

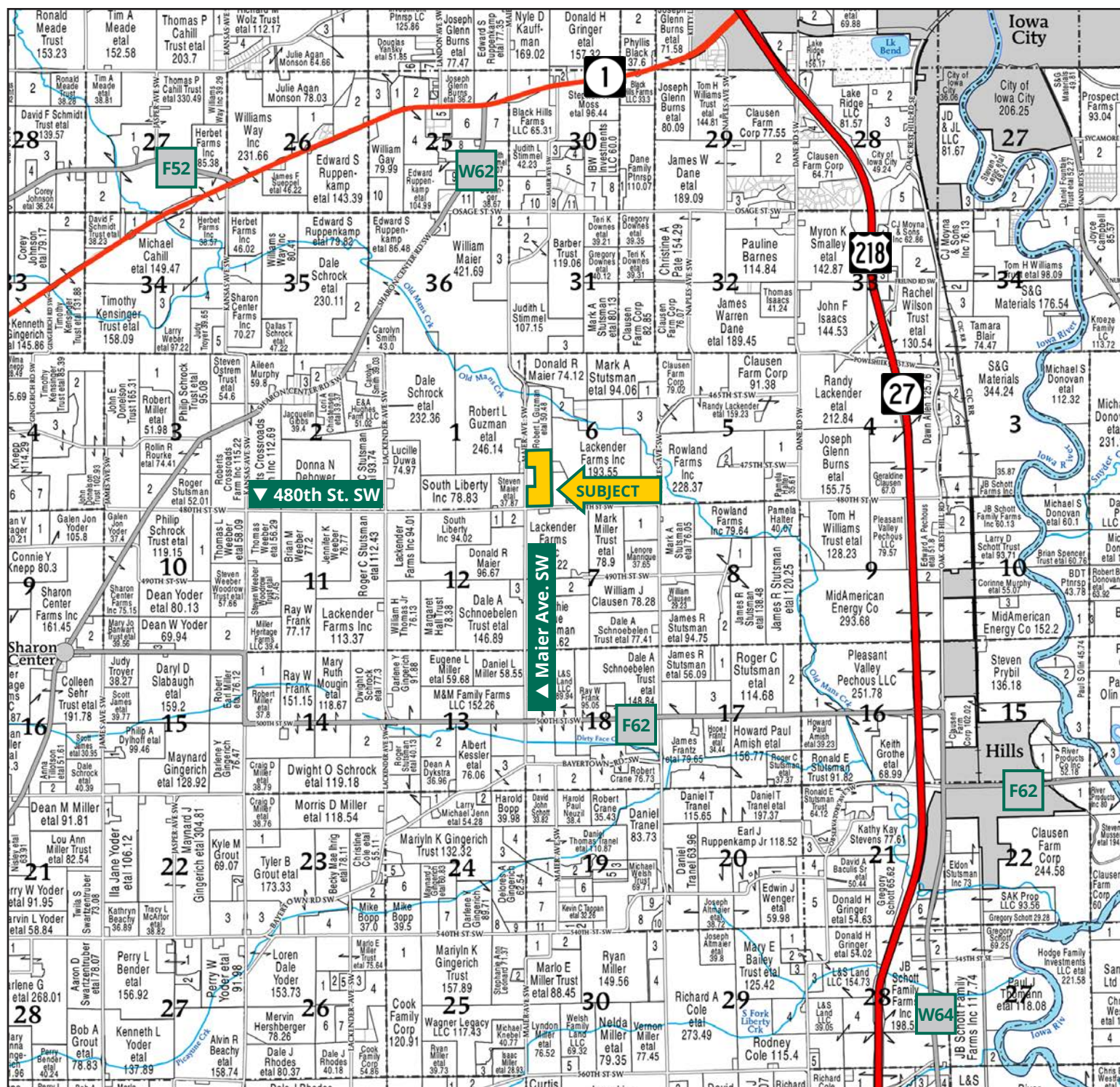
Certified Organic Farm, Iowa City, IA 52240



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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314 | www.Hertz.ag

43.83 Acres, m/l
Johnson County, IA



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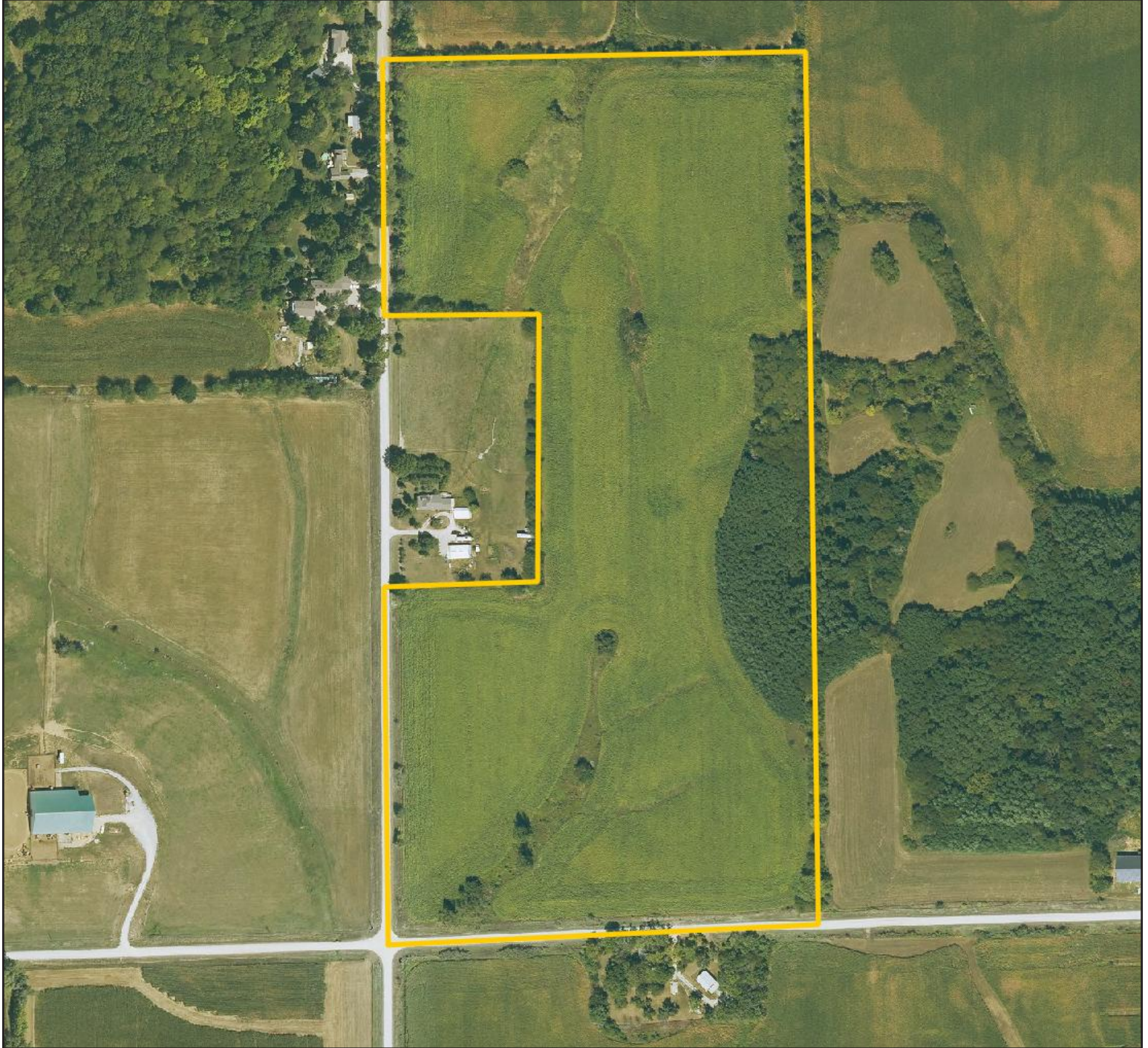
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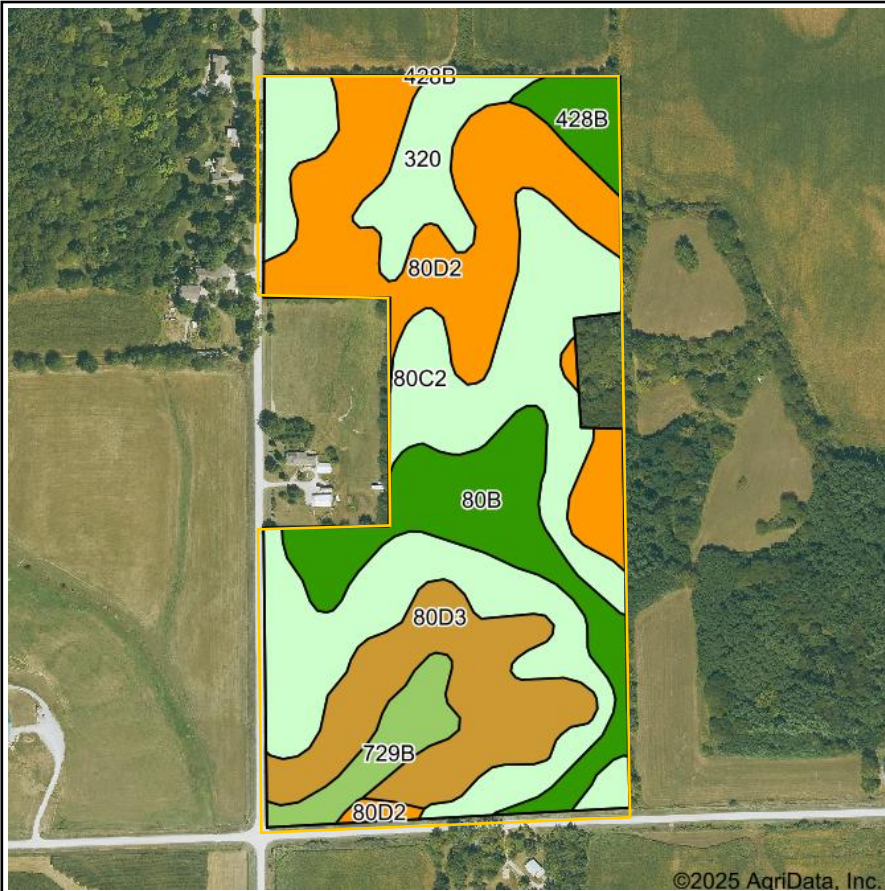
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FSA/Eff. Crop Acres: 41.75 | Soil Productivity: 61.10

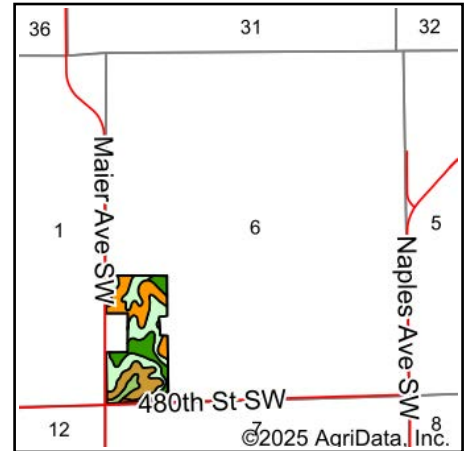


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Soils data provided by USDA and NRCS.



State: Iowa
County: Johnson
Location: 6-78N-6W
Township: Liberty
Acres: 41.75
Date: 2/24/2025



Maps Provided By:



Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	14.74	35.2%		IIIe	69
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	9.70	23.2%		IIIe	46
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	6.08	14.6%		IVe	39
80B	Clinton silt loam, 2 to 5 percent slopes	5.58	13.4%		Ile	80
320	Arenzville silt loam, 0 to 2 percent slopes	2.57	6.2%		IIw	63
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	1.80	4.3%		IIw	71
428B	Ely silty clay loam, 2 to 5 percent slopes	1.28	3.1%		Ile	88
Weighted Average					2.88	61.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Iowa City: 1 mile southwest on IA-1 and 2½ miles south on Maier Ave. SW. The property is on the east side of the road.

Simple Legal

Auditor Parcel 2019108 and Auditor Parcel 2025006, in the SW¼ SW¼ of Section 6, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$850,000.00 \$730,000.00
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,206.00*
Gross Acres: 43.83

Tax Exempt Road ROW Acres: 1.87

Net Taxable Acres: 41.96

Tax per Net Taxable Acre: \$28.75*

**Taxes estimated due to recent survey of property and tax parcel split. Johnson County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for 2025 crop year.

FSA Data

Farm Number 6531, Tract 8995

FSA/Eff. Crop Acres: 41.75

Soil Types/Productivity

Primary soil is Clinton. CSR2 on the FSA/ Eff. crop acres is 61.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The terrain is rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is one of very few certified organic farms in the Iowa City area! Ideally situated just 15 minutes from downtown, this property provides the perfect opportunity to build your dream home - with the potential to construct up to two homes!

For more information on building options and other business opportunities besides farming, contact the listing agent or Johnson County Planning & Zoning.



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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North Side Looking South



Northeast Corner Looking Southwest

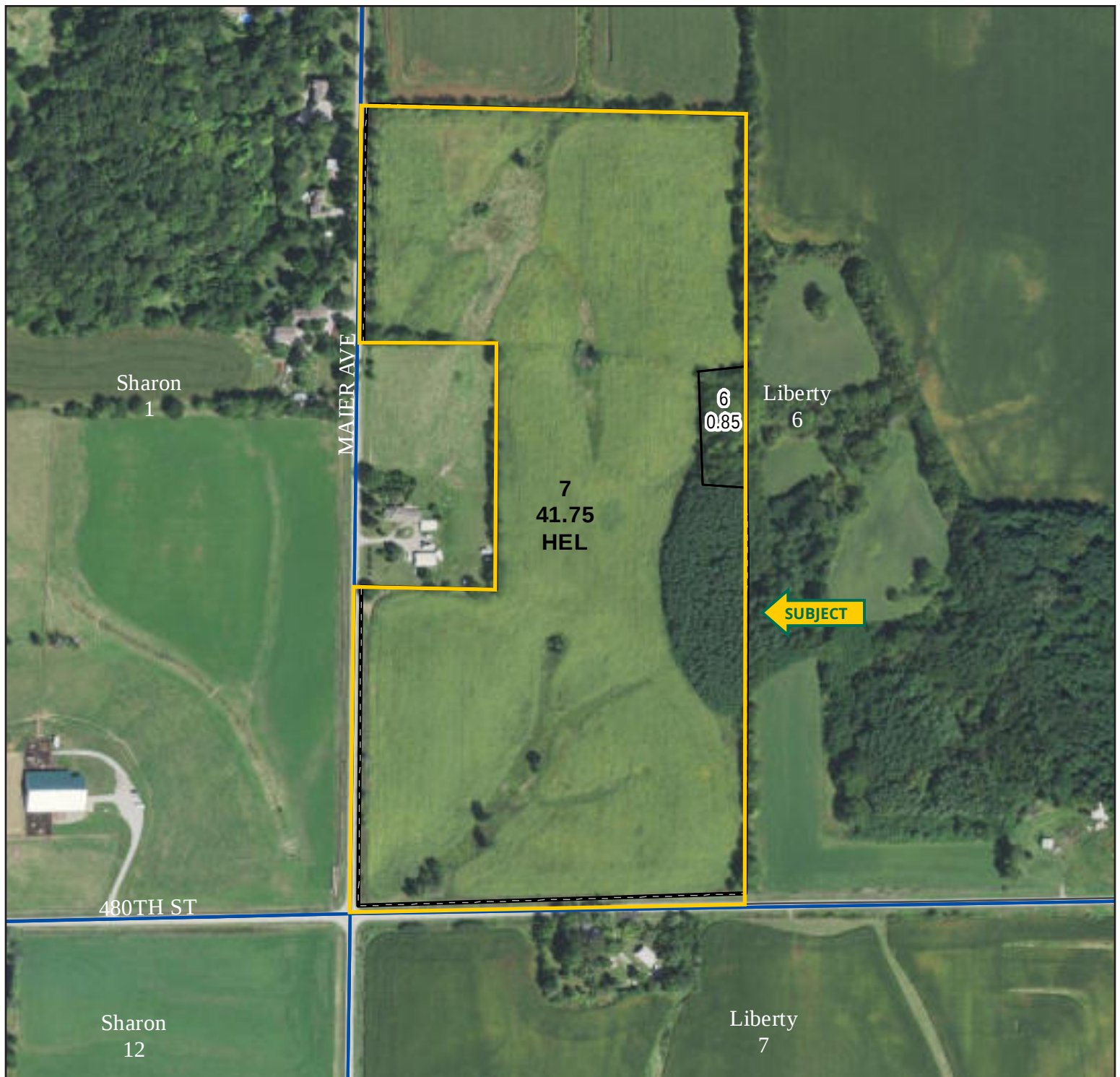


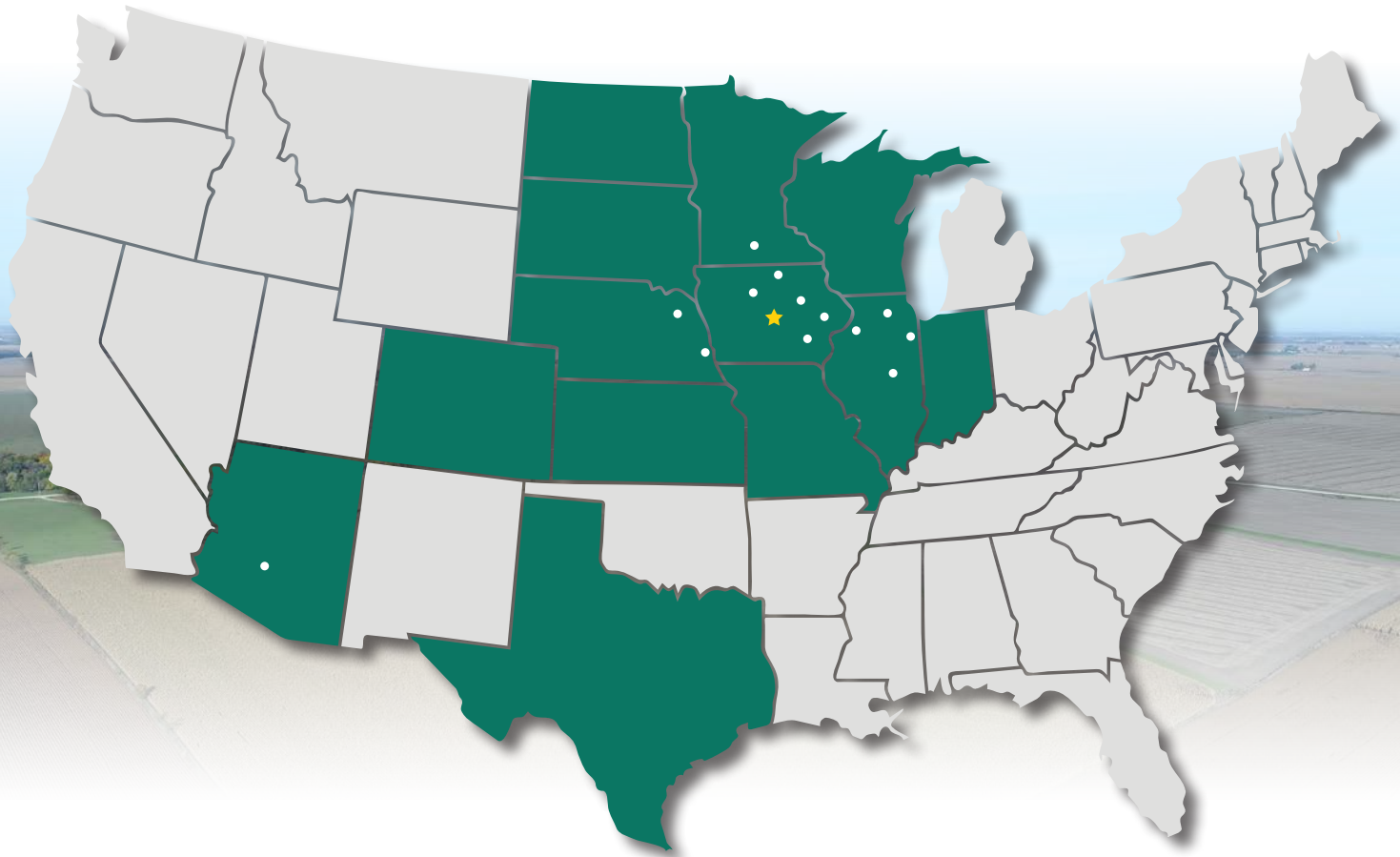
Southwest Corner Looking Northeast



South Side Looking North







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