

# Land For Sale

**ACREAGE:**

**78 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## **Property** *Key Features*

- Lovetinsky Farm
- Located between Iowa City and West Liberty
- 78.6 CSR2

**Troy Louwagie, ALC**

Licensed in IA & IL

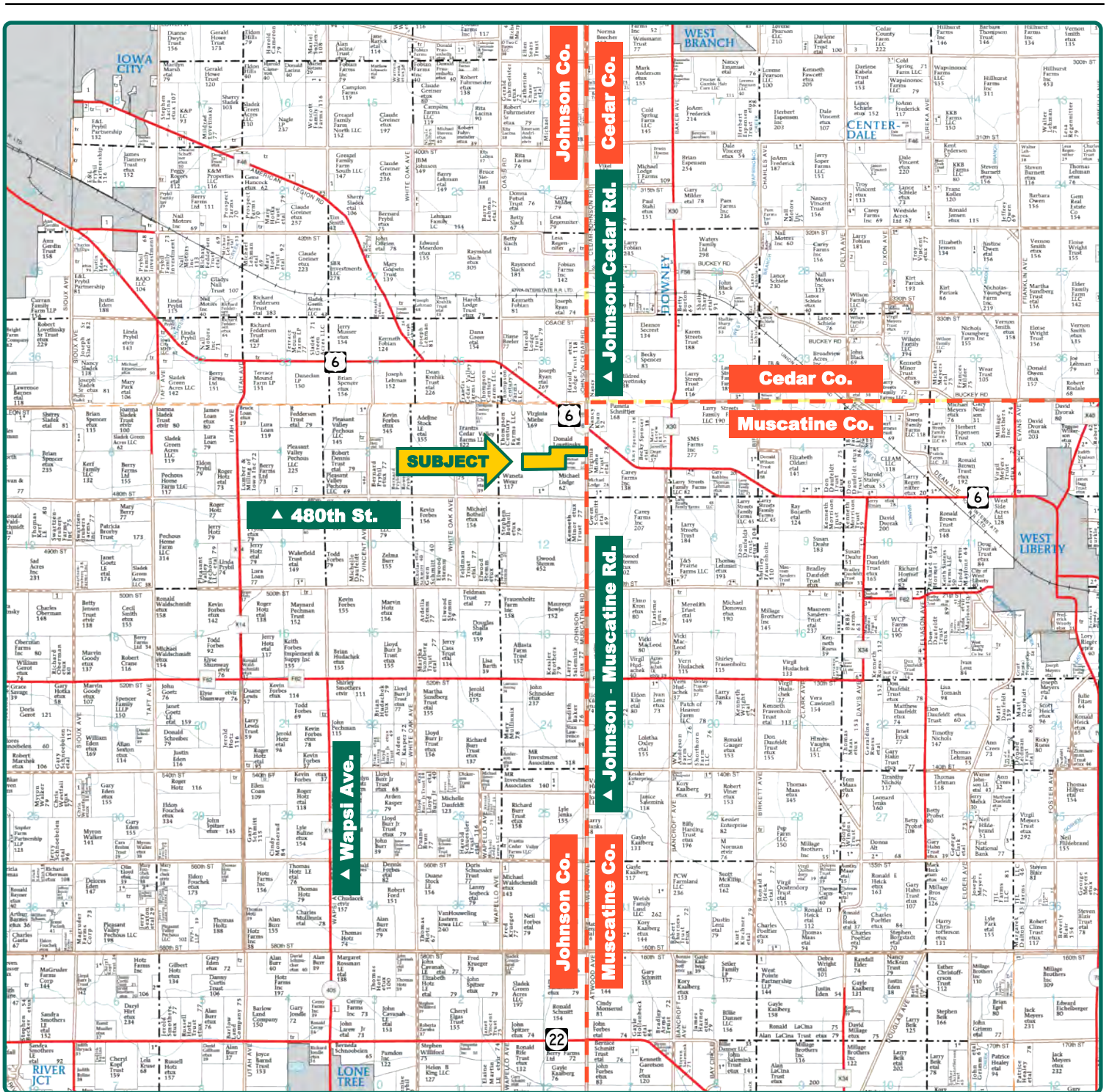
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

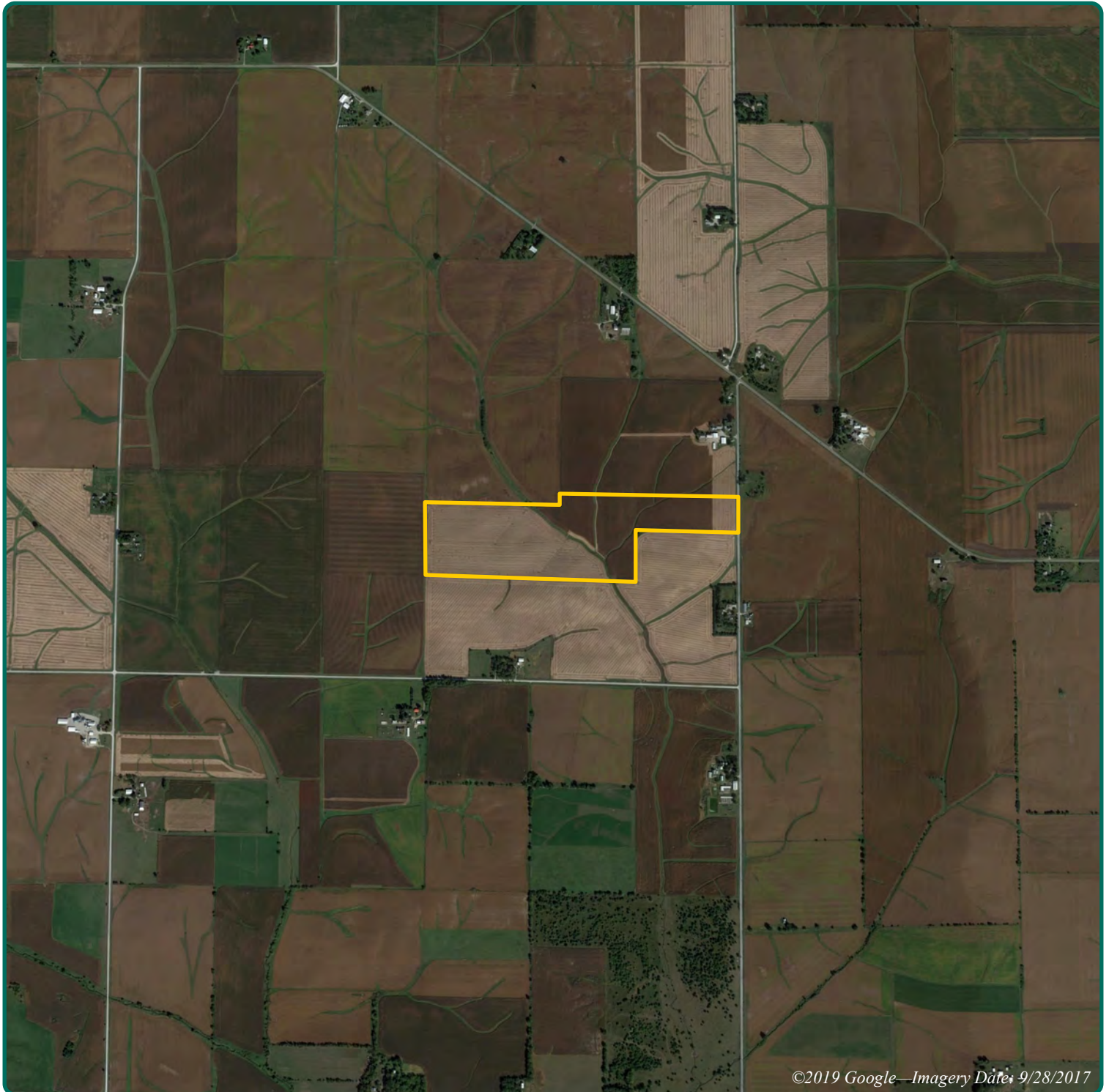
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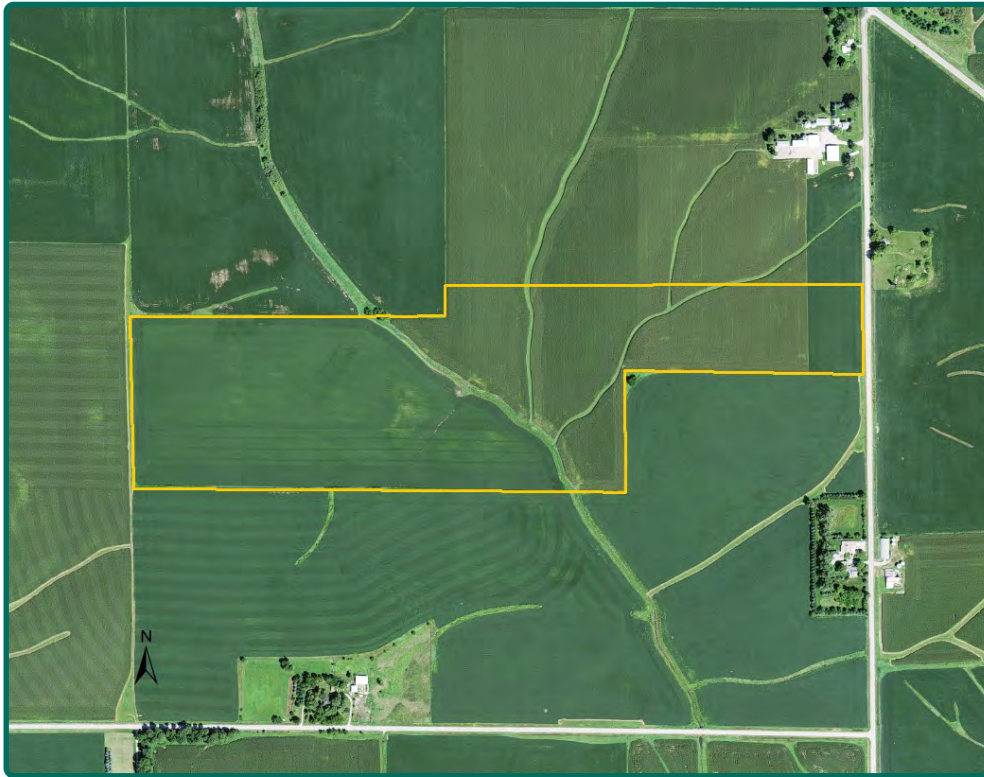
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<b>Total Acres:</b>	<b>78.00</b>
<b>Crop Acres:</b>	<b>76.60*</b>
<b>Corn Base Acres:</b>	<b>66.92*</b>
<b>Bean Base Acres:</b>	<b>8.98*</b>
<b>Soil Productivity:</b>	<b>78.6 CSR2</b>

*\*Crop acres and bases are estimated*

## Property Information

### 78 Acres, m/l

#### Location

**From Iowa City:** 4½ miles southeast of American Legion Road, 2¼ miles east on Highway 6 and ½ mile south on Johnson-Muscatine Road. The farm is located on the west side of the road.

**From West Liberty:** 5½ miles west on Highway 6 and ½ mile south on Johnson-Muscatine Road. Farm is located on the west side of the road.

#### General Legal Description

The south 78 acres of the Lovetinsky farm located in Section 1, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa. The exact legal description will be determined after the north portion is surveyed.

#### Price & Terms

- \$674,700
- \$8,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$2,170.00\*

Net Taxable Acres: 77.5\*

Tax per Net Taxable Acre: \$28.00\*

*\*Taxes are estimated pending survey of property. County Treasurer/Assessor will determine final tax figures.*

#### FSA Data—Estimated

Part of Farm Number 834, Tract 2331

Crop Acres: 76.6\*

Corn Base Acres: 66.92\*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 8.98\*

Bean PLC Yield: 54 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by the Johnson County FSA.*

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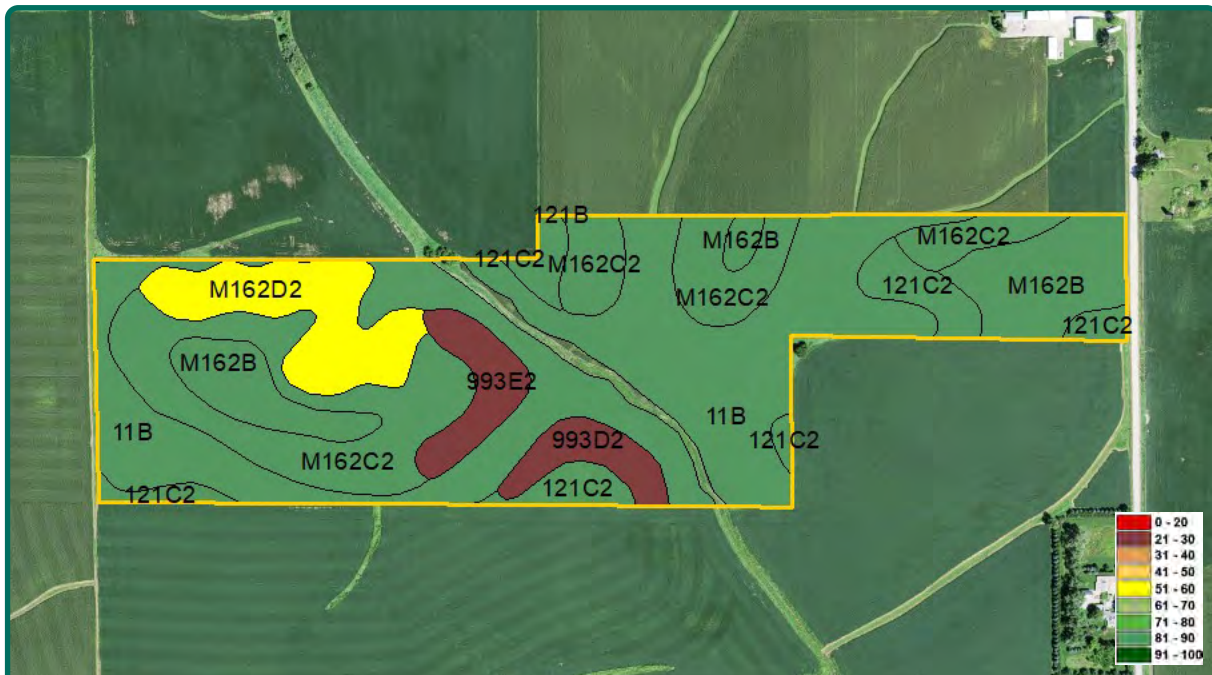
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Measured Tillable Acres		76.6	Avg. CSR2		78.6
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 0 to 5 percent	86	40.2%	llw	30.82
M162C2	Downs silt loam, till plain, 5 to 9	82	22.7%	llle	17.37
M162B	Downs silt loam, till plain, 2 to 5	90	12.4%	lle	9.47
M162D2	Downs silt loam, till plain, 9 to 14	57	9.2%	IVe	7.06
121C2	Tama silt loam, 5 to 9 percent	87	8.2%	llle	6.27
993E2	Gara-Armstrong loams, 14 to 18	23	4.1%	VIe	3.10
993D2	Gara-Armstrong loams, 9 to 14	30	3.2%	IVe	2.48
121B	Tama silt loam, 2 to 5 percent slopes	95	0.0%	lle	0.0

### Soil Types/Productivity

Primary soils are Colo-Ely, Downs and Tama. CSR2 on the estimated FSA crop acres is 78.6 per 2019 AgriData, Inc. See soil map for detail.

### Comments

This is a clean 78-acre farm located southeast of Iowa City in Johnson County.

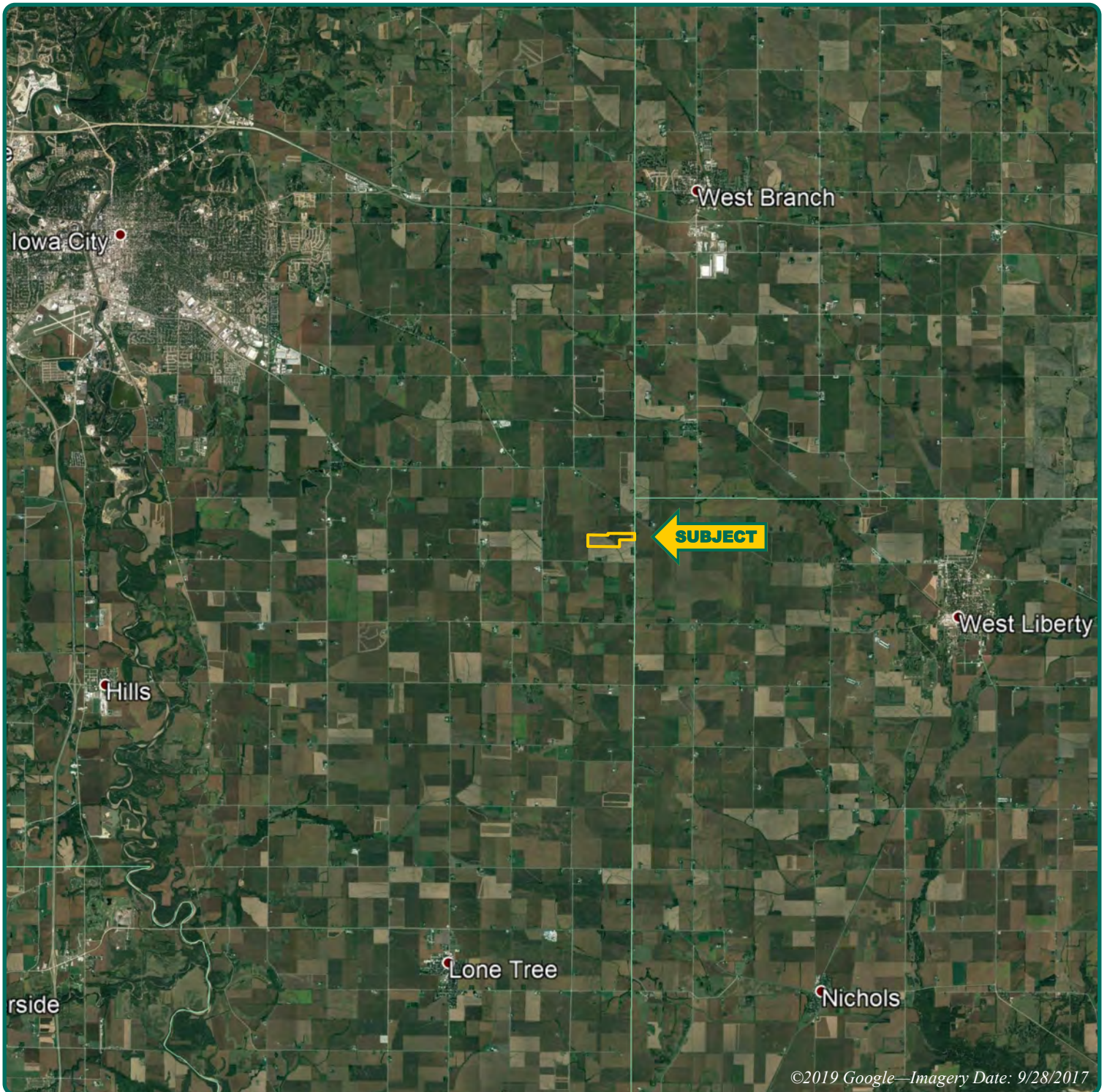
### Land Description

Gently rolling.

*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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