

Land For Sale

ACREAGE:

129.00 Acres, m/l

LOCATION:

Iowa County, IA

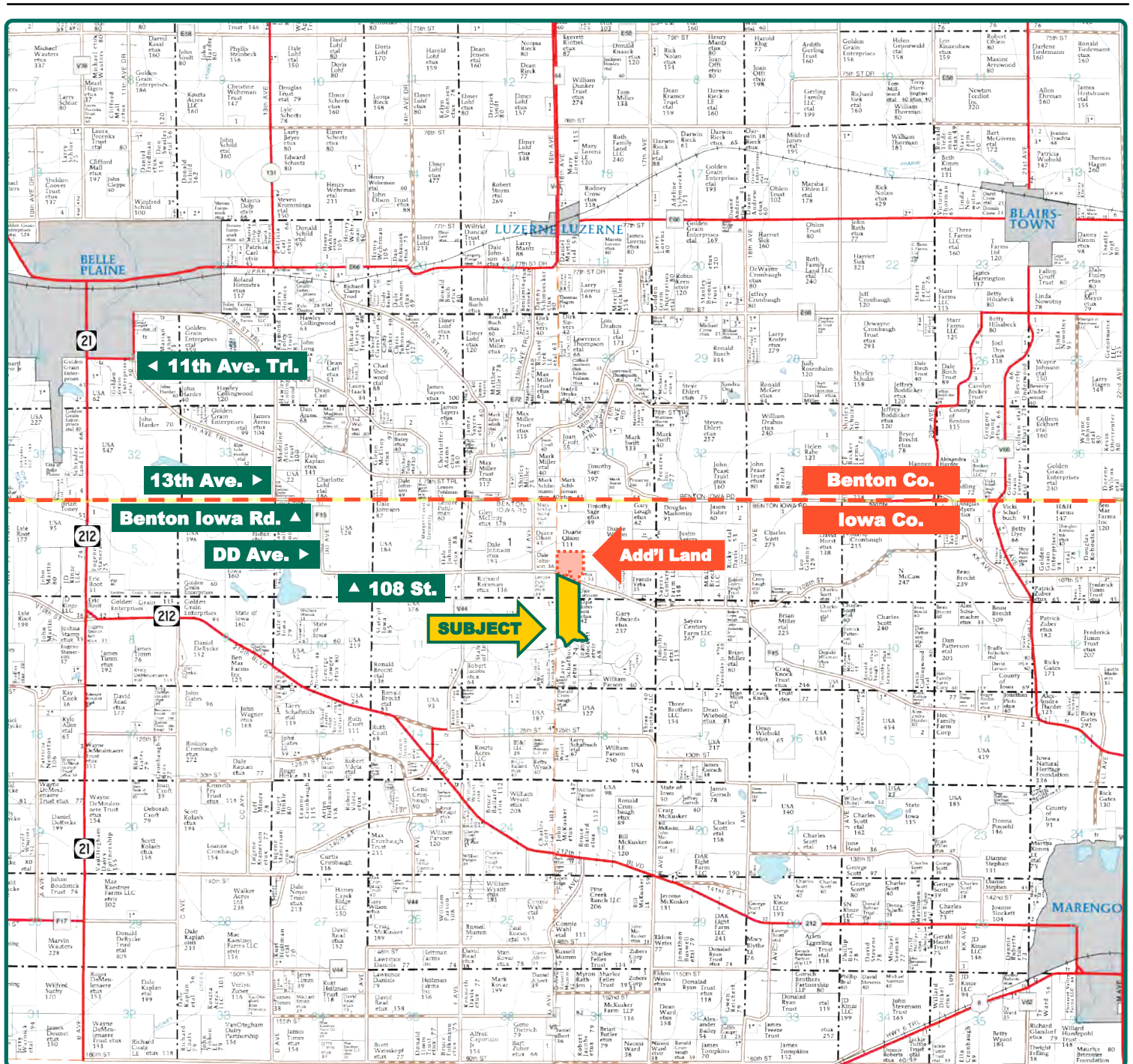


Property *Key Features*

- 129 Acres Located Northwest of Marengo
- 86.80 CSR2
- Mixture of High-Quality Cropland, CRP and Timber

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 58.19
CRP Acres: 37.95
Corn Base Acres: 31.39*
Bean Base Acres: 26.80*
Soil Productivity: 86.80 CSR2

**Base Acres are estimated.*

Property Information

129.00 Acres, m/l

Location

From Belle Plaine: 2 miles southeast on 11th Ave. Trail, ½ mile south on 13th Ave., ½ mile east on Benton Iowa Road, ¾ mile south on DD Ave. and 2½ miles east on 108th St. The farm is located on the south side of the road.

Legal Description

That part of the W½ of the SW¼ of Section 6 lying South of the Road, and that part of the W½ of the NW¼ of Section 7, all located in Township 81 North, Range 11 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$806,250
- \$6,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$2,967.00*

Net Taxable Acres: 128.00*

Tax per Net Taxable Acre: \$23.18*

**Taxes and net taxable acres are estimated pending survey of property. Iowa County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5122, Tract 4219

FSA/Eff. Crop Acres: 58.19

CRP Acres: 37.95

Corn Base Acres: 31.39*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 26.80*

Bean PLC Yield: 42 Bu.

**Base acres are estimated pending reconstitution of farm by the Iowa County FSA office.*

CRP Contracts

There are 27.97 acres enrolled in a CP-38E-2 contract that pays \$5,564 annually and expires September 30, 2020; and 9.98 acres enrolled in a CP-9 contract that pays \$2,246 annually and expires September 30, 2022.

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Measured Tillable Acres 58.19			Avg. CSR2 86.80		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
7	Wiota silty clay loam, 0 to 2 percent	100	33.6%	I	19.56
88	Nevin silty clay loam, 0 to 2 percent	93	23.8%	Iw	13.85
8B	Judson silty clay loam, 2 to 5	94	17.3%	Ile	10.09
41	Sparta loamy fine sand, 0 to 2	44	11.8%	IVs	6.87
587	Chequest silty clay loam, 0 to 2	66	7.7%	IIw	4.50
43	Bremer silty clay loam, 0 to 2	78	5.7%	IIw	3.32
65E2	Lindley loam, 14 to 18 percent	30	0.0%	Vle	0.01
41B	Sparta loamy fine sand, 2 to 5	39	0.0%	IVs	

Soil Types/Productivity

Primary soils are Wiota, Nevin and Judson. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Level

Drainage

Natural.

Well

There is a well located in the ditch at the northwest corner of the farm. This well is not part of the Johnson Farm, it is owned by the owner of the house across the road.

Meandered Rivers Law

The Iowa River along the south side of the farm is believed to follow under the Meandered Sovereign Rivers law. This means the boundary follows the riverbank as the riverbank moves over time. Contact the listing agent for more details. The boundaries and acres have been taken from information gathered from the Iowa County Assessors office.

Comments

This is a good income-producing farm with a mixture of high-quality farmland and CRP. This farm lays nice with good eye-appeal. The southwest boundary

adjoins the Iowa River and the CRP and timber provide recreational opportunities.

Additional Land For Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Map.

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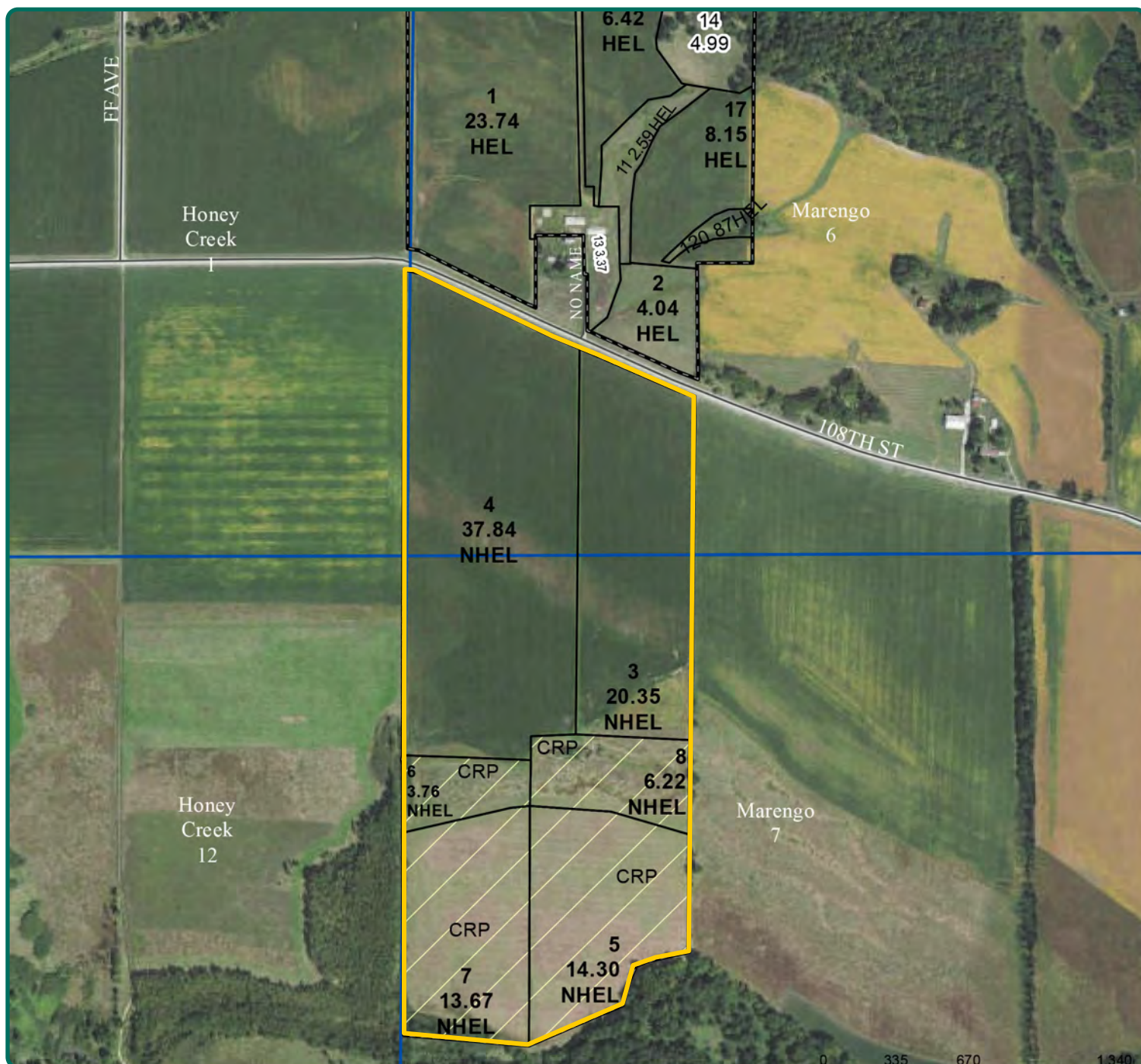
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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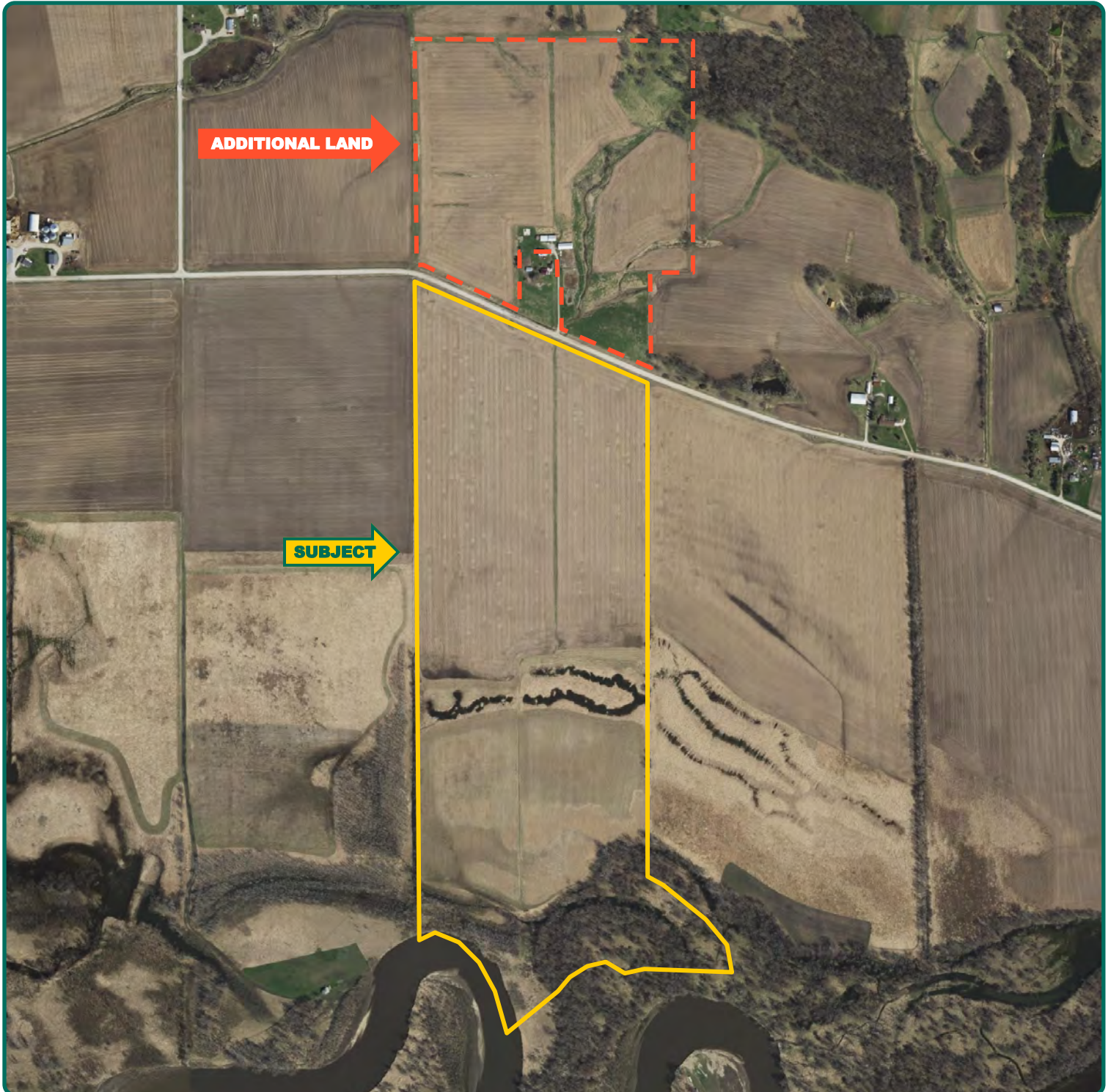
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Additional Land Aerial Photo



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