

# Land For Sale

**ACREAGE:**

**110 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



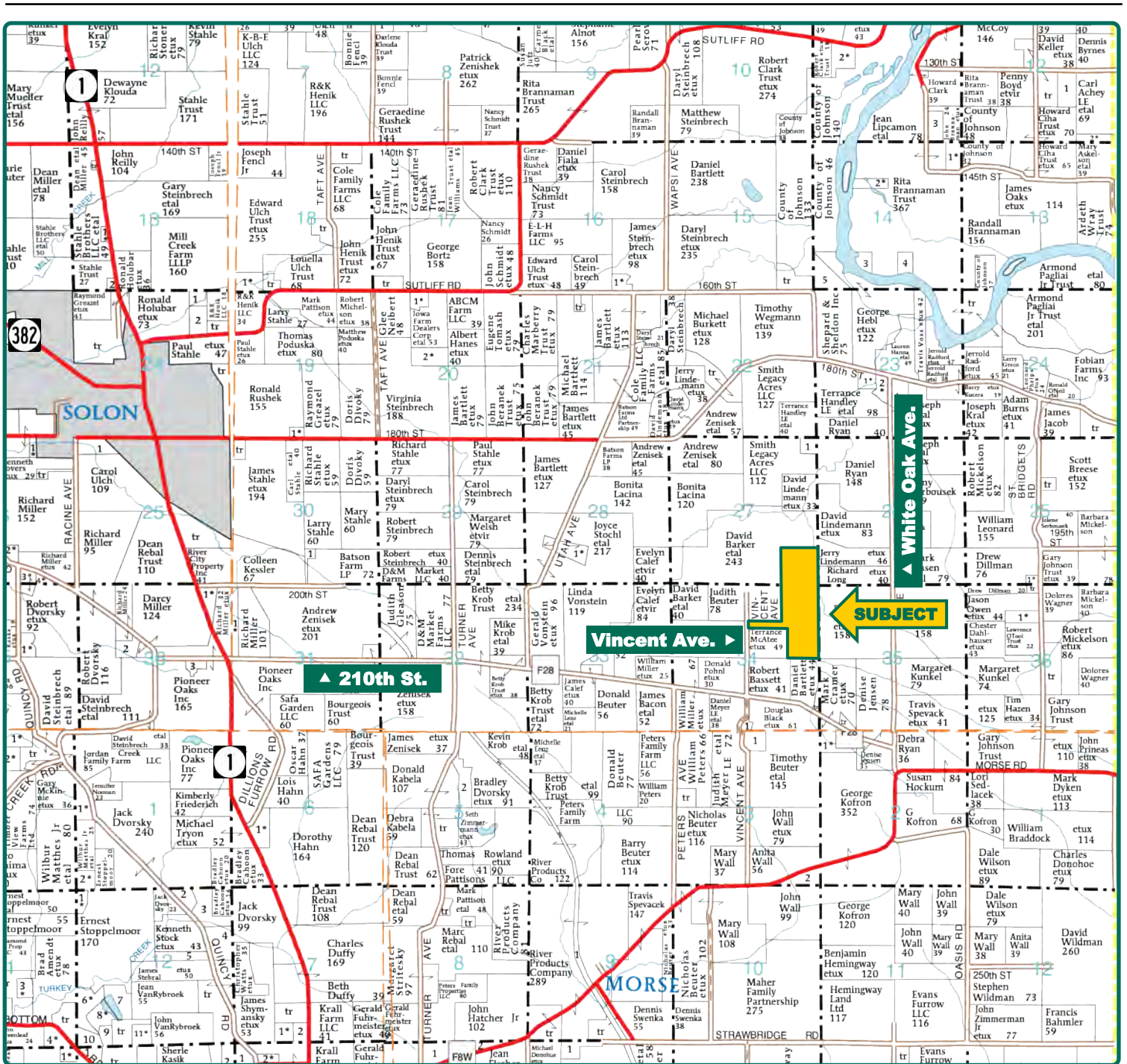
## Property Key Features

- Gerleman Farm
- Nice 4-Bedroom Home
- Attractive Rolling Land with Timber, Creek and Privacy

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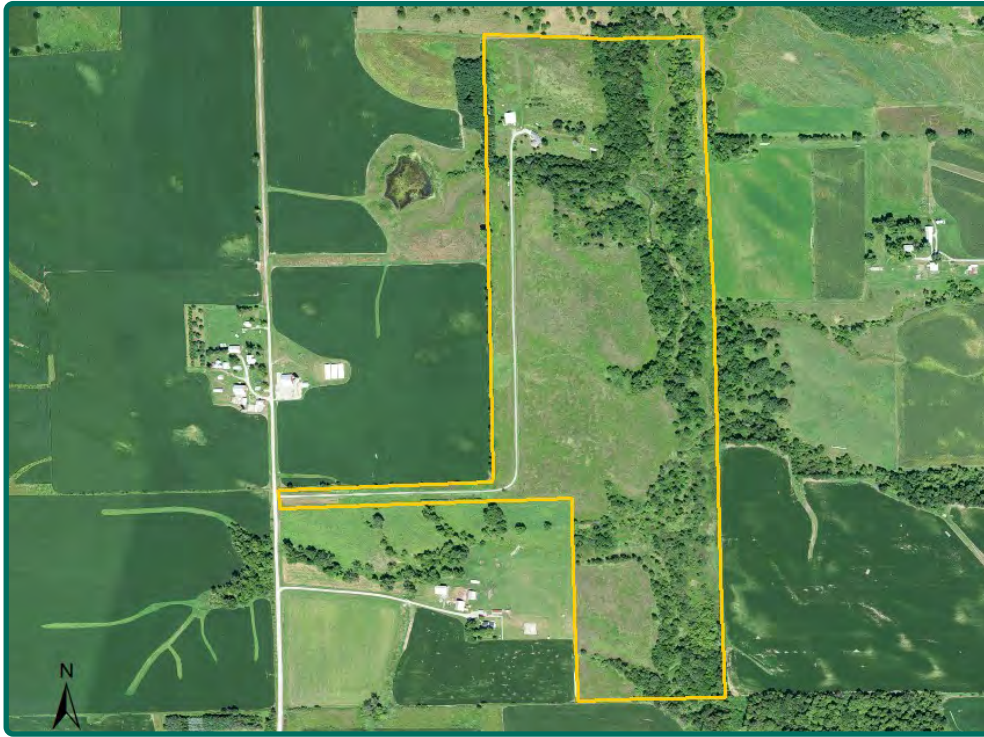
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<b>Total Living SF:</b>	<b>1,792</b>
<b>No. of Bedrooms:</b>	<b>4</b>
<b>No. of Bathrooms:</b>	<b>2 Full 1 Half 1 Three-Quarter</b>
<b>Year Built:</b>	<b>1994</b>

**ADDRESS:**  
**2052 Vincent Ave. NE**  
**Solon, IA 52333**

## Property Information

**110 Acres, m/l**

### Location

**From Solon:** 1 mile south on Highway 1, 3½ miles east on 210th Street and ½ mile north on Vincent Avenue. The property is located on the east side of the road.

### Legal Description

The SE¼ of the SE¼ of Section 27, and that part of the E½ of the NE¼ of Section 34, all located in Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

#### Price Reduced!

- \$1,050,000
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,936.00  
Net Taxable Acres: 109.93

### School District

Solon Community School District

### House

The house was built in 1994 and includes 4-bedrooms, 2 full, 1 half and 1 three-quarters bathrooms. There are 1,792 finished square feet on the main level. There is a full walkout basement that could easily be finished. The house is in excellent condition and has an attached two-stall garage that is completely finished. The house sits on a beautiful setting with a mixture of trees, pasture and creek.

### Main Level

**Kitchen:** 10' x 12' - Oak cabinets, Corian countertops, GE refrigerator, Whirlpool gas range, double sink with disposal, large pantry, laminate floor.

**Dining Room:** 11' 5" x 12' - laminate floor.

**Living Room:** 11' 3" x 18' 6" - laminate floor.

**Laundry:** 5' x 11' 3" - Whirlpool washer and dryer, laminate floor.

**Master Bedroom:** 11' x 12' 3" - bifold closet, laminate floor.

**Master Bathroom:** 3' 8" x 8' - sink, stool, laminate floor.

**Office:** 8' x 8' - laminate floor.

**Bathroom:** 5' x 7' - tub, shower, sink, stool, tile floor.

**SW Bedroom:** 9' 11" x 15' 9" - closet, laminate floor.

**S Central Bedroom:** 11' 3" x 9' 6" - closet, laminate floor.

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**SE Bedroom:** 9' 6" x 11' 3" - closet, laminate floor.

**Bathroom:** 8' x 6' - tub/shower, sink, stool, laminate floor.

### Lower Level

The lower level includes a 200 Amp breaker box, 50-gallon electric hot water heater, well pressure tank, water softener, and LP forced air furnace and air conditioner. There is a three-quarter bathroom that includes a shower, sink, stool and concrete floor.

### Garage

24' x 24', insulated and drywalled with two overhead electric doors. There is also an 8' x 8' storage room that is insulated and drywalled.

### Barn

60' x 60', two horse stalls.

### Water & Well Information

The well is located west of the house.

### Septic System

There are two septic systems on the property. One septic system is for the house and the other septic system is located south of the barn that was used for a mobile home at one time. Both septic systems have passed inspection.

### FSA Data

This farm is not currently enrolled in the farm program, but has a potential 48.6 crop acres.

### Soil Types/Productivity

Primary soils are Whittier, Walford and Lamont. CSR2 on the potential crop acres is 53.6. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is a one-of-a-kind property with a very nice 4-bedroom home and outbuilding that would work well for storage or livestock. The home sits on a private setting down a long lane in the rolling hills of Johnson County. The property includes a mixture of mature timber, creek and rolling prairie.

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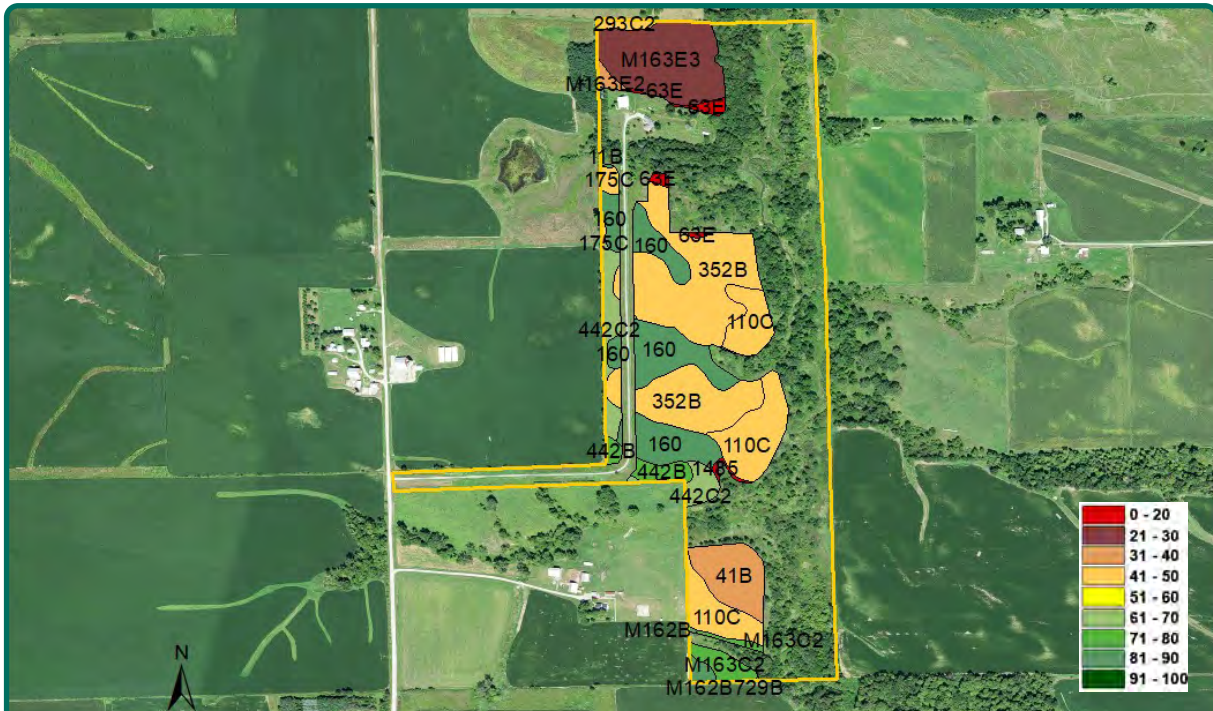
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**Measured Tillable Acres** 48.6 **Avg. CSR2** 53.6

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
352B	Whittier silt loam, 2 to 5 percent	50	29.6%	Ile	14.40
160	Walford silt loam, 0 to 1 percent	85	17.0%	IIw	8.28
110C	Lamont fine sandy loam, 5 to 9	47	16.4%	IIIe	8.00
M163E3	Fayette silty clay loam, till plain, 14	29	14.0%	VIe	6.83
41B	Sparta loamy fine sand, 2 to 5	39	6.8%	IVs	3.30
442C2	Tama-Dickinson complex, 5 to 9	68	5.7%	IIIe	2.77
M163C2	Fayette silt loam, till plain, 5 to 9 perc	76	2.9%	IIIe	1.41
442B	Tama-Dickinson complex, 2 to 5	76	2.4%	Ile	1.16
63E	Chelsea loamy fine sand, 9 to 18	5	1.3%	VIIIs	0.65
175C	Dickinson fine sandy loam, 5 to 9	45	0.9%	IIIe	0.45
M162B	Downs silt loam, till plain, 2 to 5 perce	90	0.9%	Ile	0.44
293C2	Chelsea-Fayette-Lamont complex, 5	41	0.9%	IIIe	0.43
M163E2	Fayette silt loam, till plain, 14 to 18	36	0.7%	IVe	0.33
1485	Spillville loam, channeled, 0 to 2	5	0.3%	Vw	0.17
11B	Colo-Ely complex, 0 to 5 percent	86	0.1%	IIw	0.03
729B	Nodaway-Arenzville silt loams, 1 to 4	71	0.0%	IIw	0.01

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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Kitchen



Living Room



Laundry



Bedroom



Office



Bedroom



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