75.26
Cert. Grass Acres: 2.61
Corn Base Acres: 37.91*
Bean Base Acres: 37.34*
Soil Productivity: 88.10 CSR2

**Acres are estimated.*

Property Information

78.30 Acres, m/l

Location

From Lone Tree—Intersection of Hwy 405 & Hwy 22: 1½ miles east on Hwy 22. The property is on the north side of the road.

Legal Description

The W½ of the SE¼, excepting therefrom: the northerly right-of-way boundary line of Iowa Highway No. 22, all in Section 2, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,092,285.00
- \$13,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,676.00
 Net Taxable Acres: 78.30
 Tax per Net Taxable Acre: \$34.18
 Tax Parcel ID #s: 1702426001 & 1702451001

FSA Data

Part of Farm Number 6026, Tract 6207
 FSA/Eff. Crop Acres: 75.26
 Cert. Grass Acres: 2.61
 Corn Base Acres: 37.91*
 Corn PLC Yield: 159 Bu.
 Bean Base Acres: 37.34*
 Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Downs. CSR2 on the FSA/Eff. crop acres is 88.10. See soil map for detail.

Land Description

The topography is considered to be level to gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

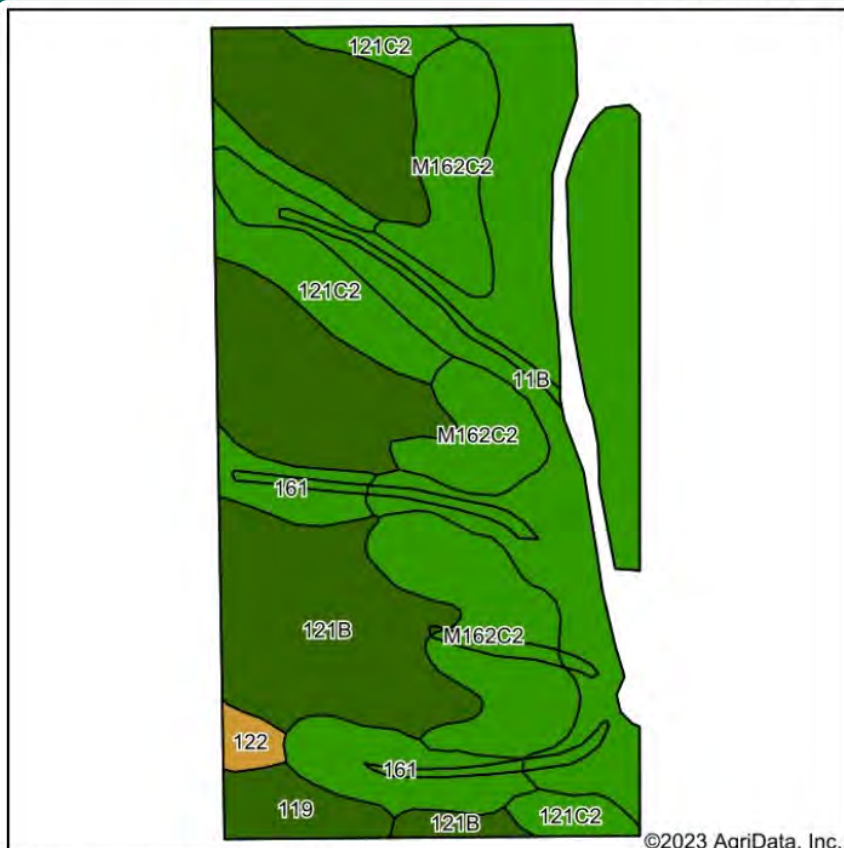
Comments

Good-quality farm with an 88.10 CSR2.

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State: **Iowa**
County: **Johnson**
Location: **2-77N-5W**
Township: **Fremont**
Acres: **75.26**
Date: **6/9/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
121B	Tama silt loam, 2 to 5 percent slopes	23.54	31.3%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	22.85	30.4%		IIw	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	13.81	18.3%		IIIle	82
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	6.58	8.7%		IIIle	87
161	Walford-Atterberry silt loams, 1 to 3 percent slopes	5.57	7.4%		IIw	86
119	Muscataine silt loam, 0 to 2 percent slopes	2.15	2.9%		Iw	100
122	Sperry silt loam, depressional, 0 to 1 percent slopes	0.76	1.0%		IIIw	36
Weighted Average					2.25	88.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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