

Land For Sale

ACREAGE:

72.70 Acres, m/l

LOCATION:

Johnson County, IA

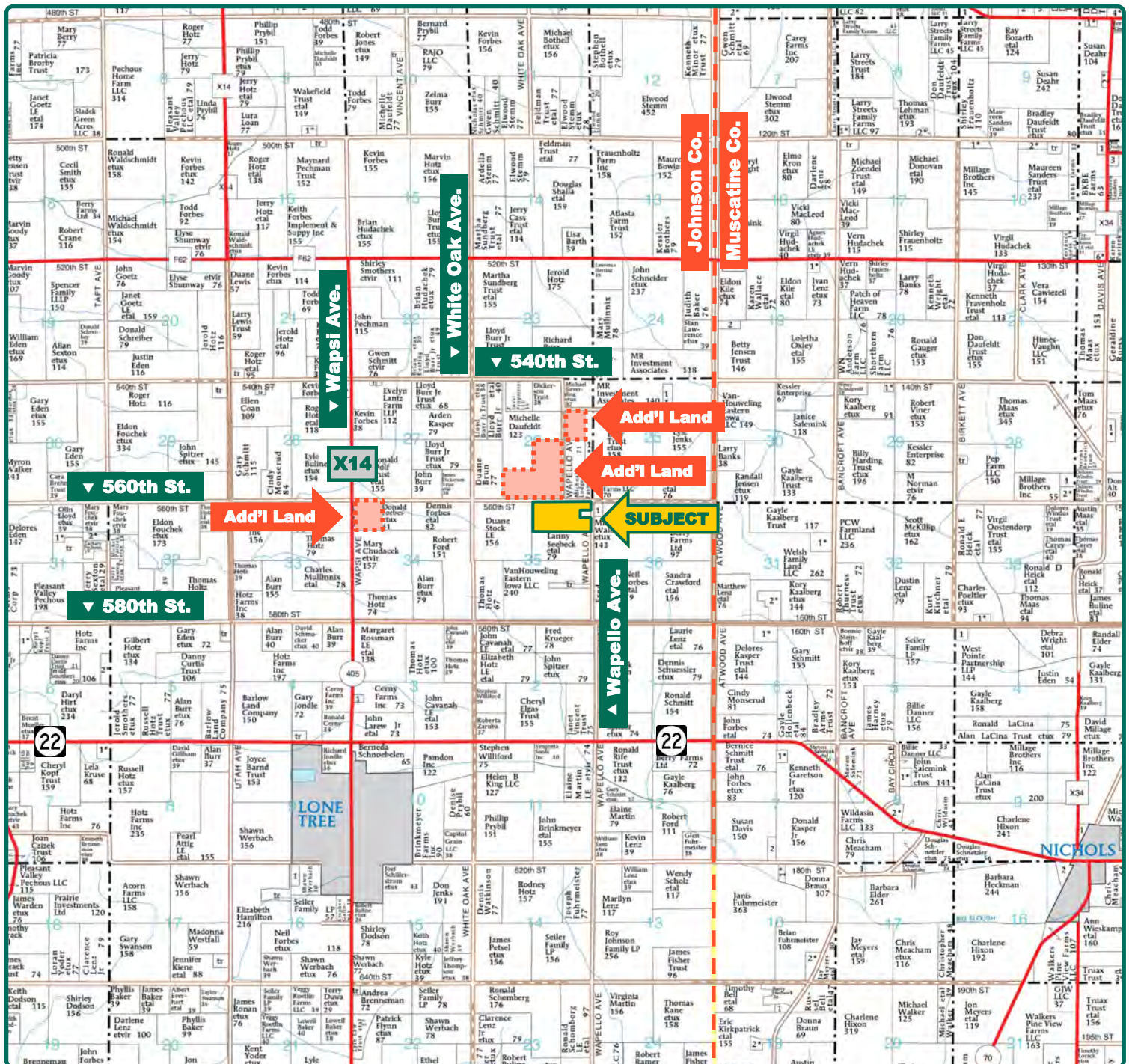


Property *Key Features*

- Located 4 Miles Northeast of Lone Tree
- 72.70 Est. FSA/Eff. Crop Acres with a 92.00 CSR2
- High-Quality Johnson County Farm

Troy Louwagie, ALC
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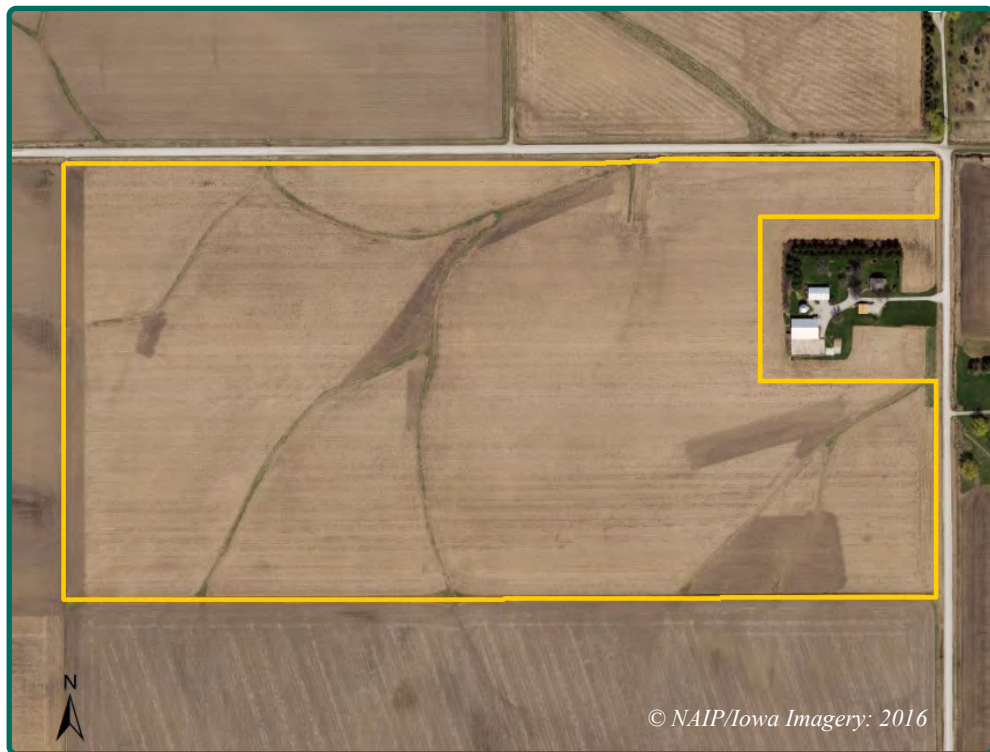
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FSA/Eff. Crop Acres: 72.70*
Cert. Grass Acres: 2.93
Corn Base Acres: 49.46*
Bean Base Acres: 20.95*
Soil Productivity: 92.00 CSR2

**Acres are estimated.*

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Property Information

72.70 Acres, m/l

Location

From Lone Tree: 2 miles north on Wapsi Avenue and 1½ miles east on 560th Street. The farm is located on the south side of the road.

Legal Description

The N½ of the NE¼ of Section 35, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa, except the house, buildings and 4.3 acres.

Price & Terms

- \$781,525.00
- \$10,750/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: \$2,374.87*
 Net Taxable Acres: 72.70*
 Tax per Net Taxable Acre: \$32.67*
**Taxes estimated pending survey of property. Johnson County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 1214, Tract 8248
 FSA/Eff. Crop Acres: 72.70*
 Cert. Grass Acres: 2.93
 Corn Base Acres: 49.46*
 Corn PLC Yield: 170 Bu.
 Bean Base Acres: 20.95*
 Bean PLC Yield: 52 Bu.
**Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

Primary soils are Muscatine, Colo-Ely and Tama. CSR2 on the estimated FSA/Eff. crop acres is 92.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Some drainage tile.

Water & Well Information

None.

Comments

This is a highly-productive Johnson County farm with a 92.00 CSR2.



Measured Tillable Acres		72.70	Avg. CSR2		92.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
119	Muscatine silt loam, 0 to 2 percent	100	31.5%	Iw	22.94
11B	Colo-Ely complex, 0 to 5 percent	86	31.2%	IIw	22.66
121B	Tama silt loam, 2 to 5 percent slopes	95	26.2%	Ile	19.08
121C2	Tama silt loam, 5 to 9 percent slopes,	87	9.1%	IIle	6.60
122	Sperry silt loam, depressional, 0 to 1	36	1.8%	IIIw	1.34
161	Walford-Atterberry silt loams, 1 to 3	86	0.2%	IIIw	0.11

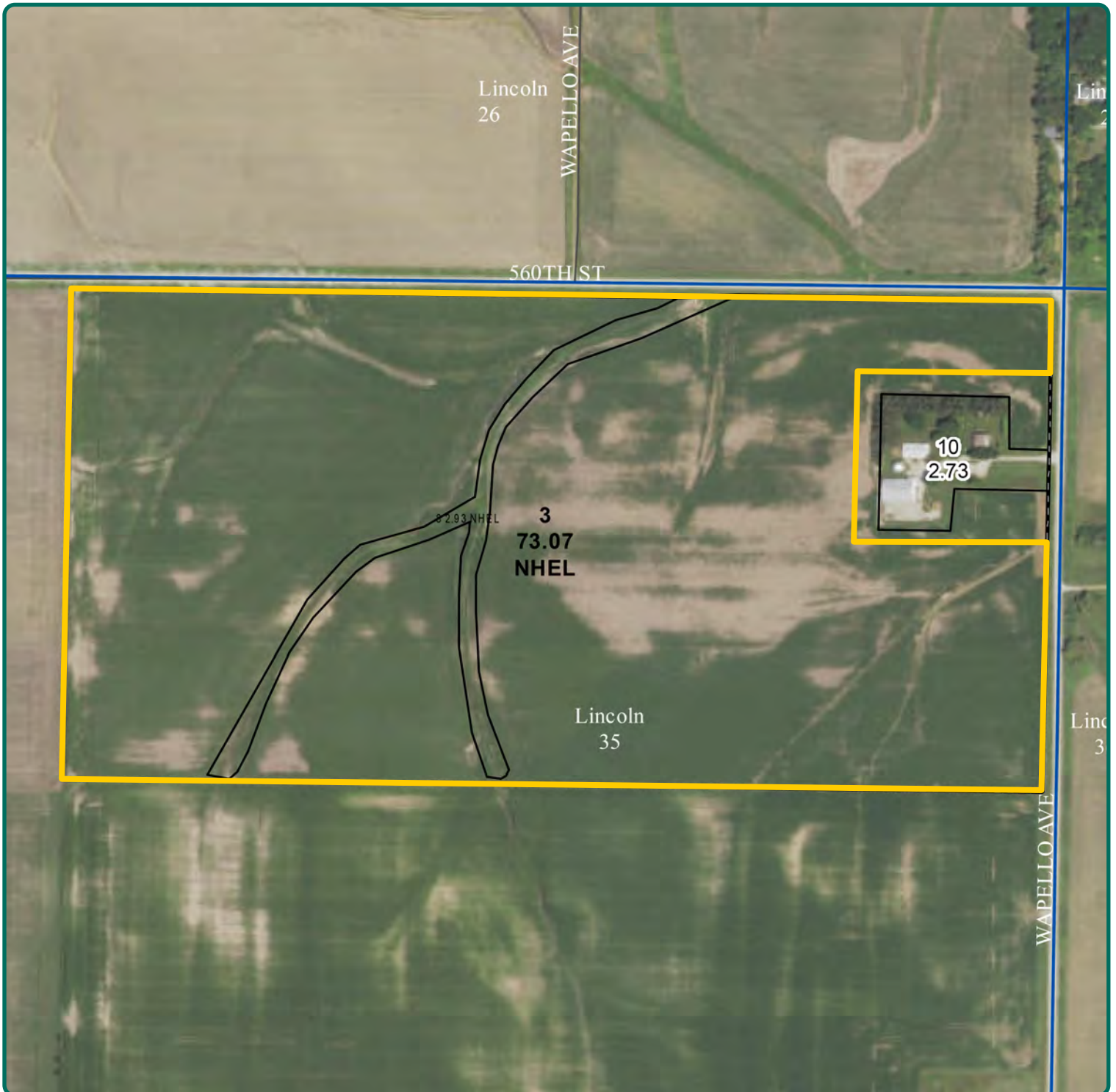
Additional Land for Sale

Seller has 3 additional tracts of land for sale located west and north of this property. See Additional Land Aerial Photo.

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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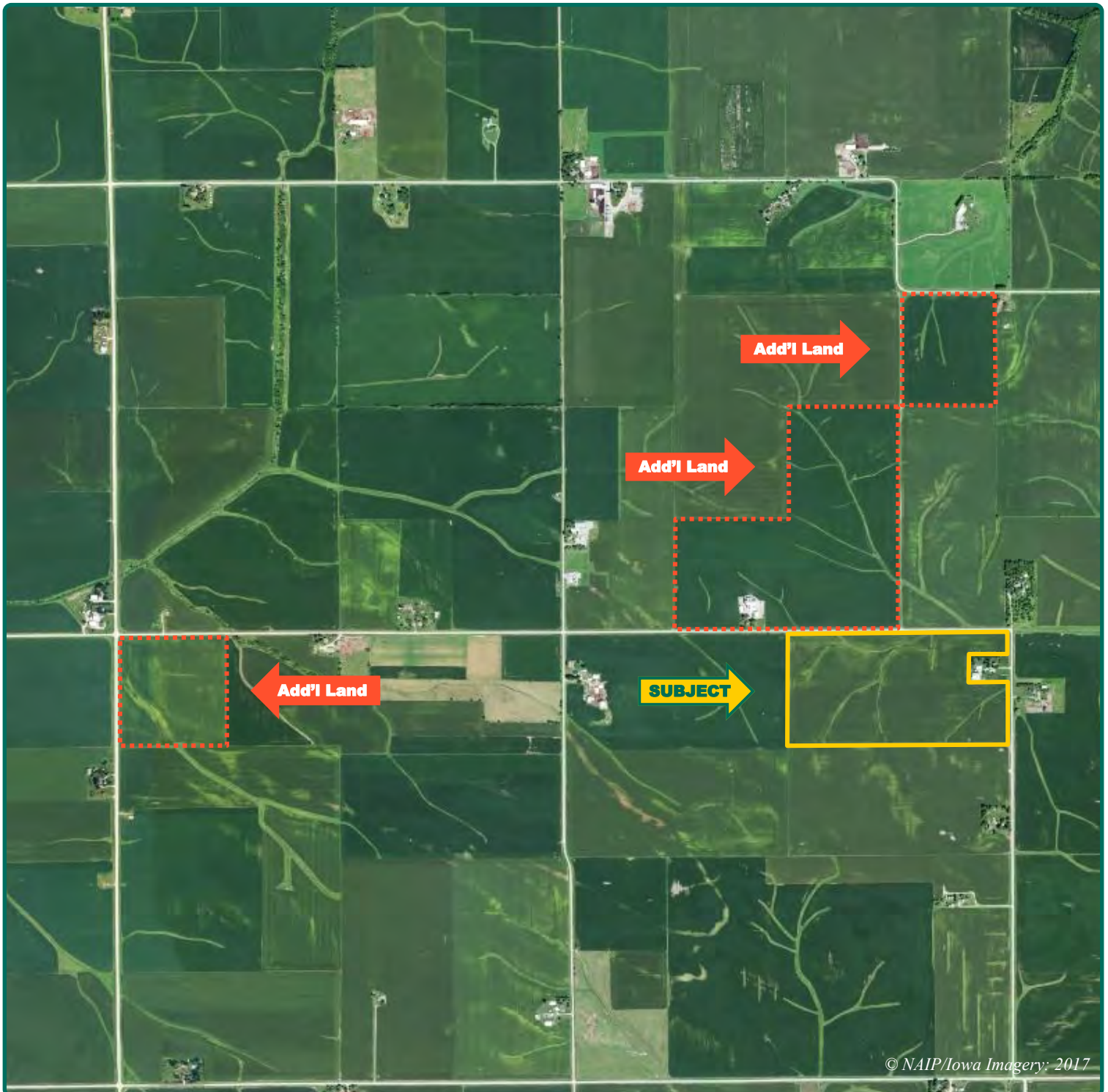
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