

# Land For Sale

**ACREAGE:**

**78.49 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



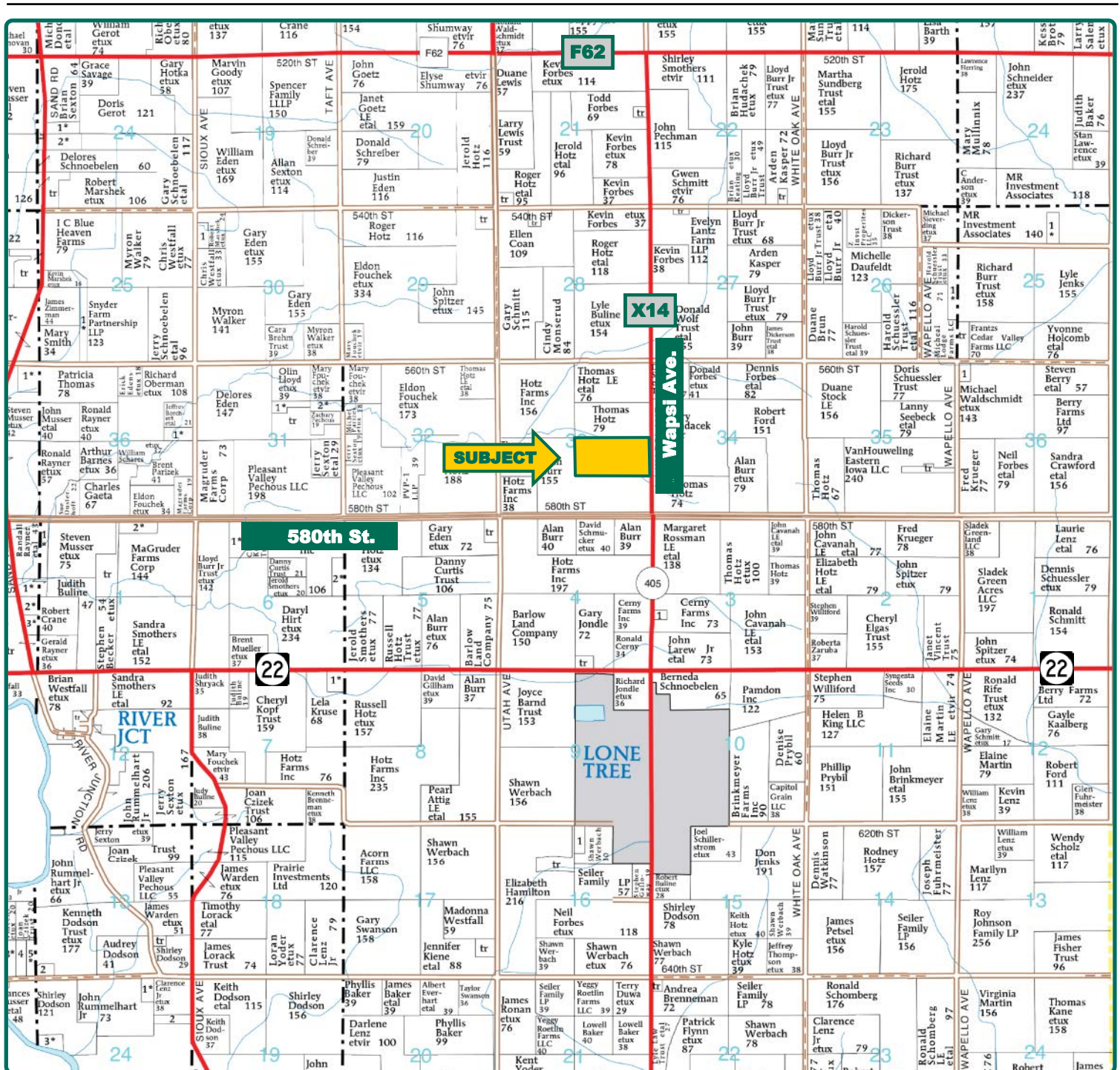
## **Property** *Key Features*

**Located 1½ Miles North of Lone Tree, Iowa  
78.14 FSA/Eff. Crop Acres with an 88.20 CSR2  
High-Quality Johnson County Farm**

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>78.14</b>
<b>Corn Base Acres:</b>	<b>40.30</b>
<b>Bean Base Acres:</b>	<b>34.30</b>
<b>Soil Productivity:</b>	<b>88.20 CSR2</b>

## Property Information

### 78.49 Acres, m/l

### Location

**From Lone Tree:** 1½ miles north on Wapsi Ave. The farm is located on the west side of the road.

### Legal Description

The N½ of the SE¼ of Section 33, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

\$859,465.00

\$10,950/acre

10% down upon acceptance of offer;  
balance due in cash at closing.

### Possession

Negotiable, subject to the 2020 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,536.00

Net Taxable Acres: 78.49

Tax per Net Taxable Acre: \$32.31

### FSA Data

Farm Number 3005, Tract 2503

FSA/Eff. Crop Acres: 78.14

Corn Base Acres: 40.30

Corn PLC Yield: 169 Bu.

Bean Base Acres: 34.30

Bean PLC Yield: 46 Bu.

### Soil Types/Productivity

Primary soils are Colo, Muscatine and Tama. CSR2 on the FSA/Eff. crop acres is 88.20. See soil map for detail.

### Land Description

Level to gently rolling.

### Water and Well Information

There is a 5" diameter drilled well located at the old building site. This well was drilled in August of 1983. The well is 130' deep and the submersible pump is set at 80'.

### Comments

This is a high-quality Johnson County farm located on a hard-surface road.

**Troy Louwagie, ALC**

Licensed in IA & IL

**TroyL@Hertz.ag**

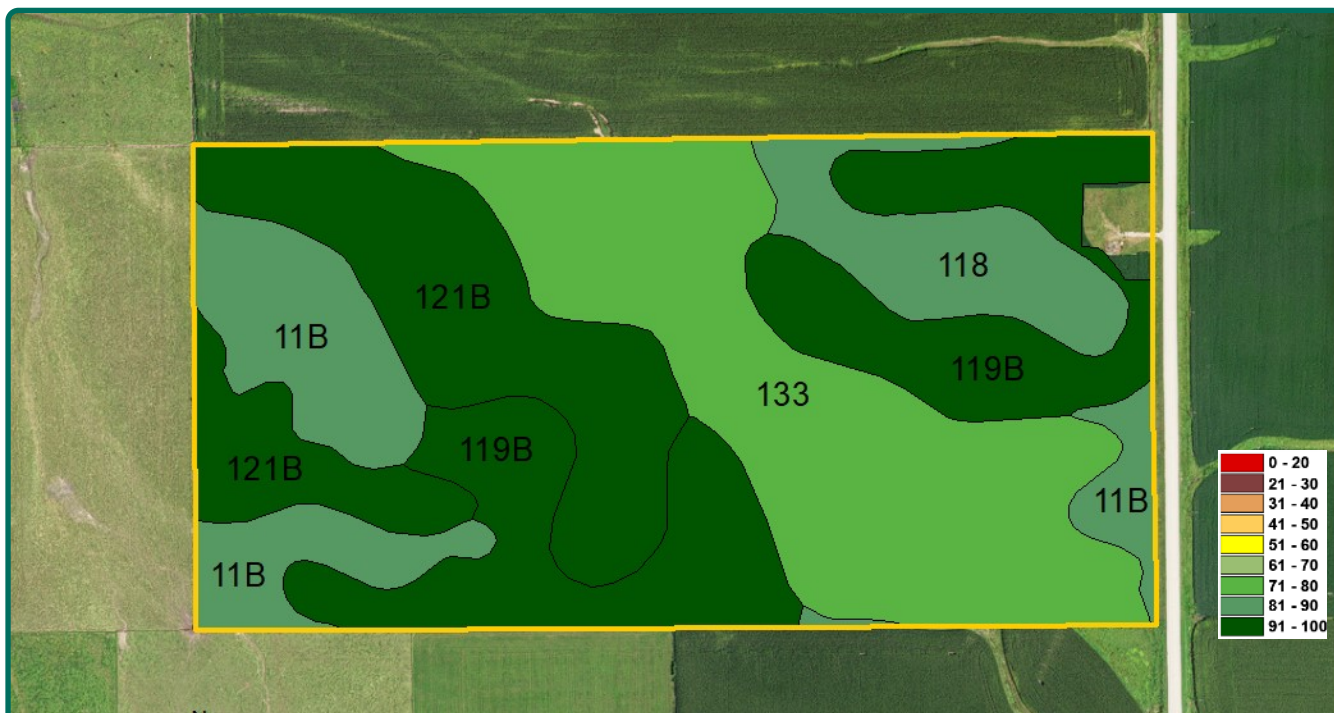
**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



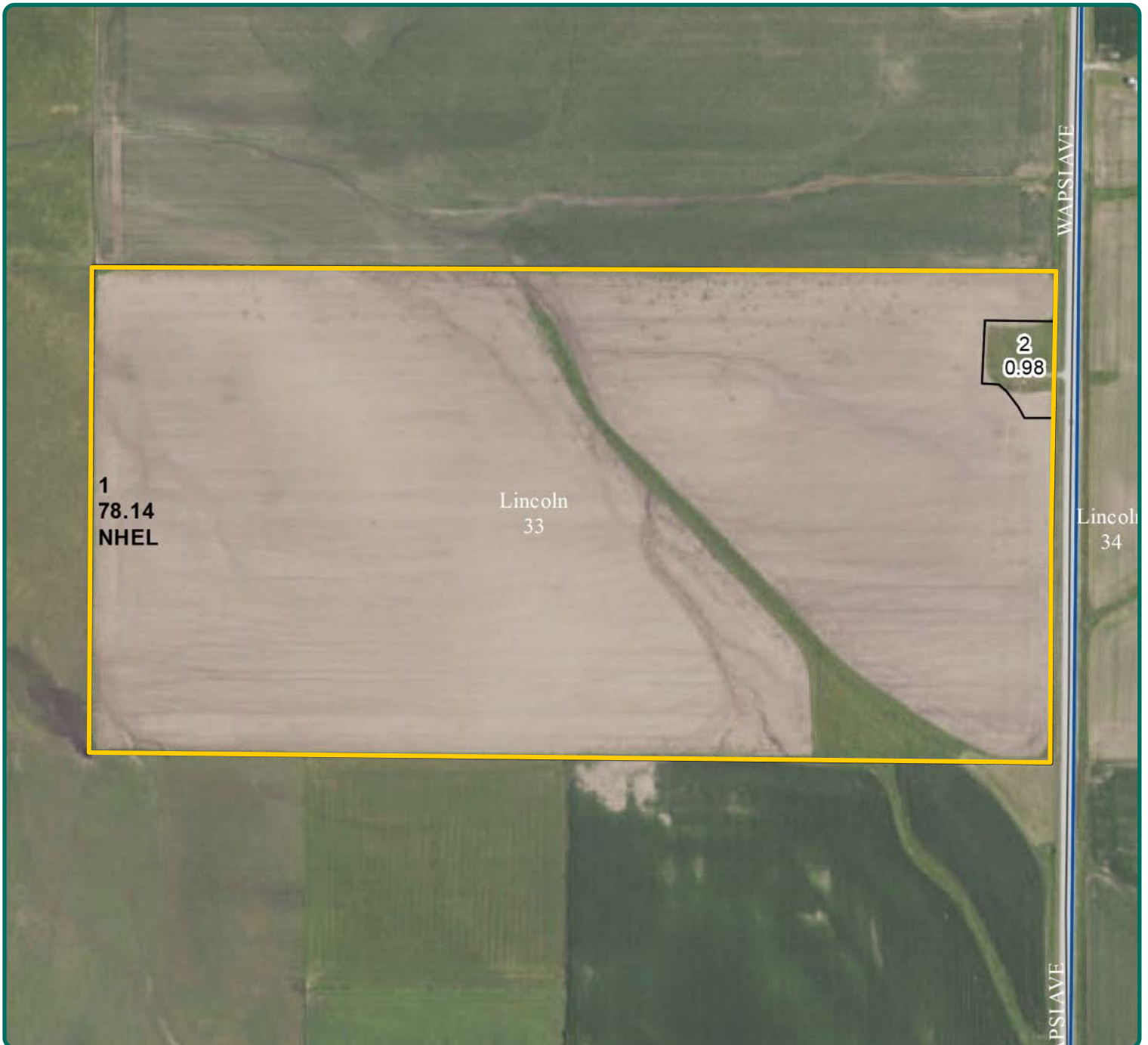


Measured Tillable Acres		78.14	Avg. CSR2		88.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam, 0 to 2 percent	78	29.8%	IIw	23.28
119B	Muscataine silty clay loam, 2 to 5	95	25.2%	Ile	19.72
121B	Tama silt loam, 2 to 5 percent slopes	95	22.1%	Ile	17.27
11B	Colo-Ely complex, 0 to 5 percent	86	14.7%	IIw	11.51
118	Garwin silty clay loam, 0 to 2 percent	90	8.1%	IIw	6.36

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. 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.

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**