

Land For Sale

ACREAGE:

152 Acres, m/l

LOCATION:

Johnson County, IA

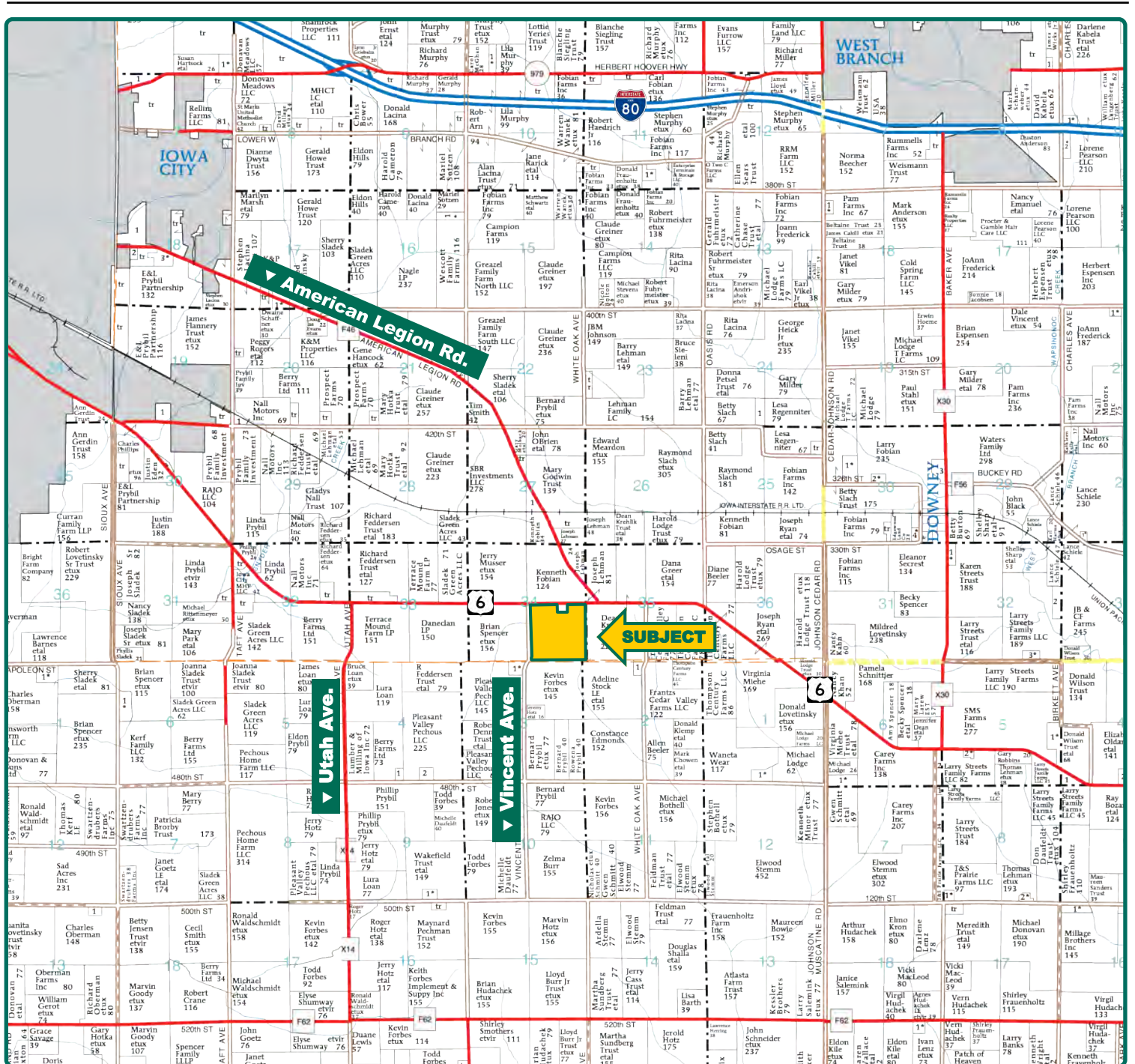


Property Key Features

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

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FSA/Eff. Crop Acres:	152.30
Cert. Grass Acres:	3.40
Corn Base Acres:	113.10
Bean Base Acres:	39.06
Soil Productivity:	93.2 CSR2

Property Information

152 Acres, m/l

Location

From Iowa City: 4 miles southeast on Highway 6. Farm is located on the south side of the road.

Legal Description

The SE¼ of Section 34, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa, excepting Krehlik Acres, according to the plat thereof recorded in Book 34, Page 119, Plat Records of Johnson County, Iowa.

Price & Terms

- \$1,786,000
- \$11,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,546.00
Net Taxable Acres: 151.59
Tax per Net Taxable Acre: \$36.59

FSA Data

Farm Number 1369, Tracts 6226, 6227
FSA/Eff. Crop Acres: 152.30
Cert. Grass Acres: 3.40
Corn Base Acres: 113.10
Corn PLC Yield: 154 Bu.
Bean Base Acres: 39.06
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Garwin, Muscatine and Tama. CSR2 on the FSA/Eff. crop acres is 93.2. 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.

Pipeline

There is a gas pipeline crossing through the south end of the farm and a gas pipeline crossing through the western portion of the farm.

Comments

This is a high-quality Johnson County farm with a 93.2 CSR2!

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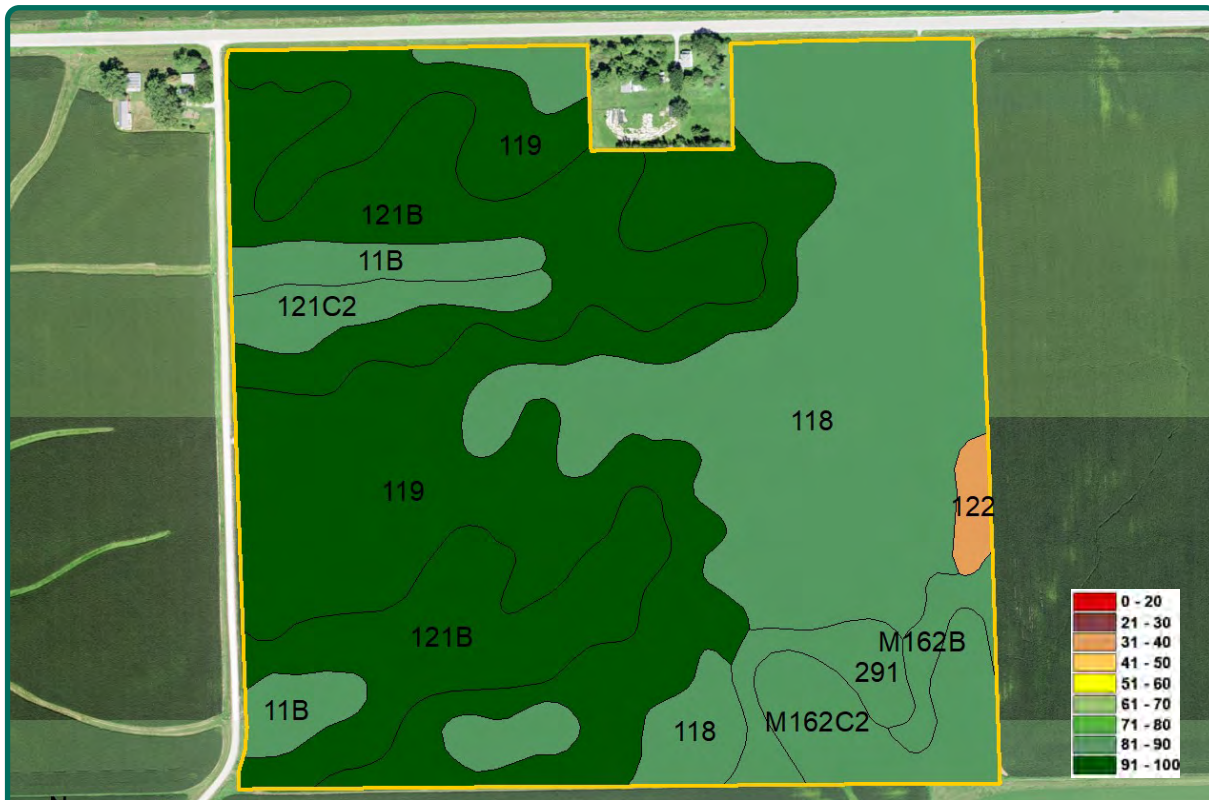
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Measured Tillable Acres		152.30	Avg. CSR2		93.2
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	90	32.1%	llw	48.93
119	Muscatine silt loam, 0 to 2 percent	100	31.3%	lw	47.67
121B	Tama silt loam, 2 to 5 percent slopes	95	21.4%	lle	32.53
M162C2	Downs silt loam, till plain, 5 to 9	82	4.4%	llle	6.74
11B	Colo-Ely complex, 0 to 5 percent	86	3.7%	llw	5.65
121C2	Tama silt loam, 5 to 9 percent	87	2.4%	llle	3.71
291	Atterberry silt loam, 0 to 2 percent	90	2.4%	lw	3.68
M162B	Downs silt loam, till plain, 2 to 5	90	1.4%	lle	2.07
122	Sperry silt loam, depressional, 0 to 1	36	0.8%	lllw	1.26

Additional Land

Seller has additional land available for sale northeast 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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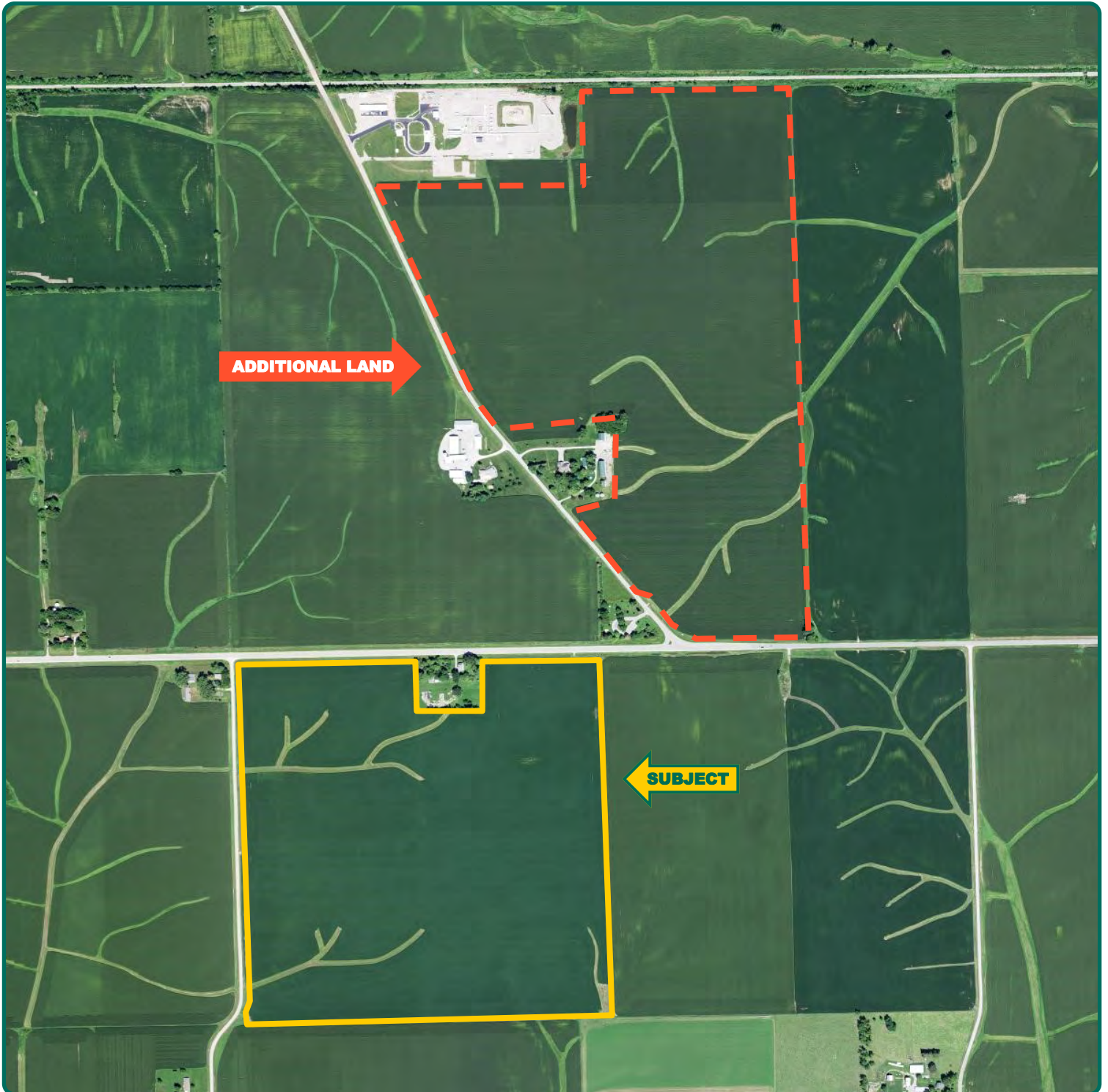
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