

# Land For Sale

**ACREAGE:**

**179.4 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## **Property** *Key Features*

- **High-Quality Johnson County Farm**
- **87.2 CSR2**
- **Located Southeast of Iowa City Along a Hard-Surface Road**

**Troy Louwagie, ALC**

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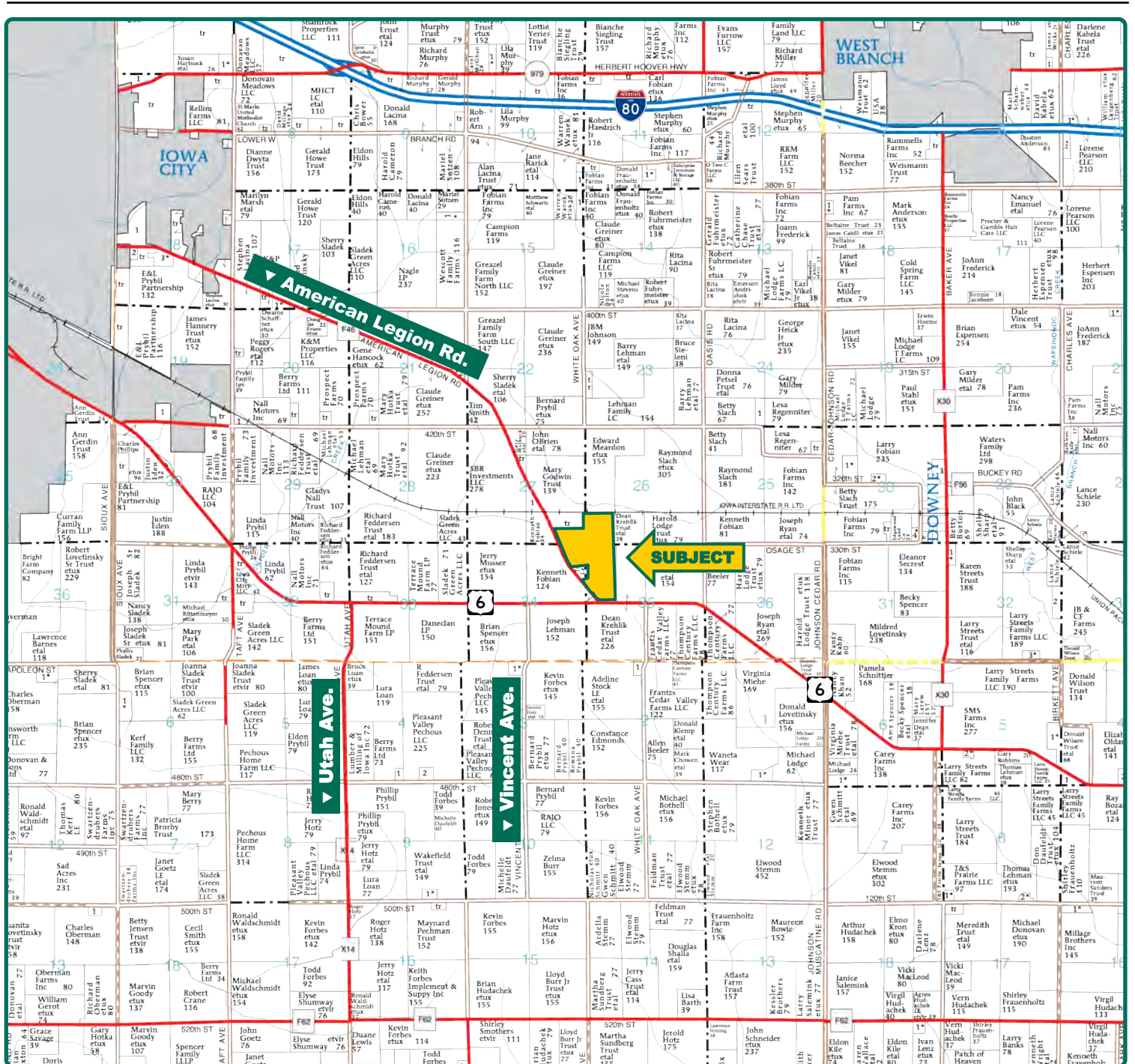
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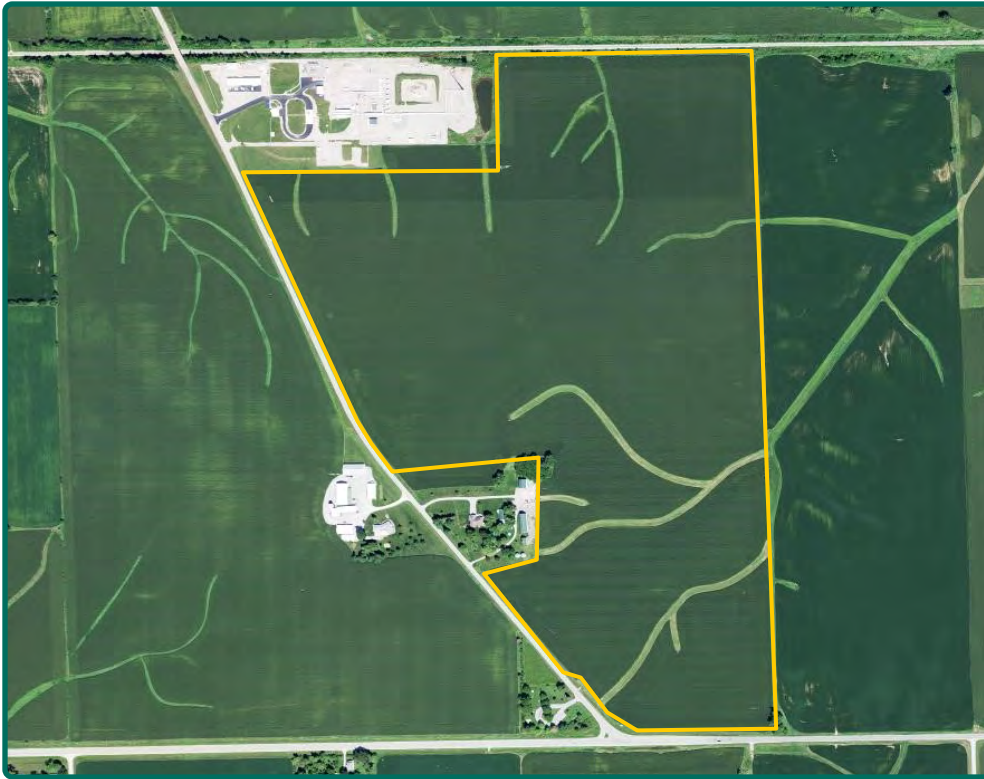




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**FSA/Eff. Crop Acres:** 174.71\*  
**Cert. Grass Acres:** 6.22  
**Corn Base Acres:** 133.72\*  
**Bean Base Acres:** 38.92\*  
**Soil Productivity:** 87.2 CSR2

*\*FSA/Eff. Crop Acres and Bases are estimated.*

## Property Information

**179.4 Acres, m/l**

### Location

**From Iowa City:** 3¾ miles southeast on American Legion Road. Farm is located on the east side of the road.

### Legal Description

That part of the SW¼ of the SW¼ of Section 26 and the W½ of the NW¼ of Section 35; all located in Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa. The exact legal description will be taken from the abstract.

### Price & Terms

- \$1,946,490
- \$10,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$6,086.00  
Net Taxable Acres: 179.43  
Tax per Net Taxable Acre: \$33.92

### FSA Data

Part of Farm Number 1369, Tract 2180  
FSA/Eff. Crop Acres: 174.71\*  
Cert. Grass Acres: 6.22  
Corn Base Acres: 133.72\*  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 38.92\*  
Bean PLC Yield: 55 Bu.

*\*FSA/Eff. Crop acres and bases are estimated pending reconstitution of farm by the Johnson FSA office.*

### Soil Types/Productivity

Primary soils are Downs, Muscatine and Tama. CSR2 on the estimated FSA/Eff. crop acres is 87.2. See soil map for detail.

### Yield History

Contact listing agent for yield history details.

### Land Description

Level to gently rolling.

### Drainage

Natural and some tile.

### Comments

This is a high-quality Johnson County farm with an 87.2 CSR2. It is located southeast of Iowa City along a hard-surface road.

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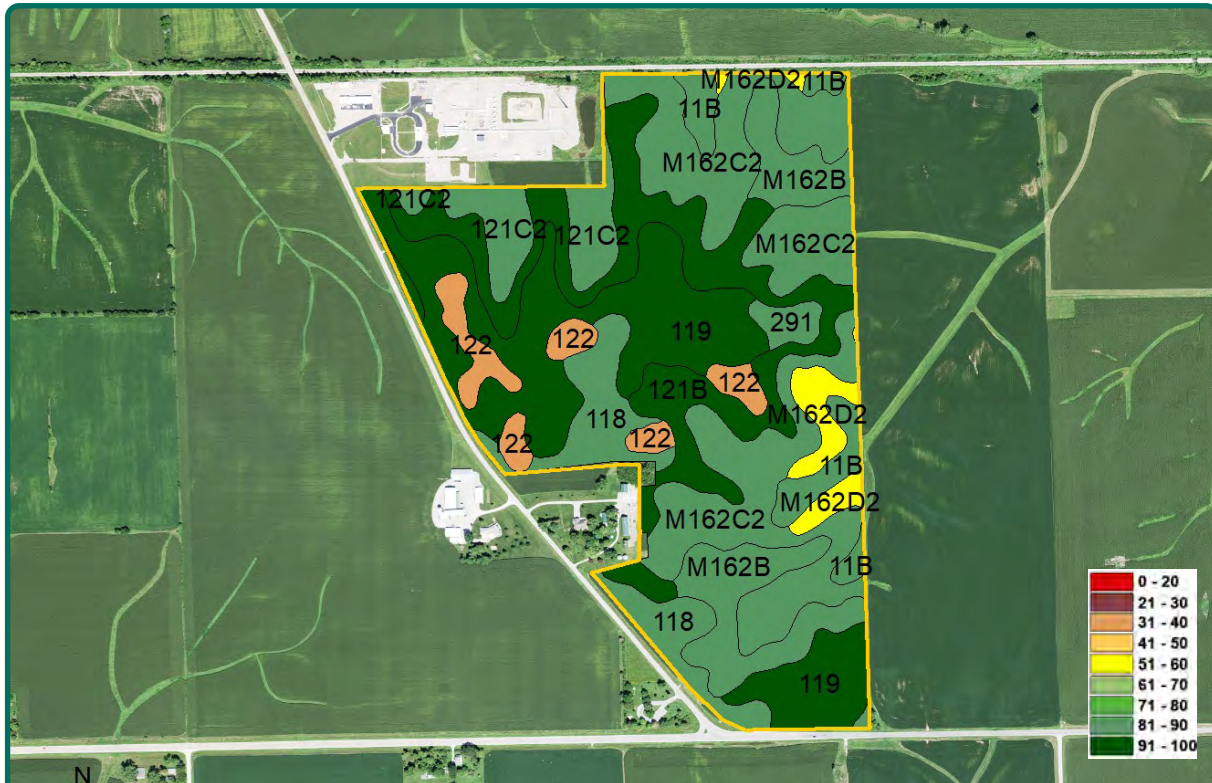
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Measured Tillable Acres		174.71	Avg. CSR2		87.2
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M162C2	Downs silt loam, till plain, 5 to 9	82	24.9%	IIIe	43.50
119	Muscatine silt loam, 0 to 2 percent	100	21.4%	Iw	37.34
121B	Tama silt loam, 2 to 5 percent slopes	95	18.0%	Ile	31.38
M162B	Downs silt loam, till plain, 2 to 5	90	9.8%	Ile	17.14
118	Garwin silty clay loam, 0 to 2 percent	90	7.7%	IIw	13.48
121C2	Tama silt loam, 5 to 9 percent	87	5.4%	IIIe	9.43
122	Sperry silt loam, depressional, 0 to 1	36	4.7%	IIIw	8.13
11B	Colo-Ely complex, 0 to 5 percent	86	4.0%	IIw	6.94
M162D2	Downs silt loam, till plain, 9 to 14	57	3.0%	IVe	5.28
291	Atterberry silt loam, 0 to 2 percent	90	1.2%	Iw	2.11

### Additional Land

Seller has additional land available for sale southwest of this property. See Additional Land Aerial Map.

*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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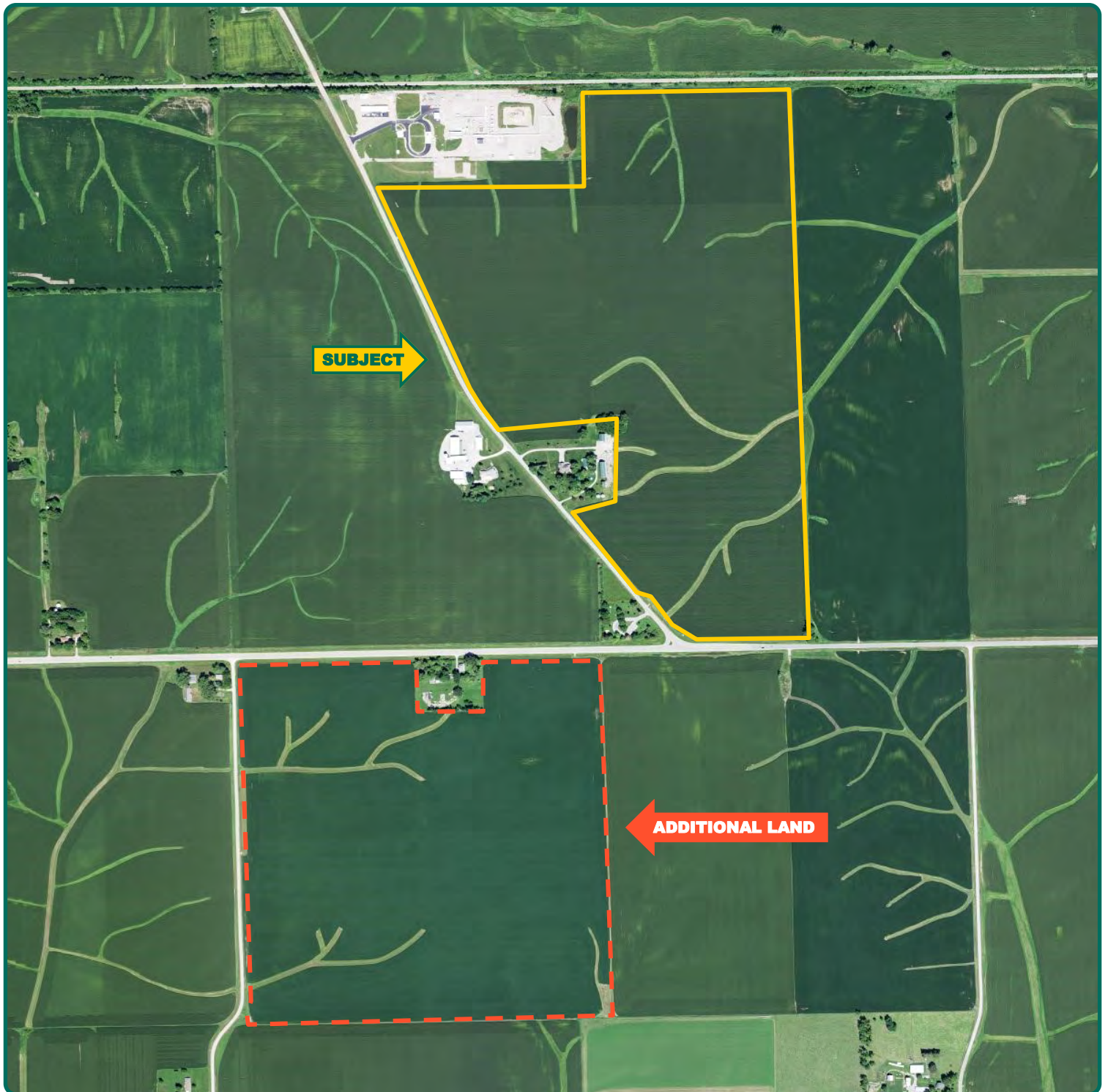




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