

Land For Sale

ACREAGE:

38.71 Acres, m/l

LOCATION:

Washington County, IA

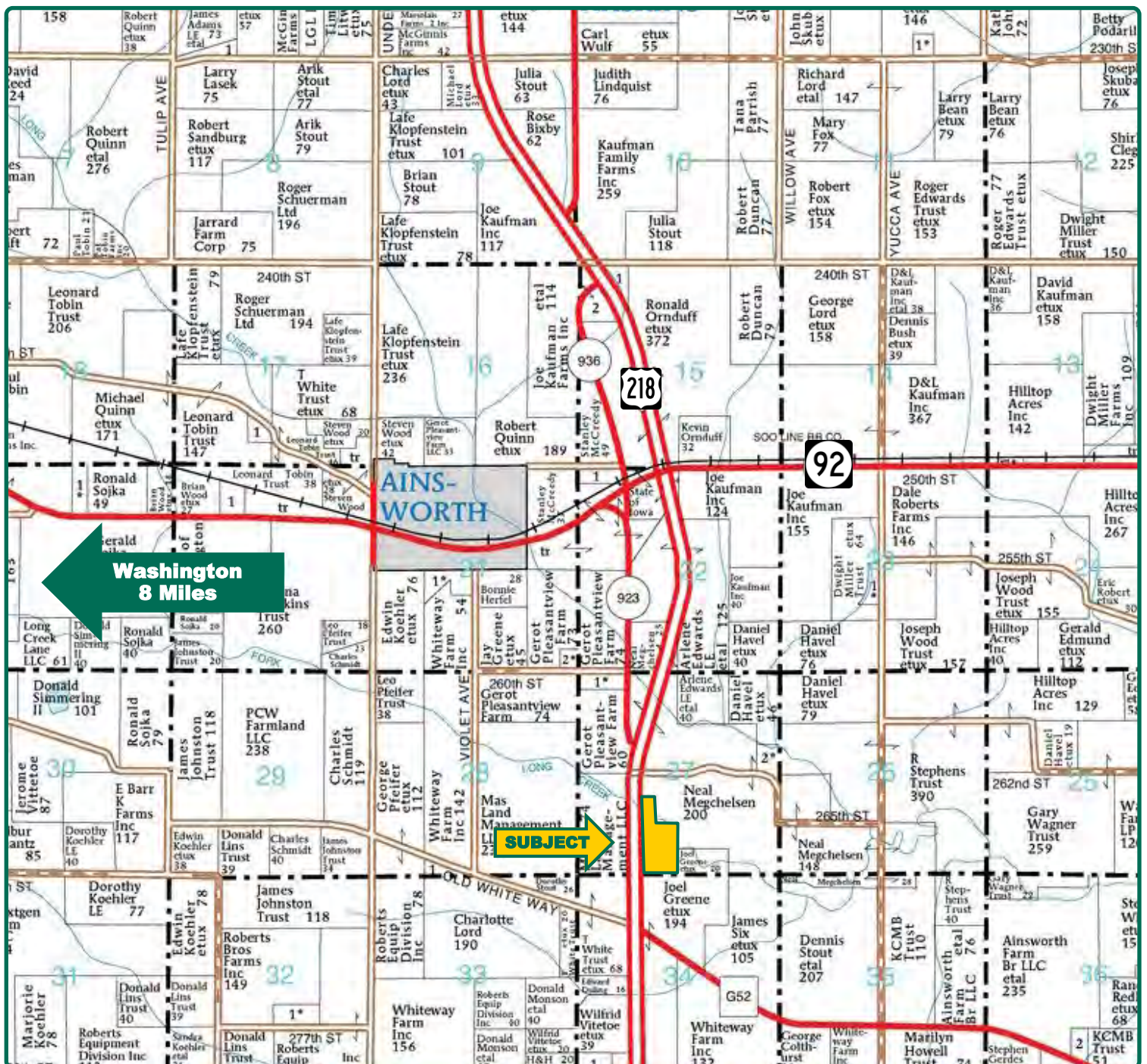


Property Key Features

- Income-producing CRP contracts
- Located 30 minutes south of Iowa City
- Potential Building Sites

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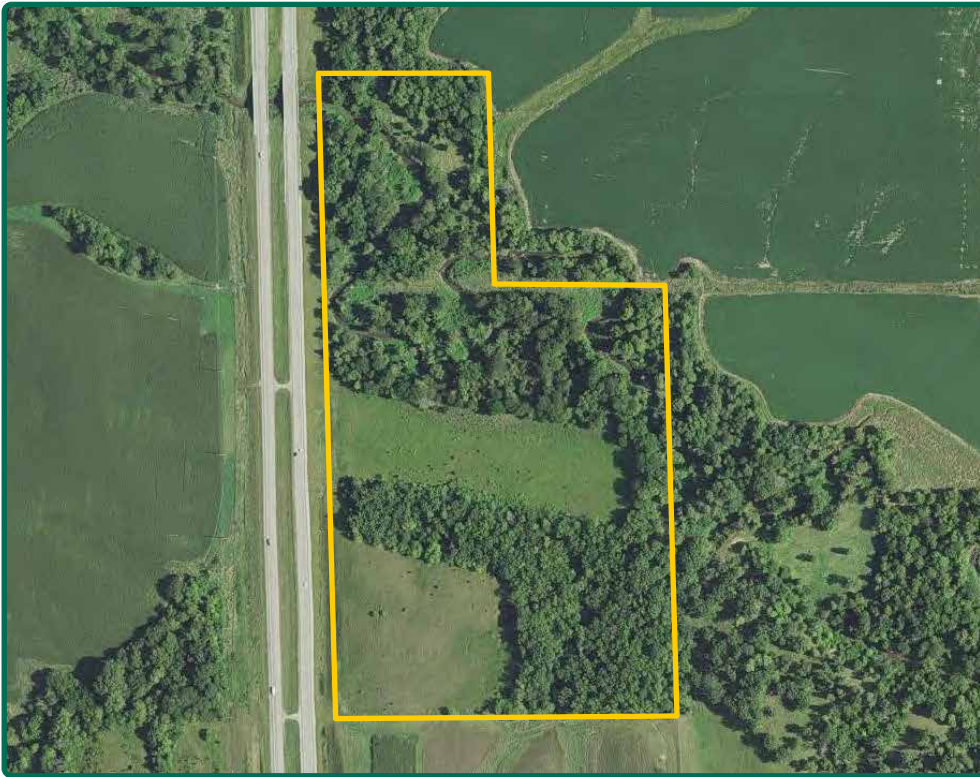
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CRP Acres: 12.73
Soil Productivity: 68.1 CSR2

Property Information

38.71 Acres, m/l

Location

From Washington: 8 miles east on Hwy. 92, then 2 miles south on Hwy. 218. The property is located on the east side of the highway.

From Iowa City: 26 miles south on Hwy. 218. The property is located on the east side of the highway.

Legal Description

That part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 75 North, Range 6 West of the 5th P.M., Washington County, Iowa. Exact legal to come from Abstract.

Possession

Negotiable.

Price & Terms

- \$152,000.00
- \$3,926.63/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2018 - 2019: \$286.00

Net Taxable Acres: 11.13*

Tax per Net Taxable Acre: \$25.70

*There are 27.58 tax exempt acres in the Forest Reserve Program.

FSA Data

Farm Number 6643, Tract 11678

CRP Acres: 12.73

CRP Contracts

There are 6.03 acres enrolled in a CP4D contract that pays \$739 annually and expires September 30, 2019.

There are 6.70 acres enrolled in a CP21 contract that pays \$1,730 annually and expires September 30, 2021.

Soil Types/Productivity

Primary soils are Colo, Ladoga and Gara-Armsrong. CSR2 on the CRP acres is 68.1. See soil map for detail.

Land Description

Level to rolling.

Flood Plain

An area surrounding the creek on the north side of the farm is in a flood plain. Contact agent for details and map.

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Soils data provided by USDA and NRCS.

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State: Iowa
County: Washington
Location: 27-75N-6W
Township: Oregon
Acres: 12.73
Date: 5/1/2019



Maps Provided By:



Area Symbol: IA183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.64	52.2%			IIw	78 80
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.99	23.5%			IIIe	75 65
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.80	14.1%			IVe	33 20
65D	Lindley loam, 9 to 14 percent slopes	0.54	4.2%			IVe	42 40
76B	Ladoga silt loam, 2 to 5 percent slopes	0.37	2.9%			Ile	86 85
65E	Lindley loam, 14 to 18 percent slopes	0.33	2.6%			VIe	31 30
65F	Lindley loam, 18 to 25 percent slopes	0.06	0.5%			VIIe	13 10
Weighted Average						68.1	64.8

Comments

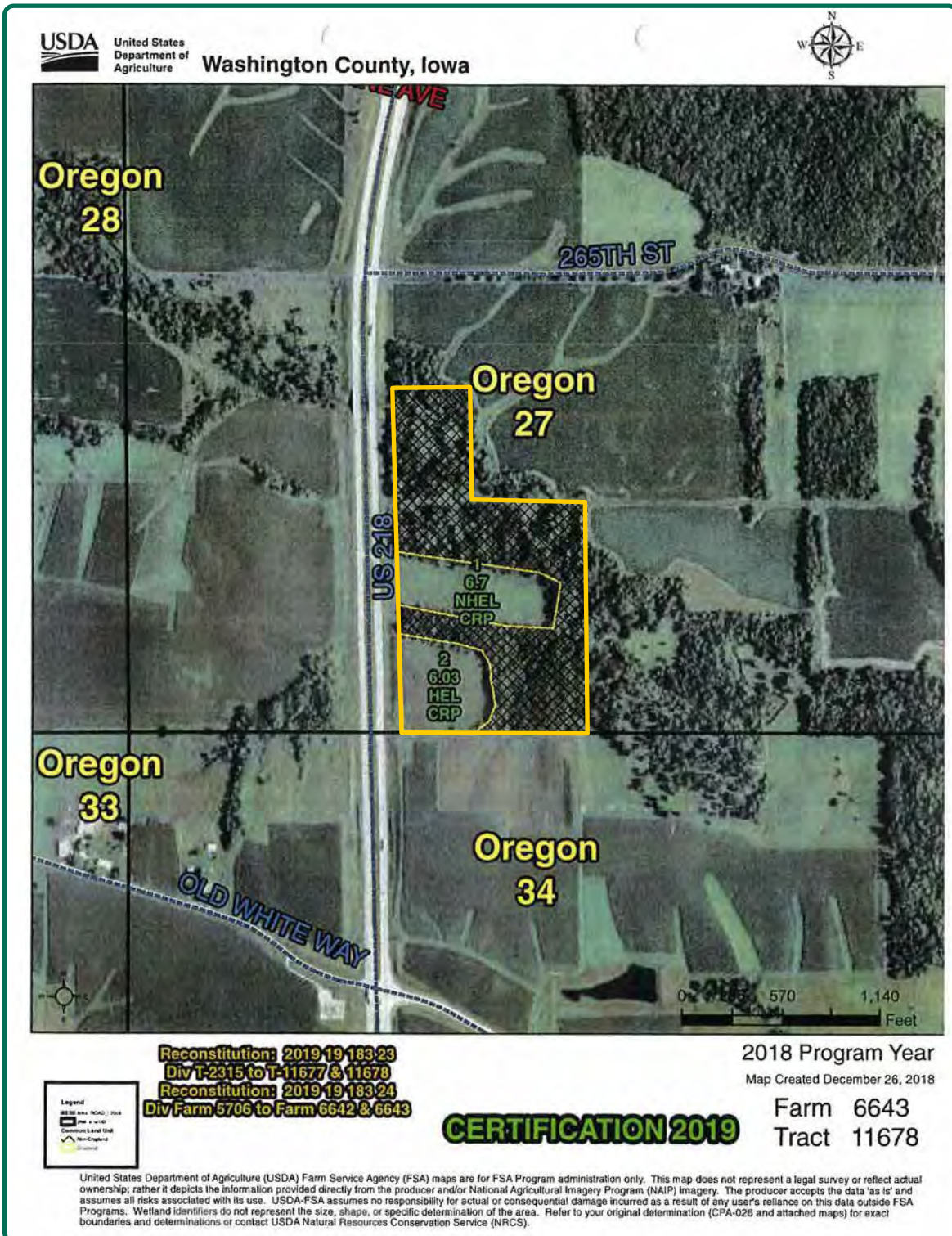
This incredible property has direct access to Highway 218 and is less than 30 minutes from Iowa City. There are multiple options for a building site on the south side of the farm. The timber, CRP

and winding creek provide incredible views and wildlife habitat.

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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View looking south



View looking northeast



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South Fork Long Creek



North field



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South field



South field



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