

# Land For Sale

**ACREAGE:**

**40 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



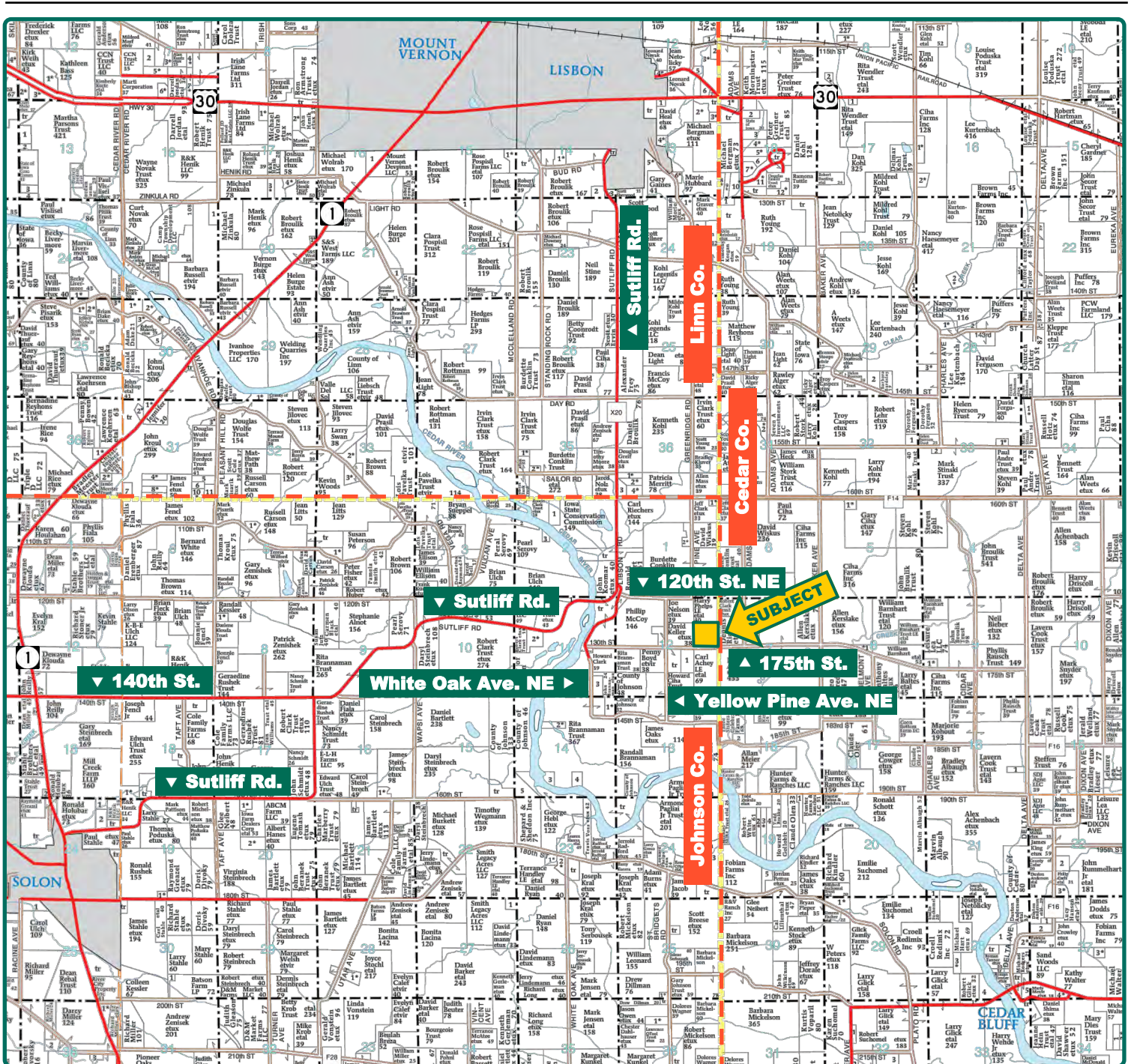
## **Property** *Key Features*

- **Attractive Johnson County 40 Acres Located East of Sutliff**
- **Nice Potential Building Site**
- **Mixture of Timber, CRP and Cropland**

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<b>FSA/Eff. Crop Acres:</b>	<b>17.90</b>
<b>CRP Acres:</b>	<b>13.09</b>
<b>Corn Base Acres:</b>	<b>17.60</b>
<b>Soil Productivity:</b>	<b>36.1 CSR2</b>

## Property Information

**40 Acres, m/l**

### Location

**From Solon:** 1½ miles north on Highway 1, 2¾ miles east on 140th Street, continue onto Sutliff Road for an additional 3¾ miles, head southeast on White Oak Avenue NE, ½ mile east on 120th Street, ½ mile south on Yellow Pine Avenue NE and ⅓ mile east on 175th Street.

**From Lisbon:** 4 miles south on Sutliff Road, head southeast on White Oak Avenue NE, ½ mile east on 120th Street, ½ mile south on Yellow Pine Avenue NE and ⅓ mile east on 175th Street.

### Legal Description

The SE¼ of the NE¼ of Section 12, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

- \$310,000
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$336.00  
Net Taxable Acres: 39.76  
Tax per Net Taxable Acre: \$8.45

### FSA Data

Farm Number 5634, Tract 8292  
FSA/Eff. Crop Acres: 17.90  
CRP Acres: 13.09  
Corn Base Acres: 17.60  
Corn PLC Yield: 108 Bu.

### CRP Contracts

There are 13.09 acres enrolled in a CP-1 contract that pays \$1,309.00 annually and expires September 30, 2021.

### Soil Types/Productivity

Primary soils are Udolpho, Watseka and Chelsea. CSR2 on the FSA/Eff. crop acres is 36.1. See soil map for detail.

### Land Description

Gently rolling.

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Measured Tillable Acres		17.90		Avg. CSR2		36.1	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
727	Udolpho loam, 0 to 2 percent slopes	45	24.6%	IIw	4.40		
141	Watseka loamy fine sand, 0 to 2	53	23.2%	IIIs	4.16		
63B	Chelsea loamy fine sand, 2 to 5	19	13.3%	IVs	2.39		
63E	Chelsea loamy fine sand, 9 to 18	5	12.9%	VIIIs	2.31		
63C	Chelsea loamy fine sand, 5 to 9	14	10.1%	IVs	1.80		
352B	Whittier silt loam, 2 to 5 percent	51	7.0%	IIe	1.25		
41B	Sparta loamy fine sand, 2 to 5	39	4.9%	IVs	0.87		
143	Brady sandy loam, 0 to 2 percent	71	3.3%	IIw	0.59		
778B	Sattre loam, 2 to 5 percent slopes	46	0.8%	IIe	0.14		

### Comments

This is an attractive Johnson County 40-acre with a mixture of timber, CRP and cropland. Johnson County would allow one single-family home to be constructed on this parcel. Buyers are encouraged to

visit with Johnson County Planning and Development to confirm they can build a home on this parcel.

*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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