

Land For Sale

ACREAGE:

33.00 Acres, m/l

LOCATION:

Johnson County, IA

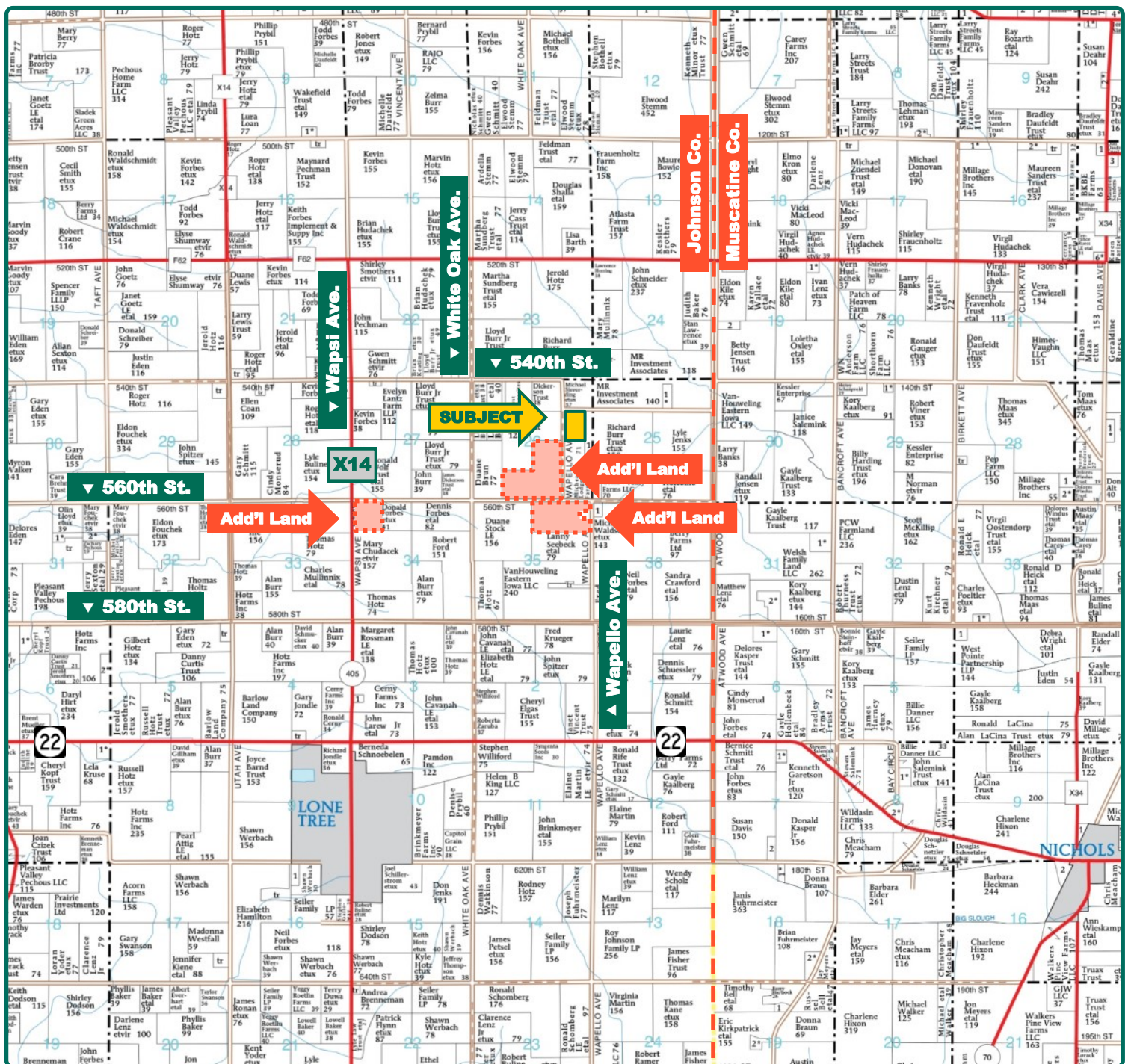


Property *Key Features*

- Located 4 Miles Northeast of Lone Tree
- 32.81 FSA/Eff. Crop Acres with an 88.50 CSR2
- High-Productive Johnson County Farm

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FSA/Eff. Crop Acres:	32.81
Cert. Grass Acres:	1.65
Corn Base Acres:	22.30
Bean Base Acres:	9.40
Soil Productivity:	88.50 CSR2

Property Information

33.00 Acres, m/l

Location

From Lone Tree: 3 miles north on Wapsi Avenue and follow 540th Street for 1¾ miles. The farm is located on the south side of the road.

Legal Description

The West 35 acres of the SE¼ of the NE¼ of Section 26, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$346,500.00
- \$10,500/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: \$1,052.00
Net Taxable Acres: 33.00
Tax per Net Taxable Acre: \$31.88

FSA Data

Farm Number 1214, Tract 8246
FSA/Eff. Crop Acres: 32.81
Cert. Grass Acres: 1.65
Corn Base Acres: 22.30
Corn PLC Yield: 170 Bu.
Bean Base Acres: 9.40
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and Downs. CSR2 on the FSA/Eff. crop acres is 88.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is some drainage tile installed in this farm.

Water & Well Information

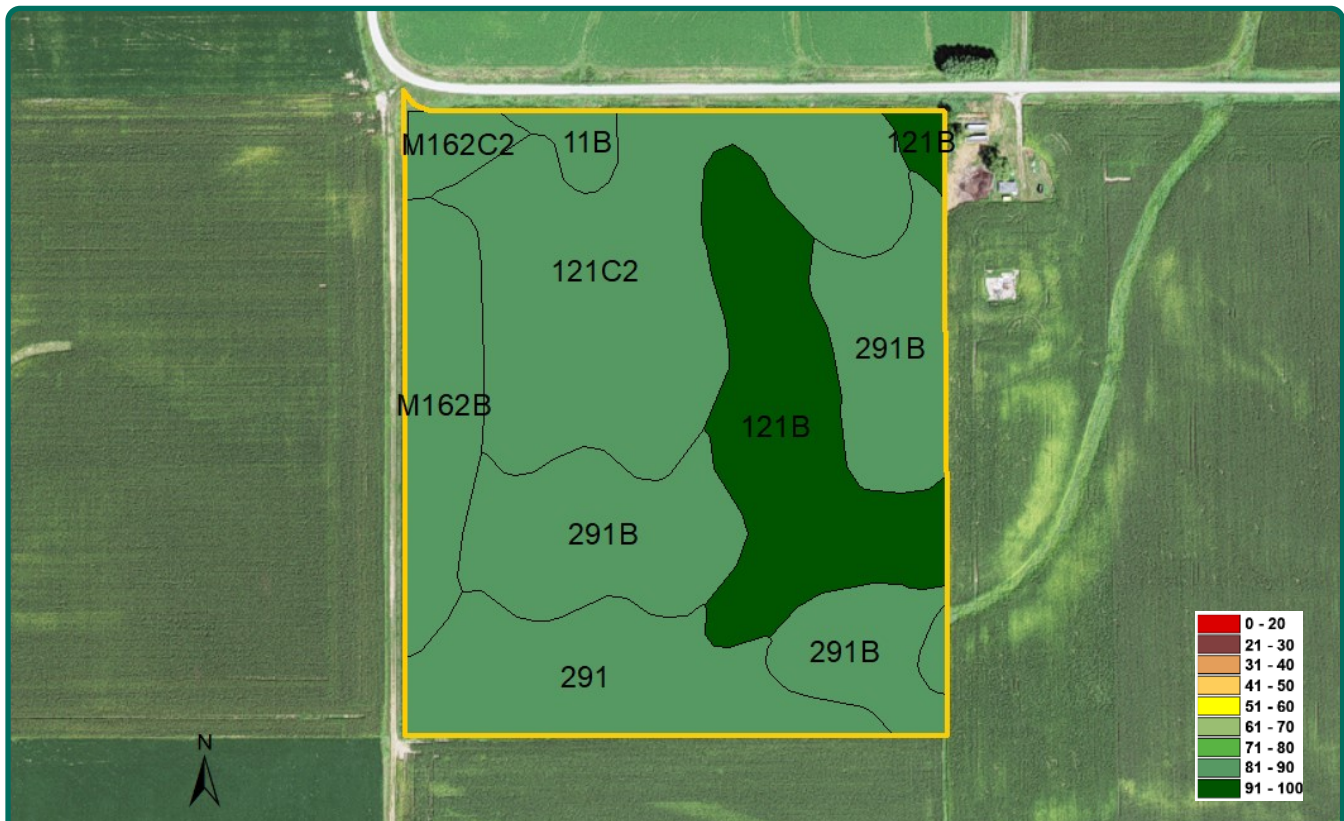
None.

Comments

This is a clean Johnson County farm with an 88.50 CSR2.

Additional Land for Sale

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

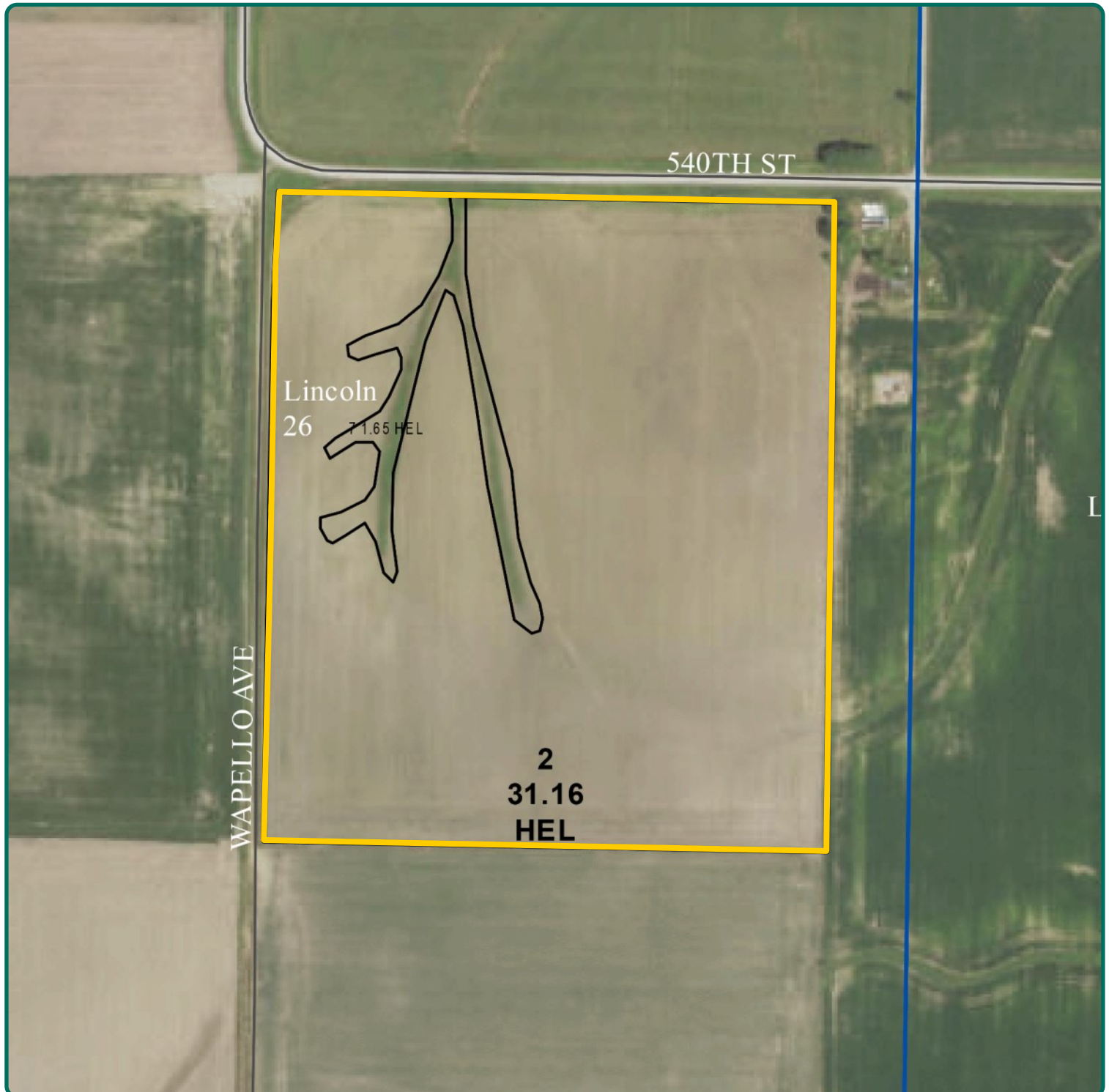


Measured Tillable Acres		32.81	Avg. CSR2		88.50	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
121C2	Tama silt loam, 5 to 9 percent slopes,	87	28.8%	IIIe	9.43	
291B	Atterberry silt loam, 2 to 5 percent	85	25.9%	Ile	8.51	
121B	Tama silt loam, 2 to 5 percent slopes	95	18.9%	Ile	6.19	
291	Atterberry silt loam, 0 to 2 percent	90	13.9%	Iw	4.55	
M162B	Downs silt loam, till plain, 2 to 5 percent	90	8.8%	Ile	2.88	
M162C2	Downs silt loam, till plain, 5 to 9 percent	82	2.1%	IIIe	0.70	
11B	Colo-Ely complex, 0 to 5 percent slopes	86	1.6%	IIw	0.54	

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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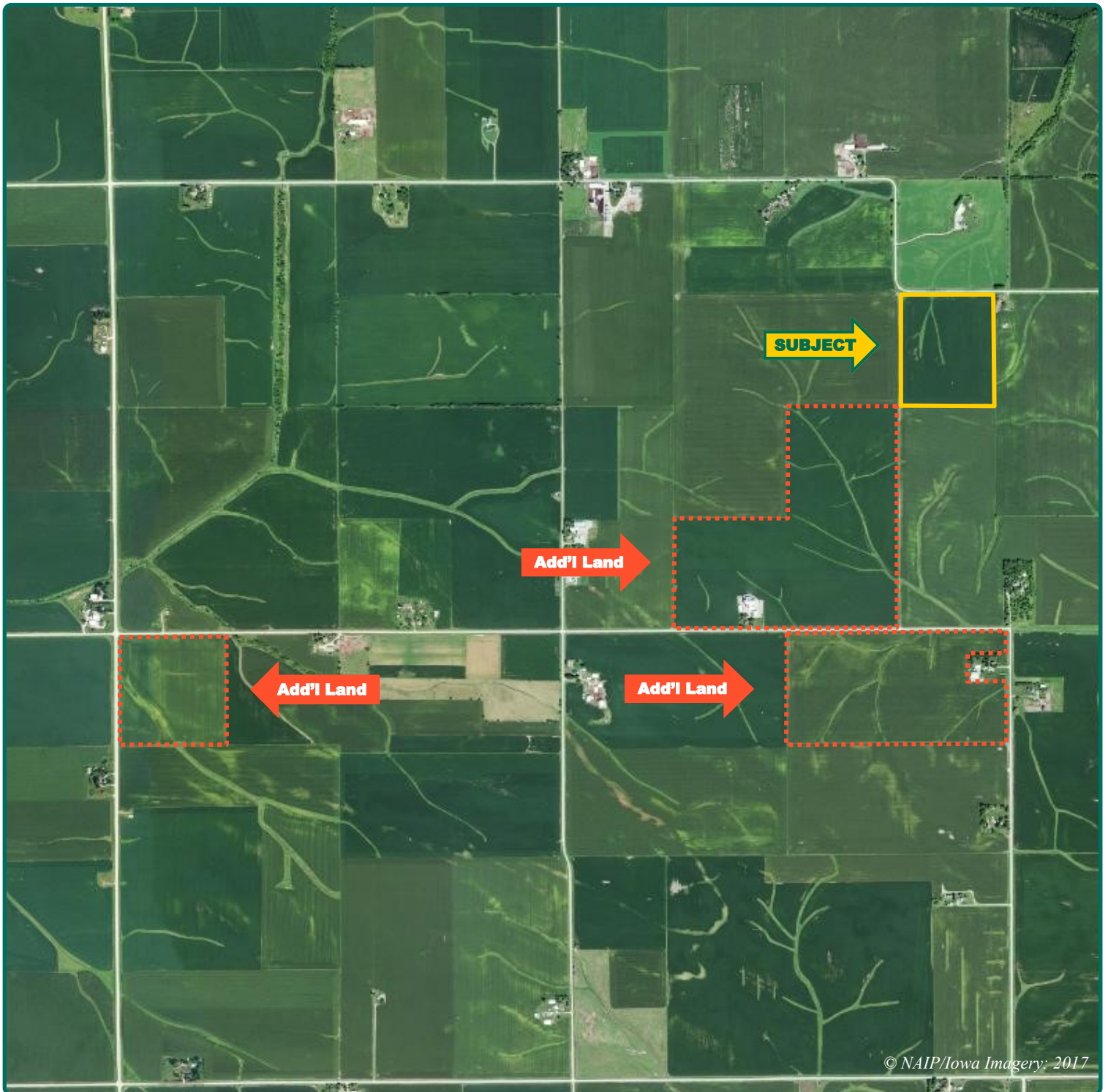
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Additional Land Aerial Photo



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