

**ACREAGE:**

**4.16 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



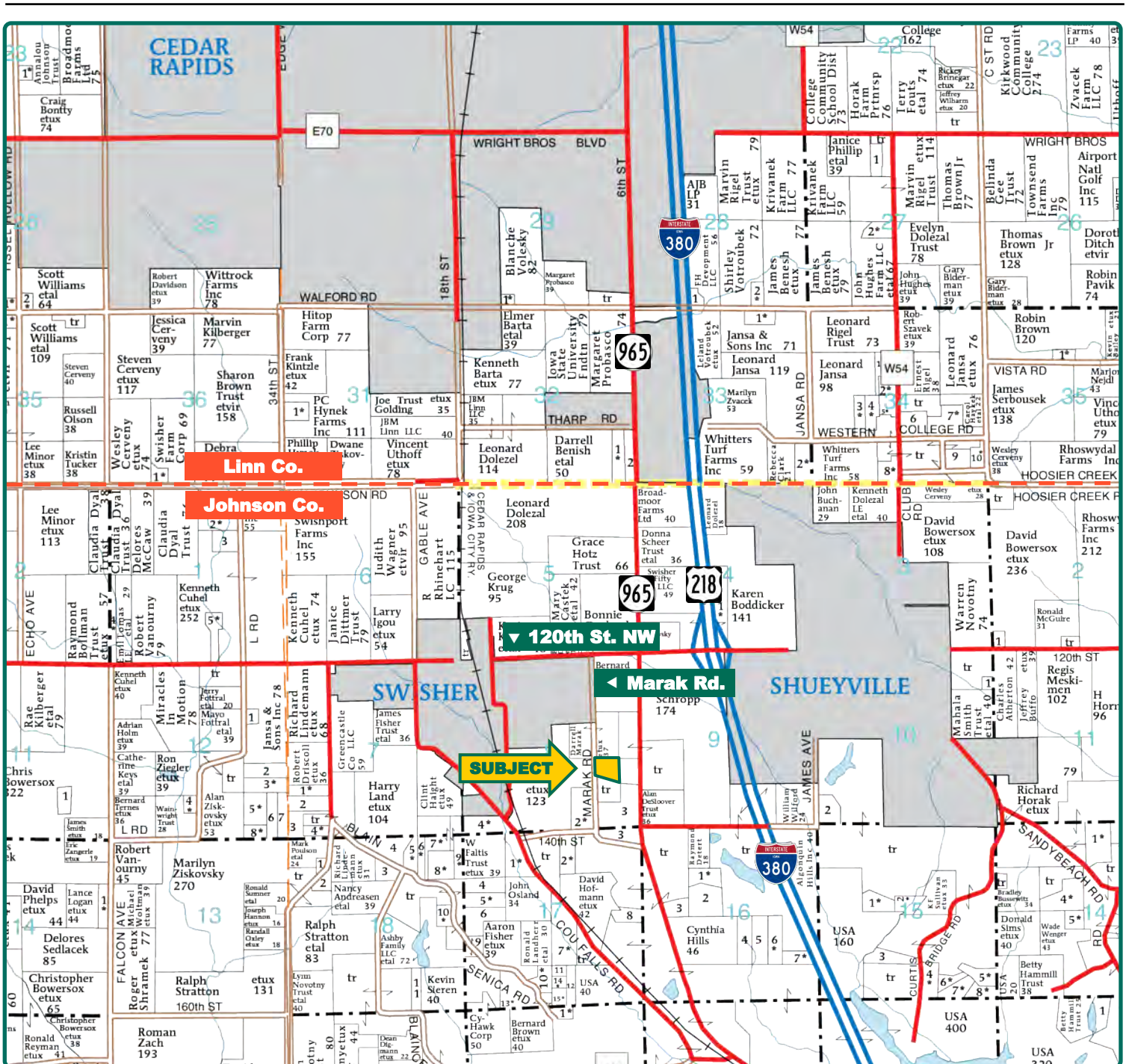
## Property Key Features

- Beautiful Johnson County Building Lot
- Located Southeast of Swisher, Iowa
- Just Minutes from Cedar Rapids or Iowa City

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





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**Acres in Production:** 4.16

**Soil Productivity:** 81.4 CSR2

## Property Information

**4.16 Acres, m/l**

### Location

**From Swisher:** ¼ mile south on Marak Road. The property is located on the east side of the road.

### From Cedar Rapids—Interstate-380:

Take exit 10 towards Shueyville/Swisher, ½ mile west on 120th Street NW and ½ mile south on Marak Road. The property is located on the east side of the road.

### Legal Description

Lot 2, RTL Acres addition to Johnson County, Iowa.

### Price & Terms

- \$189,000
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$132.00

Net Taxable Acres: 4.16

Tax per Net Taxable Acre: \$31.73

### FSA Data

Farm is not enrolled in the FSA program, but currently has 4.16 acres in crop production.

### Soil Types/Productivity

Primary soils are Bassett, Waubeek and Colo-Ely. CSR2 on the current acres in production is 81.4. See soil map for detail.

### Land Description

Gently rolling.

### Tree Plantings

The owner recently planted over 50 trees along the north and west boundaries. The trees consist of a variety of spruce, maple, honey locust and pine.

### Potential Development

Johnson County has indicated they would likely allow a development of multiple lots on this parcel. This would be a great opportunity to build your dream home with the potential for further development in the future.

### Comments

This is an attractive 4.16 acre homesite near Swisher. There is a beautiful windbreak to the east and north. This lot overlooks an attractive pond and timber to the south. Build your dream home on this nice setting just minutes from I-380.

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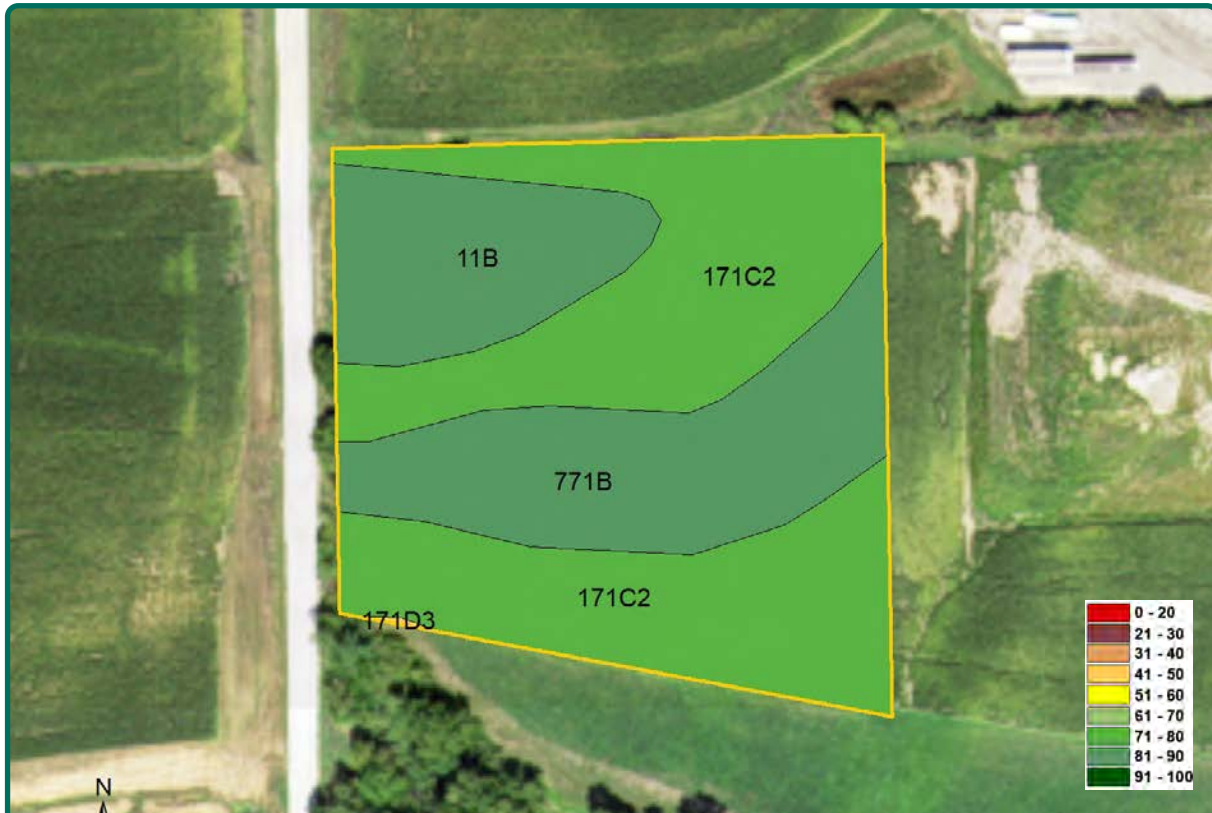
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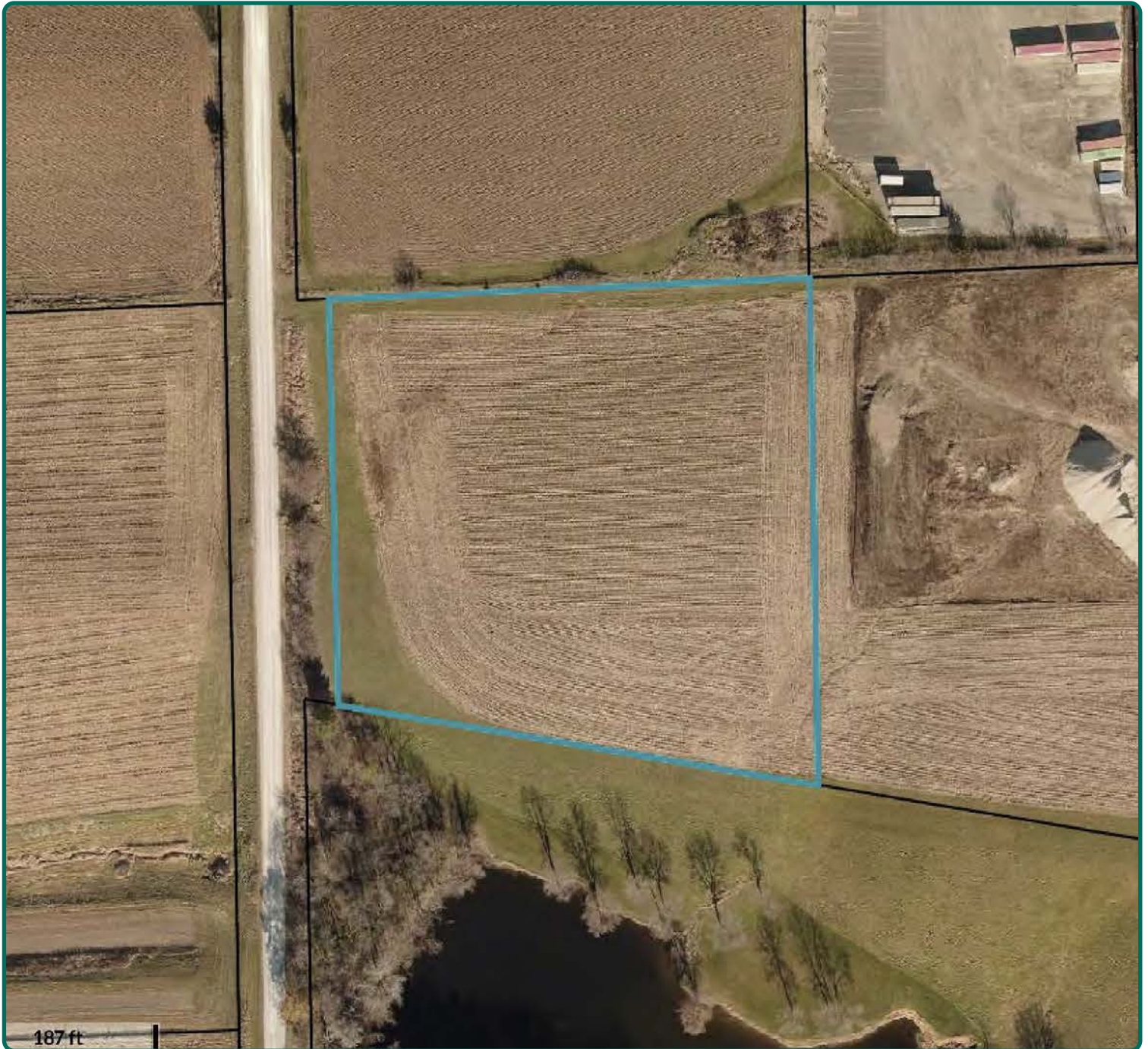
**Measured Tillable Acres** 4.16 **Avg. CSR2** 81.4

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
171C2	Bassett loam, 5 to 9 percent slopes,	77	56.7%	IIIe	2.36
771B	Waubeek silt loam, 2 to 5 percent	88	26.5%	IIe	1.10
11B	Colo-Ely complex, 0 to 5 percent	86	16.7%	IIw	0.69
171D3	Bassett loam, 9 to 14 percent	48	0.1%	IIIe	0.00

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 of Timber and Pond Located South of Property



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