

# Land For Sale

**ACREAGE:**

**116.00 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## Property *Key Features*

- Located 3½ miles Northeast of Lone Tree, Iowa
- 116.48 FSA/Eff. Crop Acres with a 90.20 CSR2
- Includes a Farmhouse, Livestock Buildings and Grain Bins

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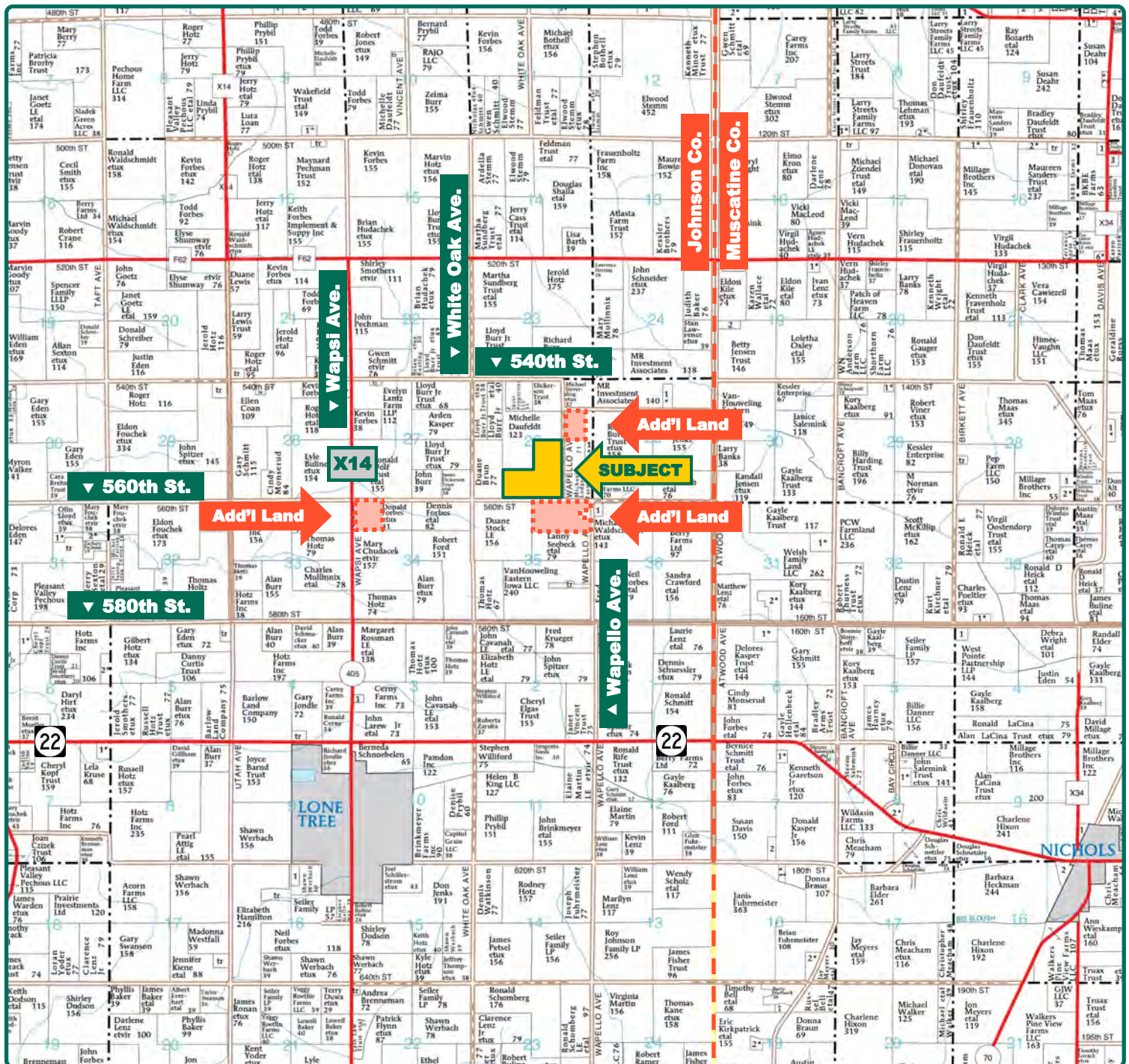
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**FSA/Eff. Crop Acres:** 116.48  
**Cert. Grass Acres:** 6.06  
**Corn Base Acres:** 79.30  
**Bean Base Acres:** 33.60  
**Soil Productivity:** 90.20 CSR2

**Total Living SF:** 1,707  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Year Built:** 1900

**ADDRESS:**  
 5484 560th St. SE  
 Lone Tree, IA 52755

## Property Information

### 116.00 Acres, m/l

### Location

**From Lone Tree:** 2 miles north on Wapsi Avenue and 1¼ miles east on 560th Street. The farm is located on the north side of the road.

### Legal Description

The SE¼ of the SW¼ and the W½ of the SE¼ of Section 26, Township 78 North, Range 5 West of the 5<sup>th</sup> P.M., Johnson County, Iowa.

### Price & Terms

- \$1,351,400.00
- \$11,650/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: \$5,402.00  
 Net Taxable Acres: 116.00

### FSA Data

Farm Number 1214, Tract 8247  
 FSA/Eff. Crop Acres: 116.48  
 Cert. Grass Acres: 6.06  
 Corn Base Acres: 79.30  
 Corn PLC Yield: 170 Bu.  
 Bean Base Acres: 33.60  
 Bean PLC Yield: 52 Bu.

### Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Atterberry. CSR2 on the FSA/Eff. crop acres is 90.20. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

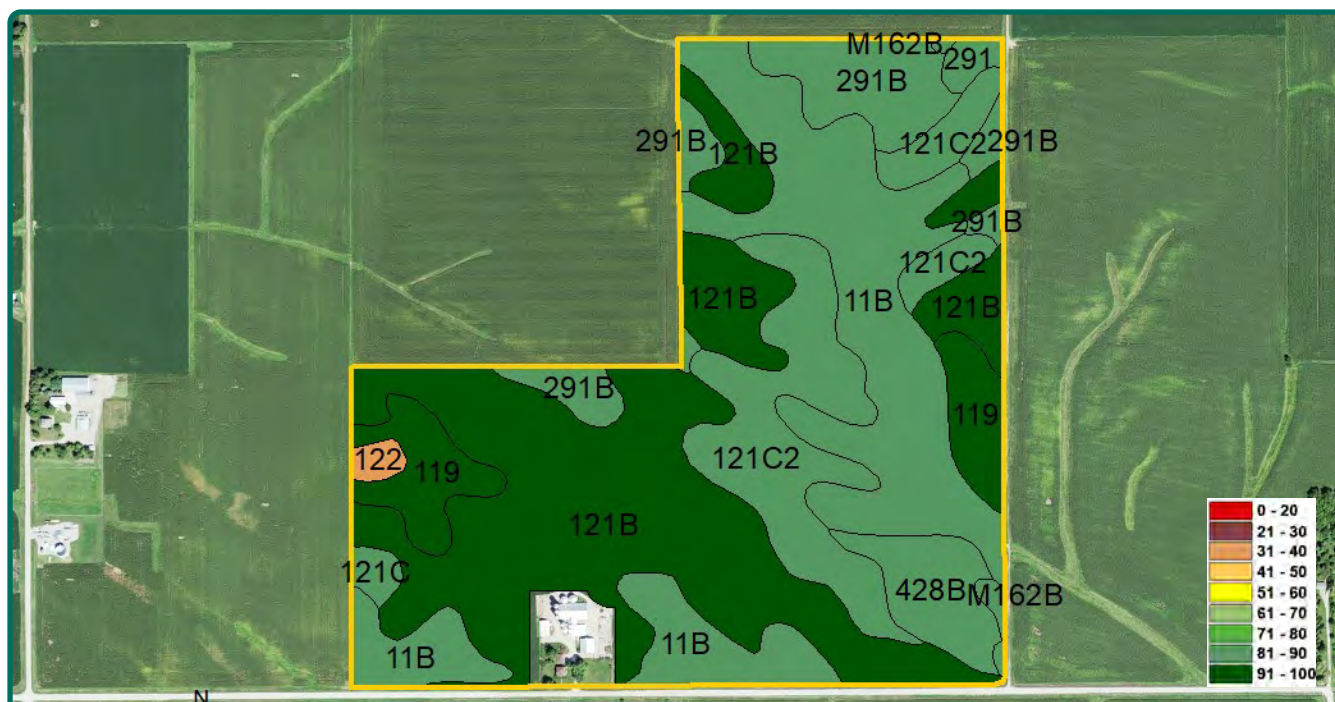
This farm does include some drainage tile.

### Buildings/Improvements

This property includes a two-story farmhouse consisting of 1,707 finished square feet that was built around 1900. There are four bedrooms on the second level. There is a bathroom on the main level and a bathroom on the second level. The basement is a poured foundation.

There are numerous outbuildings on this farm. These outbuildings were used for livestock and machinery storage.

There are two grain bins located in the north end of the building site. There is a



Measured Tillable Acres		116.48	Avg. CSR2		90.20	
			Percent	Non_Irr		
Soil Label	Soil Name	CSR2	of Field	Class	Acres	
121B	Tama silt loam, 2 to 5 percent slopes	95	37.3%	Ile	43.40	
11B	Colo-Ely complex, 0 to 5 percent	86	26.9%	IIw	31.35	
121C2	Tama silt loam, 5 to 9 percent slopes,	87	14.7%	IIIe	17.07	
291B	Atterberry silt loam, 2 to 5 percent	85	8.3%	Ile	9.61	
119	Muscatine silt loam, 0 to 2 percent	100	6.3%	Iw	7.37	
428B	Ely silty clay loam, 2 to 5 percent	88	4.1%	Ile	4.75	
121C	Tama silt loam, 5 to 9 percent slopes	90	0.7%	IIIe	0.87	
291	Atterberry silt loam, 0 to 2 percent	90	0.7%	Iw	0.9	
122	Sperry silt loam, depressional, 0 to 1	36	0.6%	IIIw	0.7	
M162B	Downs silt loam, till plain, 2 to 5	90	0.4%	Ile	0.5	

29' diameter grain bin with a capacity of 13,000 bushels and a 27' diameter grain bin with a capacity of 12,000 bushels. The grain system includes a grain leg and grain dryer. Tenant reserves use of the grain bins until July 1, 2021.

### Well Information

The well is located just north of the house.

### Septic System Information

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 an extremely high-quality Johnson County farm with a 90.20 CSR2. It lays

nice with excellent eye-appeal. It includes a farmhouse, outbuildings and grain storage.

### Additional Land for Sale

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

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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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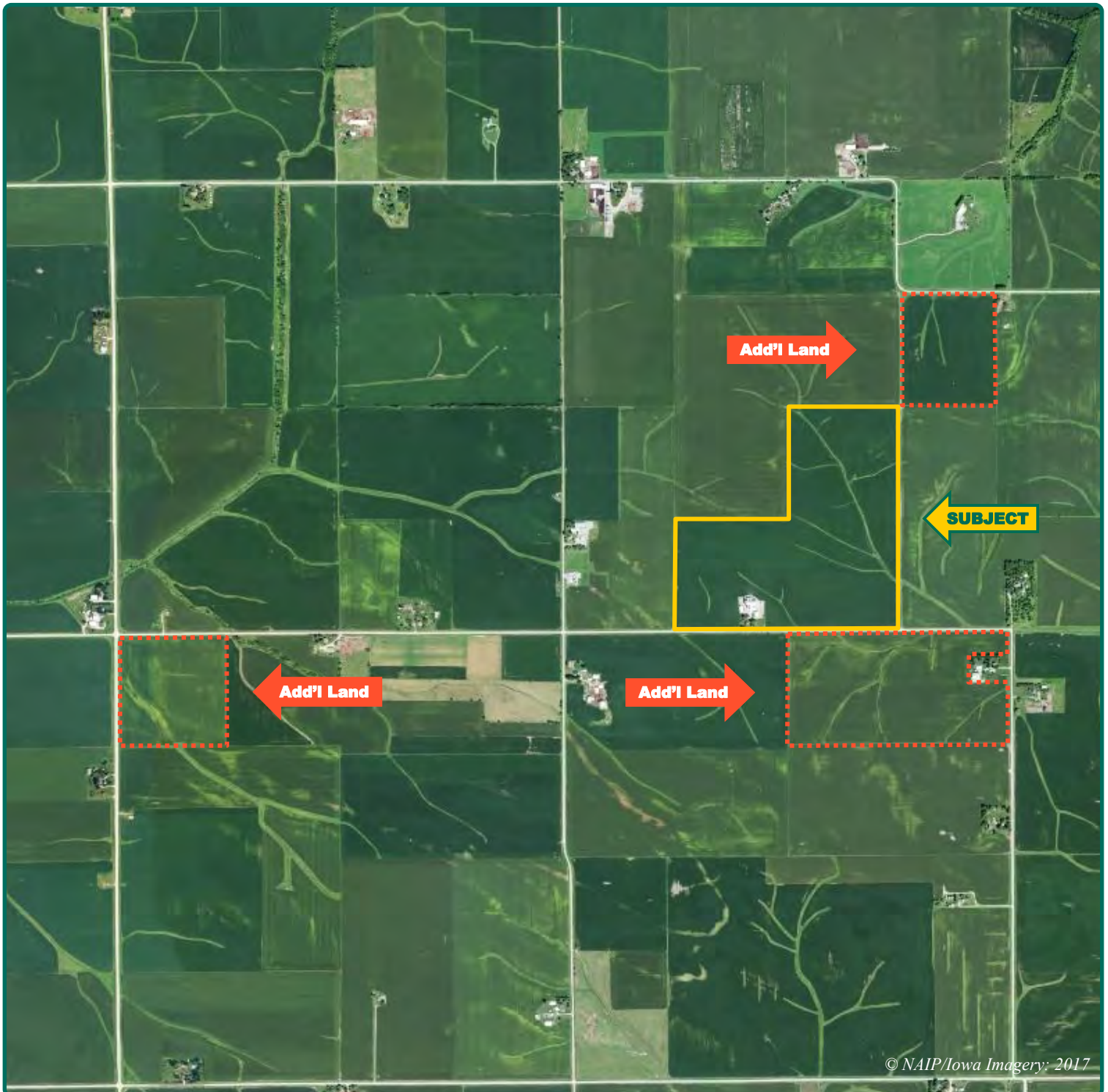


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# Additional Land Aerial Photo



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