

# Land For Sale

**ACREAGE:**

**134 Acres, m/l**

**LOCATION:**

**Johnson County, IA**

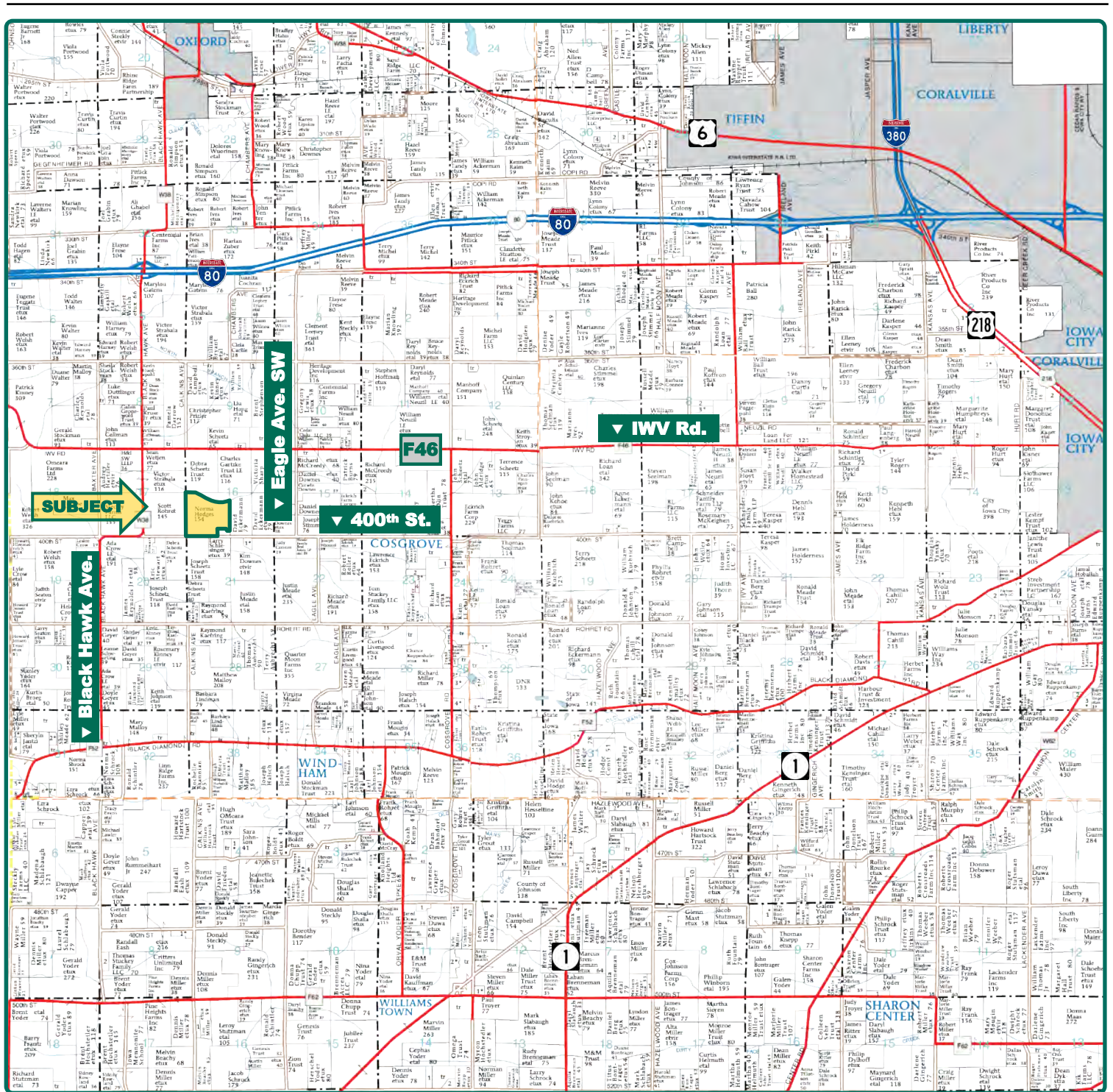


## **Property Key Features**

- **Norma Lee Hodges Estate Farm**
- **53.4 CSR2 on the Cropland**
- **Nice Johnson County Farm with Beautiful Views**

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<b>Total Acres:</b>	<b>134.00</b>
<b>Crop Acres:</b>	<b>126.36</b>
<b>Corn Base Acres:</b>	<b>60.65*</b>
<b>Bean Base Acres:</b>	<b>31.59*</b>
<b>Soil Productivity:</b>	<b>53.4 CSR2</b>

## Property Information

### 134 Acres, m/l

### Location

**From Interstate 80 - Oxford Exit (Exit 230):** 3 miles south on Black Hawk Avenue and ½ mile east on 400th Street. Property is located on the north side of the road.

**From Iowa City:** 10 miles west on IWW Road (County Road F46), 1 mile south on Black Hawk Avenue and ½ mile east on 400th Street. Property is located on the north side of the road.

### Legal Description

That part of the SW¼ of Section 16, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

#### Price Reduced!

- ~~\$792,000~~ \$737,000
- ~~\$6,000/acre~~ \$5,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax - Estimated

Taxes Payable 2018 - 2019\*: \$2,795.00  
Net Taxable Acres\*: 133.11  
Tax per Net Taxable Acre\*: \$21.00

\*Taxes are estimated due to survey of the property.

### FSA Data - Estimated

Part of Farm Number 5860, Tract 320  
Crop Acres: 126.36  
Corn Base Acres\*: 60.65

Corn PLC Yield: 161 Bu.

Bean Base Acres\*: 31.59

Bean PLC Yield: 50 Bu.

\*Bases are estimated pending survey of property. The Johnson County FSA office will determine the final bases.

### Soil Types/Productivity

Primary soils are Ladoga, Gara, and Fayette. CSR2 on the FSA crop acres is 53.4 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is a nice Johnson County farm that has been well-cared-for. This would make a nice building site with a potential for a pond.

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Measured Tillable Acres		126.36	Avg. CSR	53.3	Avg. CSR2	53.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
76C2	Ladoga silt loam, 5 to 9 percent	65	75	23.1%	IIIe	29.24
179E2	Gara loam, 14 to 18 percent slopes,	33	34	17.8%	VIe	22.54
M163E3	Fayette silty clay loam, till plain, 14	0	29	15.7%	VIe	19.81
133+	Colo silt loam, 0 to 2 percent slopes,	80	78	9.3%	IIw	11.74
11B	Colo-Ely complex, 0 to 5 percent	70	83	9.3%	IIw	11.74
65E2	Lindley loam, 14 to 18 percent	28	28	7.3%	VIe	9.29
M163E2	Fayette silt loam, till plain, 14 to 18	0	36	5.7%	IVe	7.25
993E2	Gara-Armstrong loams, 14 to 18	25	23	4.0%	VIe	5.1
281B	Otley silty clay loam, 2 to 5 percent	90	91	2.4%	Ile	3.1
76B	Ladoga silt loam, 2 to 5 percent	85	86	2.2%	Ile	2.7
76D2	Ladoga silt loam, 9 to 14 percent	55	49	1.9%	IIIe	2.4
80D3	Clinton silty clay loam, 9 to 14	45	39	1.2%	IVe	1.5

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.

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