

# Land For Sale

**ACREAGE:**

**153.82 Acres, m/l**

**LOCATION:**

**Johnson County, IA**

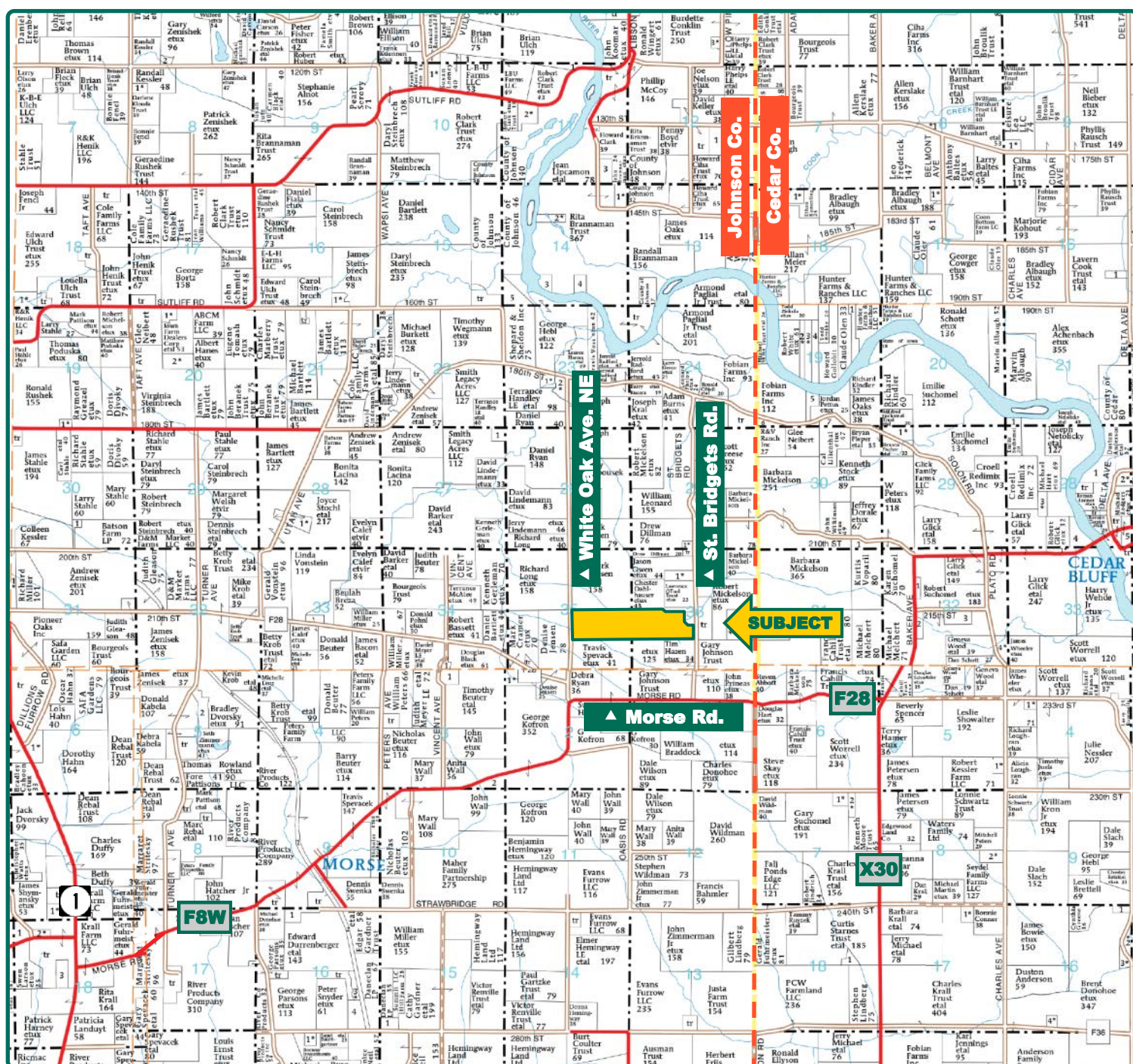


## Property *Key Features*

- Located 6 Miles Southeast of Solon, Iowa
- Mixture of CRP, Cropland, Timber and Pond
- Nice Home, Garage and Barn

**Troy Louwagie, ALC**  
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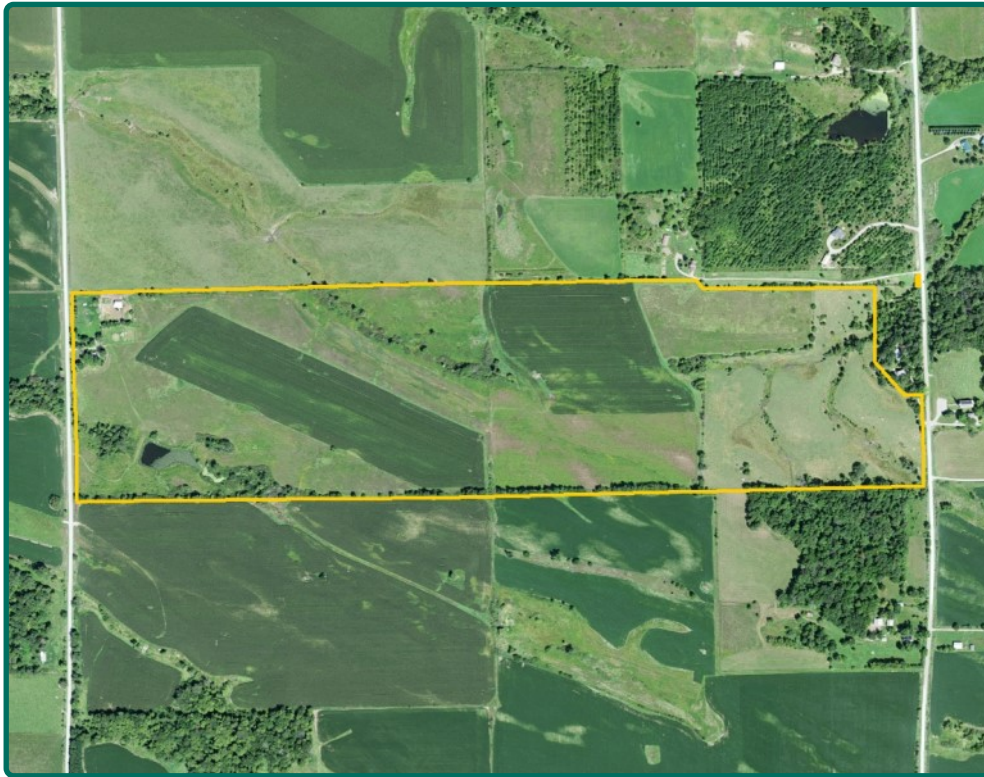
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**FSA/Eff. Crop Acres:** 59.61  
**CRP Acres:** 62.81  
**Corn Base Acres:** 58.00  
**Soil Productivity:** 63.30 CSR2

**Total Living SF:** 1,104  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Year Built:** 1900

**ADDRESS:**  
2120 White Oak Ave. NE  
Solon, IA 52333

## Property Information

### 153.82 Acres, m/l

#### Location

**From Solon - Intersection of Highway 1 and Morse Road:** 4½ miles east on Morse Rd and continue onto White Oak Ave. for 1 mile. The farm is located on the east side of the road.

**From Iowa City - Intersection of Highway 1 and Interstate 80:** 4 miles north on Highway 1, 4½ miles east on Morse Rd and continue onto White Oak Ave. for 1 mile. The farm is located on the east side of the road

#### Legal Description

The N½ of the SE¼ of Section 5 and the N½ of the SW¼ of Section 36, except the

house and buildings in the northeast corner; all located in Township 86 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

#### Price & Terms

- \$1,192,105
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,580.00  
Net Taxable Acres: 153.82  
Tax per Net Taxable Acre: \$29.78

#### FSA Data

Farm Number 248, Tract 2014  
FSA/Eff. Crop Acres: 59.61  
CRP Acres: 62.81  
Corn Base Acres: 58.00  
Corn PLC Yield: 123 Bu.

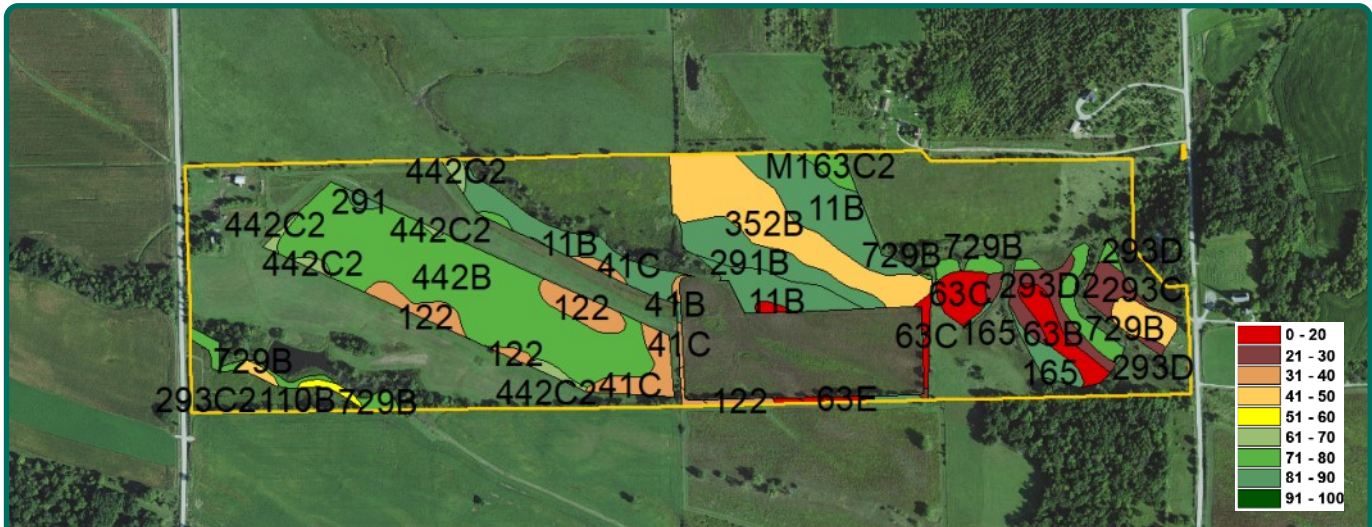
#### CRP Contracts

There are three CRP contracts on this farm:

- 46.62 acres enrolled in a CP25 and CP4D contract that pays \$10,729.00 annually. This contract expires September 30, 2023.
- 1.65 acres enrolled in a CP21 contract that pays \$463.00 annually. This contract expires September 30, 2024.
- 14.54 acres enrolled in a CP38E-2 contract that pays \$2,237.00 annually. This contract expires September 30, 2024.

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Measured Tillable Acres 59.61

Avg. CSR2 63.30

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
442B	Tama-Dickinson complex, 2 to 5	76	28.2%	Ile	16.82
11B	Colo-Ely complex, 0 to 5 percent	86	18.4%	Ilw	10.95
352B	Whittier silt loam, 2 to 5 percent	50	12.9%	Ile	7.67
291B	Atterberry silt loam, 2 to 5 percent	85	5.7%	Ile	3.39
729B	Nodaway-Arenzville silt loams, 1 to 4	71	5.5%	Ilw	3.30
122	Sperry silt loam, depressional, 0 to 1	36	5.0%	Illw	3.00
293D2	Chelsea-Fayette-Lamont complex, 9	24	3.6%	Vle	2.12
41C	Sparta loamy fine sand, 5 to 9	34	3.5%	IVs	2.1
63C	Chelsea loamy fine sand, 5 to 9	14	3.5%	IVs	2.1
63B	Chelsea loamy fine sand, 2 to 5	19	2.7%	IVs	1.6
293D	Chelsea-Fayette-Lamont complex, 9	25	2.2%	Vle	1.3
293C	Chelsea-Fayette-Lamont complex, 5	44	2.1%	Ille	1.2
165	Stronghurst silt loam, 0 to 2 percent	87	1.8%	Iw	1.1
442C2	Tama-Dickinson complex, 5 to 9	68	1.7%	Ille	1.0
M163C2	Fayette silt loam, till plain, 5 to 9	76	1.2%	Ille	0.7
110B	Lamont fine sandy loam, 2 to 5	52	0.5%	Ille	0.3
293C2	Chelsea-Fayette-Lamont complex, 5	41	0.5%	Ille	0.3
63E	Chelsea loamy fine sand, 9 to 18	5	0.4%	Vlls	0.3
291	Atterberry silt loam, 0 to 2 percent	90	0.4%	Iw	0.2

## Soil Types/Productivity

Primary soils are Tama-Dickinson, Colo-Ely and Whittier. CSR2 on the FSA/Eff. crop acres is 63.30. See soil map for detail.

## Land Description

Gently rolling to rolling.

## House

The property includes a nice ranch home that was built around 1900 that consists of 1,104 finished square feet. There are two

bedrooms on the main floor and one full bath.

## Garage and Barn

There is a two-stall garage and a nice livestock barn.

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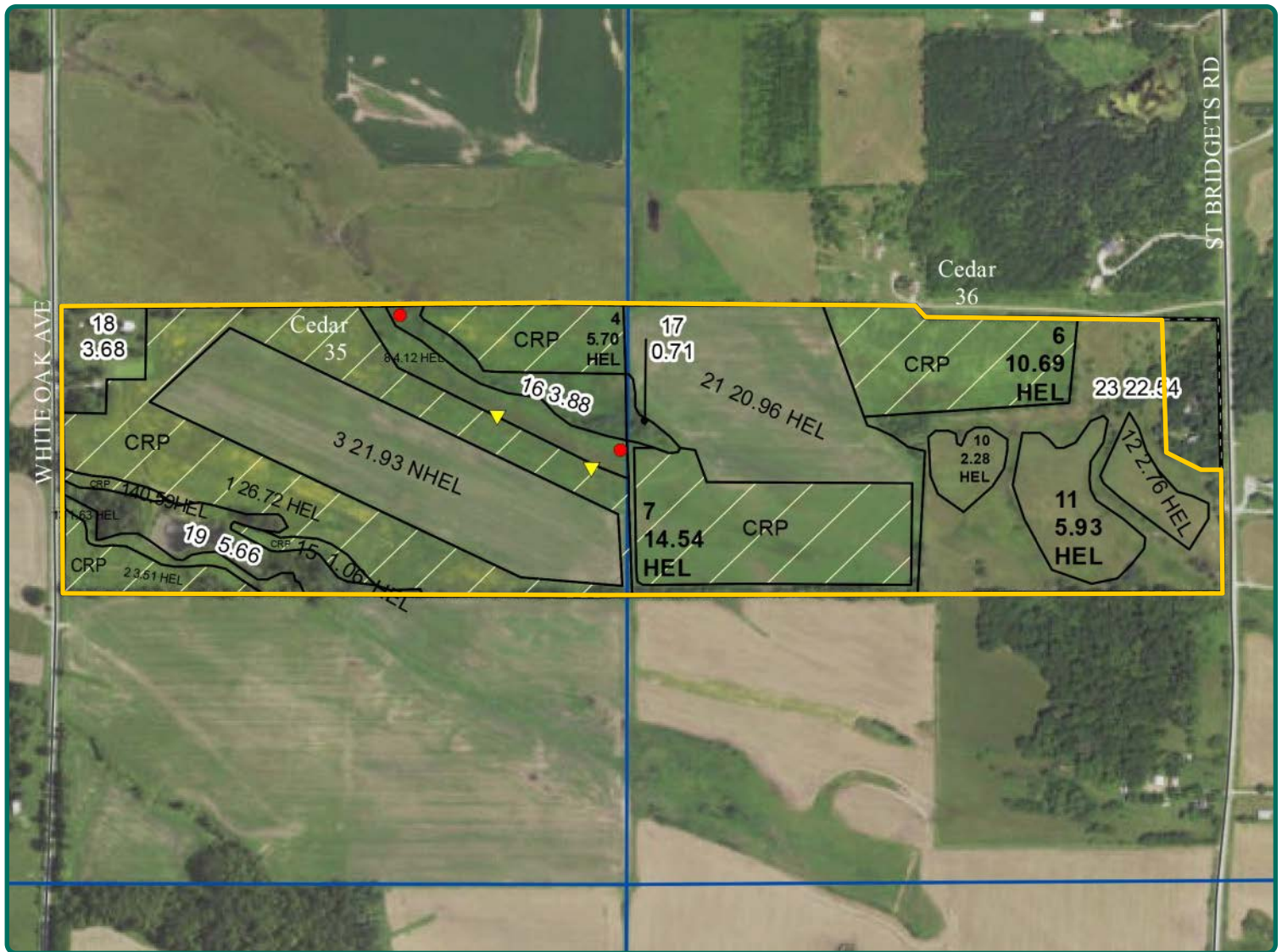
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### Water & Well Information

There is a drilled well located north of the house.

### Pond

The property includes a gorgeous pond. It has been stocked with blue gills and large mouth bass. The area around the pond is mowed in a park-like setting.

### Septic System

The status of the septic system is unknown. The Seller is exempt from the time of transfer inspection as the Seller is an estate.

### Comments

This is a great opportunity to purchase a beautiful farm in rural Johnson County. It includes a mixture of productive cropland, rolling native CRP, pasture and pond. There is also a nice house and outbuilding.

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*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.*

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