

Land For Sale

ACREAGE:

102.00 Acres, m/l

LOCATION:

Johnson County, IA

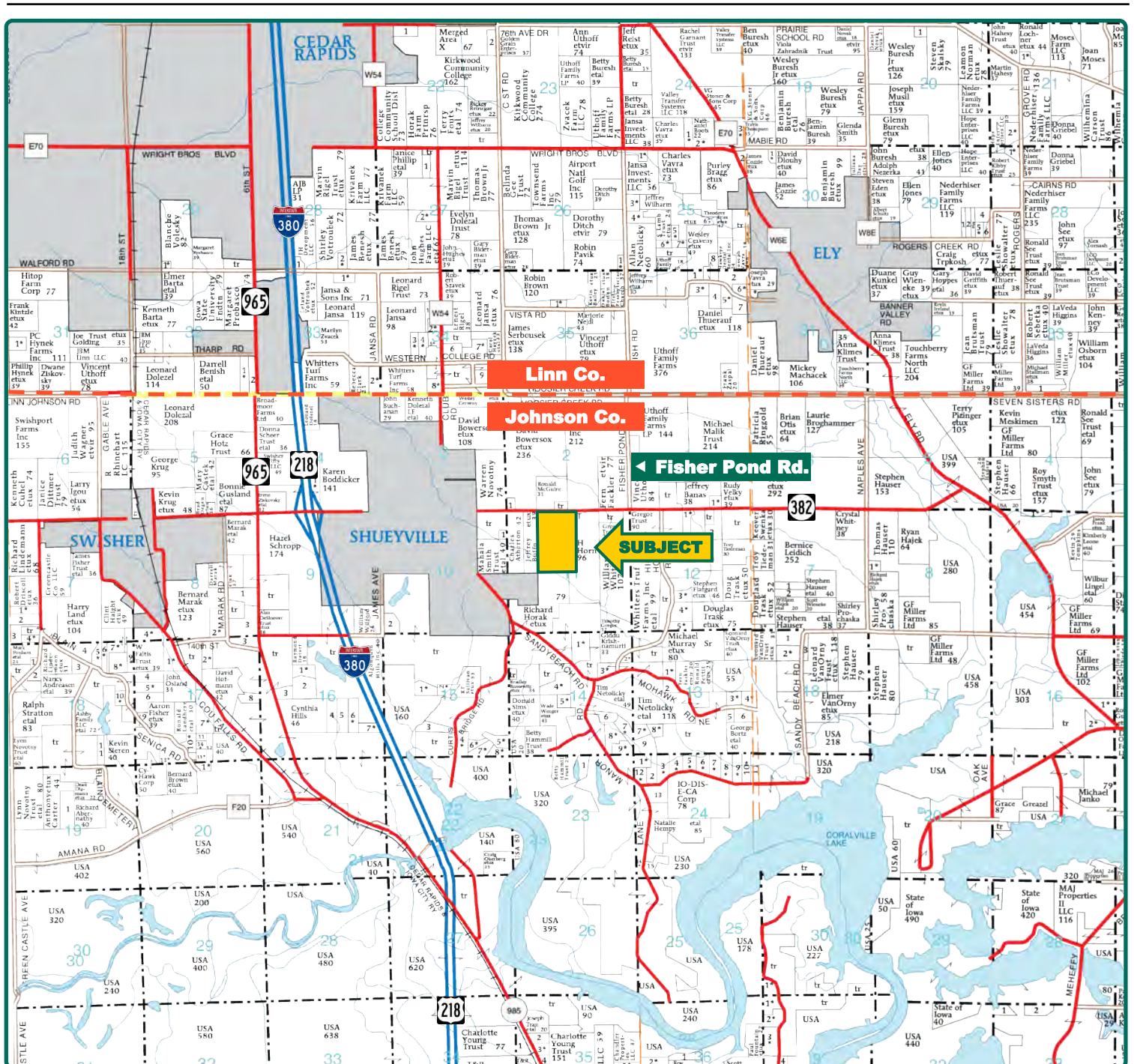


Property Key Features

- Located East of Shueyville on a Hard-Surface Road
- Well-Cared-For House and Buildings
- Cropland, Pasture, Timber and Pond

Troy Louwagie, ALC
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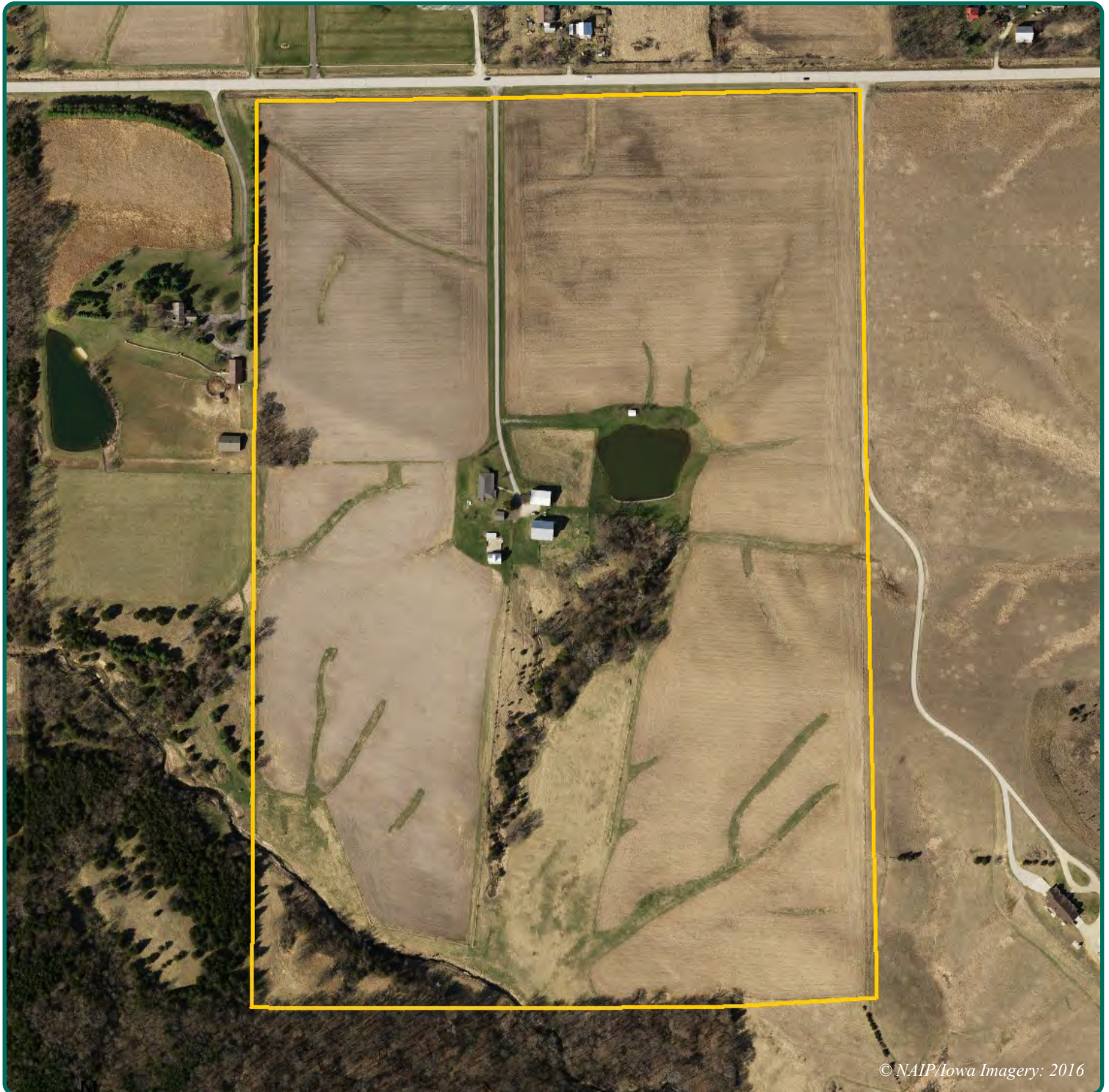
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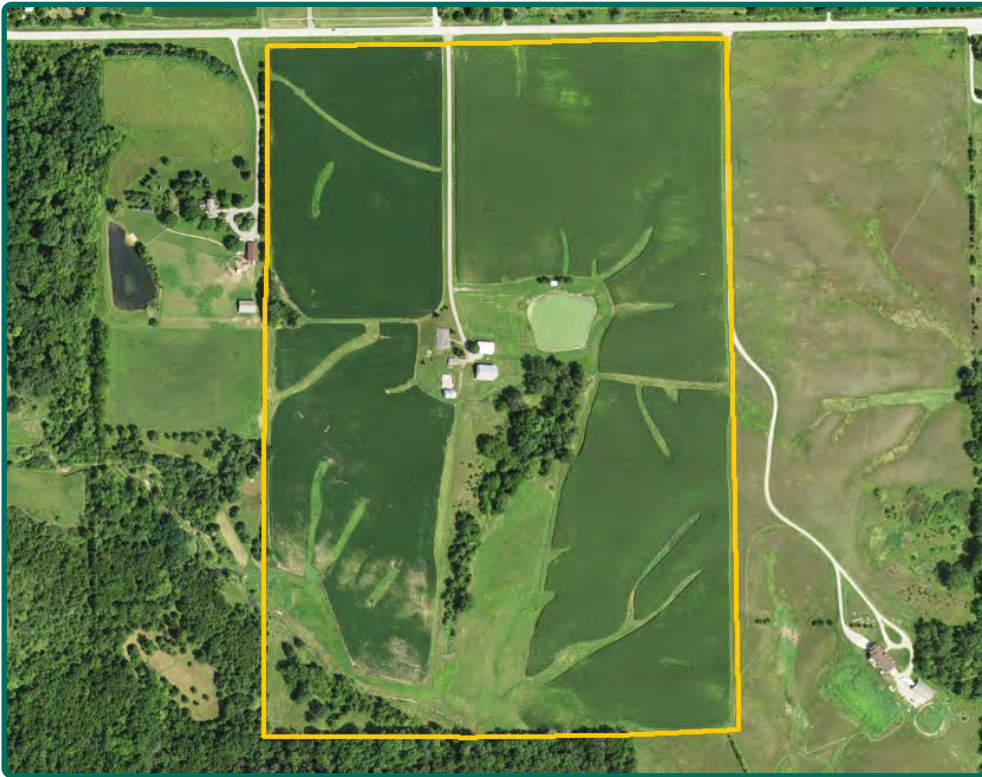
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FSA/Eff. Crop Acres: 80.69
Cert. Grass Acres: 4.03
Soil Productivity: 47.40 CSR2

Total Living SF: 2,400
Total Bedrooms: 4
 Conforming 2
 Non-Conforming 2
No. of Bathrooms: 1½
Year Built: 1978

ADDRESS:
3075 120th Street NE
Cedar Rapids, IA 52404

Property Information

102.00 Acres, m/l

Location

From Shueyville: ½ mile east on State Highway 382. The farm is located on the south side of the road.

Legal Description

The E½ of the NW¼ and the W½ of the NE¼ except Auditor's Parcel 2004-83, all located in Section 11, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,530,000
- \$15,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2020 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,750.00
Net Taxable Acres: 102.15

FSA Data

Farm Number 4955, Tract 7758
FSA/Eff. Crop Acres: 80.69
Cert. Grass Acres: 4.03
Base acres and yields have not been certified by FSA.

Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Franklin and Chelsea. CSR2 on the FSA/Eff. crop acres is 47.40. See soil map for detail.

Land Description

Gently rolling.

House

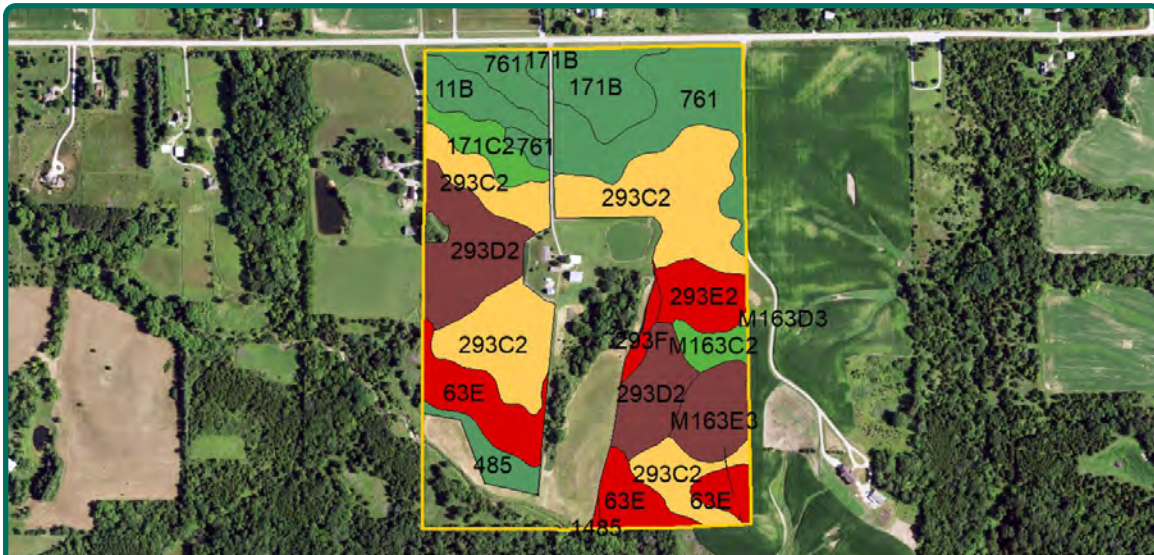
The property includes a well-cared-for, one-story ranch home that consists of 2,400 finished Sq. Ft. The home is built into the sidehill and there is no basement. The home was built around 1978 and includes two conforming bedrooms and two non-conforming bedrooms. There is one full bath and one half bath. The home has an open floorplan with a large kitchen, living room and family room.

Garage

There is a two-stall detached garage that is 24' x 26'. There are two overhead electric openers.

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Measured Tillable Acres		80.69	Avg. CSR2		47.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
293C2	Chelsea-Fayette-Lamont complex, 5	41	29.0%	IIIe	23.37
761	Franklin silt loam, 1 to 3 percent	85	16.3%	Iw	13.15
293D2	Chelsea-Fayette-Lamont complex, 9	24	14.4%	VIe	11.61
63E	Chelsea loamy fine sand, 9 to 18	5	11.2%	VIIIs	9.03
171B	Bassett loam, 2 to 5 percent slopes	85	6.7%	Ile	5.38
M163E3	Fayette silty clay loam, till plain, 14	29	5.1%	VIe	4.09
293E2	Chelsea-Fayette-Lamont complex,	17	4.4%	VIIe	3.56
11B	Colo-Ely complex, 0 to 5 percent	86	3.8%	IIw	3.0
171C2	Bassett loam, 5 to 9 percent slopes,	77	3.3%	IIIe	2.7
485	Spillville loam, 0 to 2 percent slopes	88	2.5%	Iw	2.0
M163C2	Fayette silt loam, till plain, 5 to 9	76	2.1%	IIIe	1.7
293F	Chelsea-Fayette-Lamont complex,	11	1.0%	VIe	0.8
1485	Spillville loam, channeled, 0 to 2	5	0.2%	Vw	0.1
M163D3	Fayette silty clay loam, till plain, 9 to	41	0.1%	IVe	0.1

Outbuildings

Outbuildings include a 40' x 56' machine shed that was built in 2005. The machine shed is very clean and in above-average condition. There is also a nice livestock barn, open-front calf shed and corn crib.

Septic System

The property includes a septic system. The Seller is exempt from the time of transfer inspection as the Seller is an estate.

Water & Well Information

The water is supplied by a drilled well that is located near the windmill.

Pond

There is a nice pond located east of the house. It is approximately 15' deep. The pond is stocked with crappie, bluegill and bass.

Reserved Items

The water softener and LP tank are rented.

Comments

This is one of the nicest farms in the Corridor area. It includes an attractive ranch home and well-cared-for outbuildings. The property has good income-producing cropland and beautiful rolling timber and pasture. This property is located just east of Shueyville along a hard-surface road.

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