

Land For Sale

ACREAGE:

152 Acres, m/l

LOCATION:

Johnson County, IA



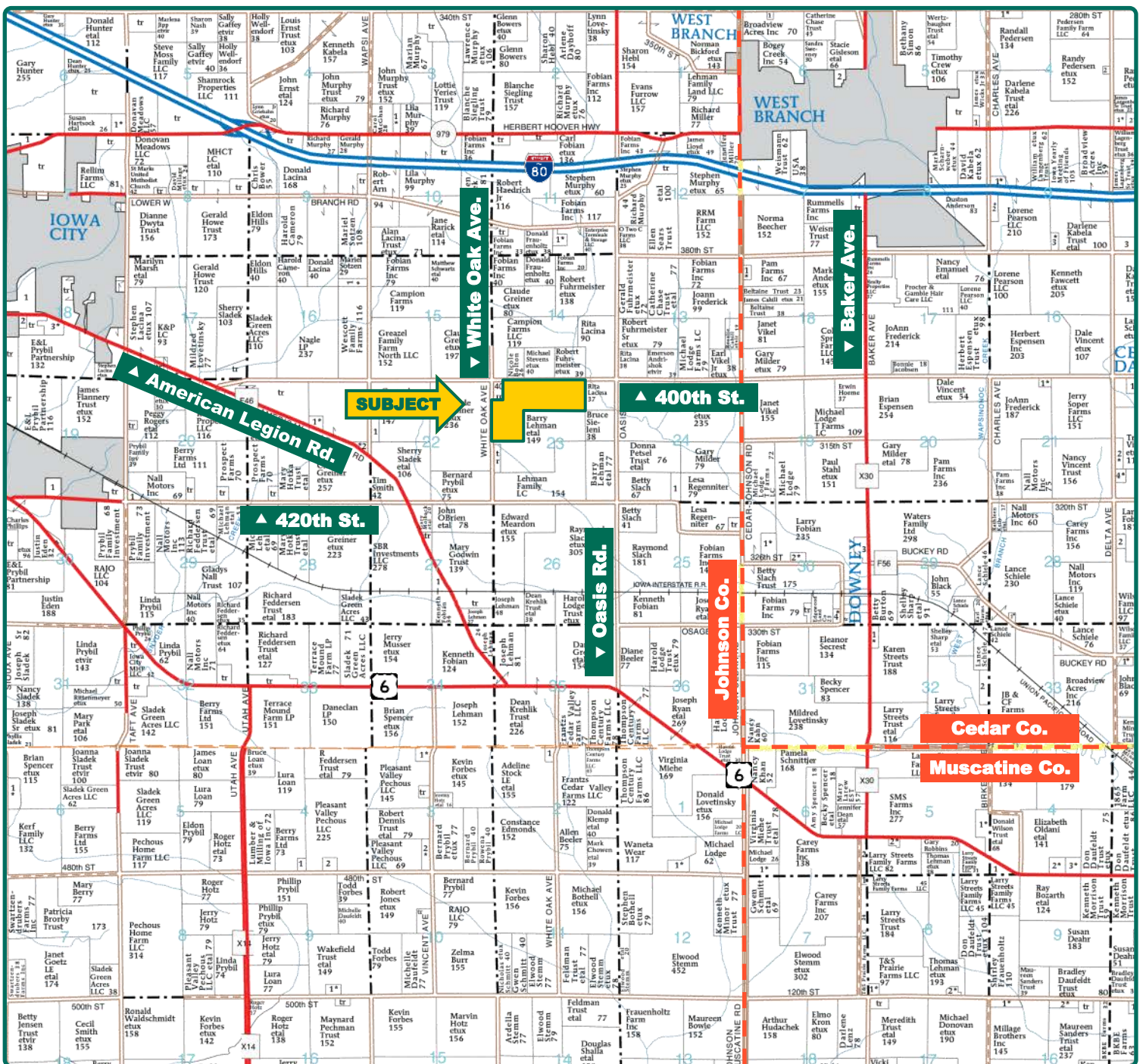
Property Key Features

- **Good-Quality Johnson County Farm**
- **81.02 CSR2**
- **Located East of Iowa City**

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FSA/Eff. Crop Acres: 148.38
Corn Base Acres: 146.30
Soil Productivity: 81.02 CSR2

Property Information

152 Acres, m/l

Location

From Iowa City: 1 mile southeast on American Legion Rd. and 2 miles east on 400th St. The farm is located on the south side of the road.

From West Branch: 1 mile south on Baker Ave. and 2¼ miles west on 400th St. The farm is located on the south side of the road.

Legal Description

The N½ of the NW¼ except the house and buildings, and the SW¼ of the NW¼, and the NW¼ of the NE¼ of Section 23, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,444,000
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,198.00
Net Taxable Acres: 148.66
Tax per Net Taxable Acre: \$28.24

FSA Data

Farm Number 4465
Tracts 2292, 6482, 6483
FSA/Eff. Crop Acres: 148.38
Corn Base Acres: 146.30
Corn PLC Yield: 127 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Downs. CSR2 on the FSA/Eff. crop acres is 81.02. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Partially tiled. See tile map for detail.

Water & Well Information

None known.

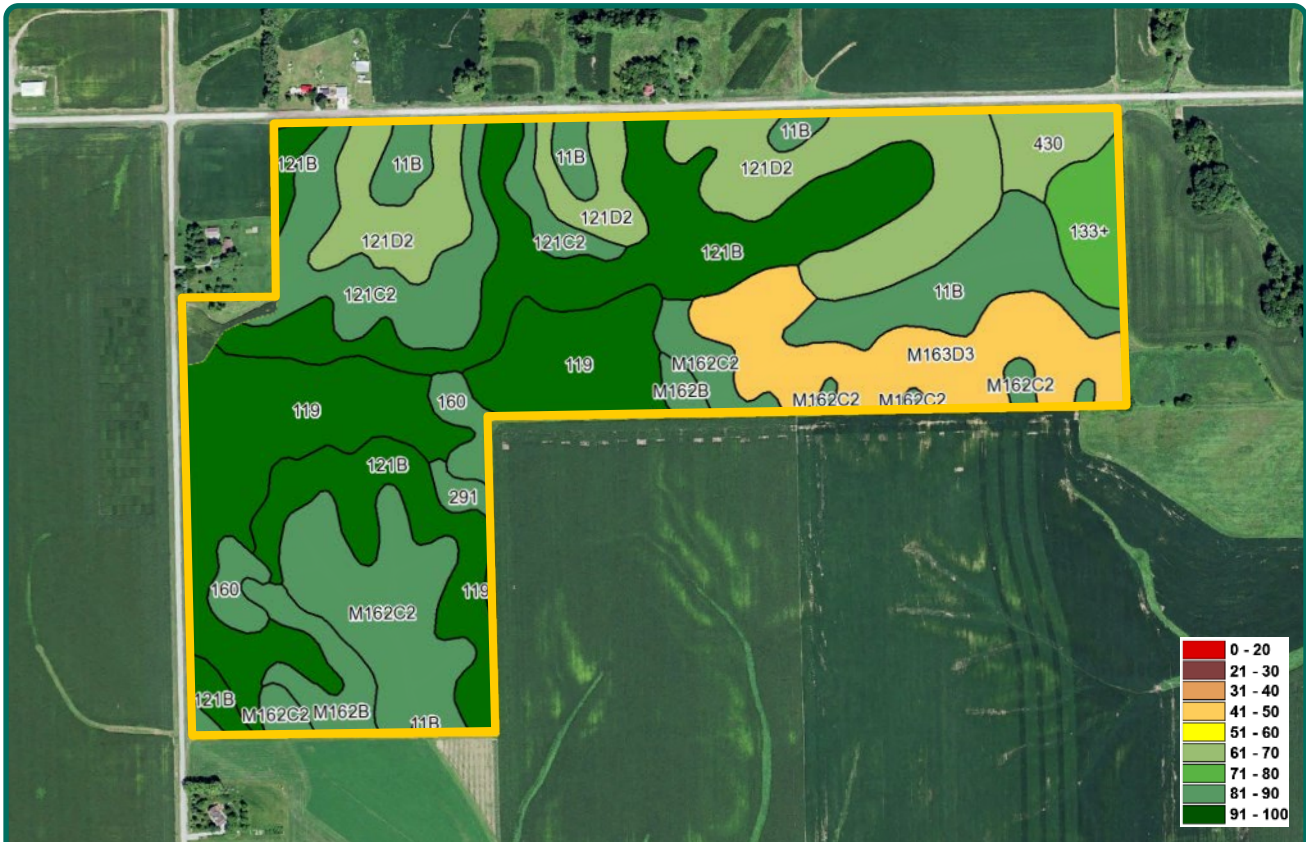
Comments

This is a good-quality Johnson County farm located east of Iowa City with an 81.02 CSR2.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
121B	Tama silt loam, 2 to 5 percent slopes	31.84	21.46	2	95	
119	Muscatine silt loam, 0 to 2 percent slopes	24.60	16.58	1	100	
121D2	Tama silt loam, 9 to 14 percent slopes, eroded	22.98	15.48	3	61	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	15.51	10.45	3	82	
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	14.58	9.83	4	41	
11B	Colo-Ely complex, 0 to 5 percent slopes	11.90	8.02	2	86	
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	11.49	7.75	3	87	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	4.24	2.86	2	90	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.81	2.57	2	78	
430	Ackmore silt loam, 0 to 2 percent slopes	3.29	2.22	2	63	
160	Walford silt loam, 0 to 1 percent slopes	3.27	2.20	2	85	
291	Atterberry silt loam, 0 to 2 percent slopes	0.86	0.58	1	90	

Measured Tillable Acres: 148.38

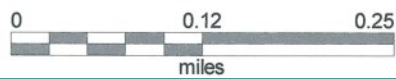
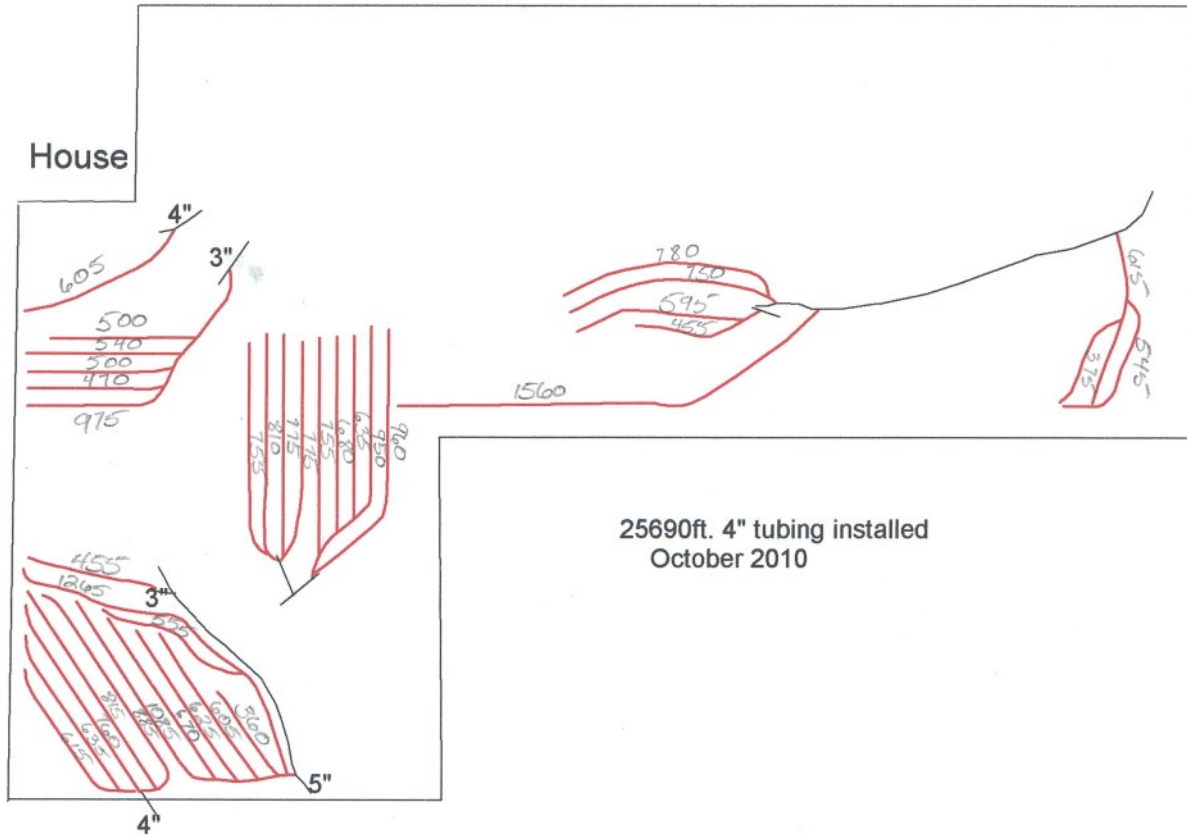
Average CSR2: 81.02

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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