

# Land For Sale

**ACREAGE:**

**174.33 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



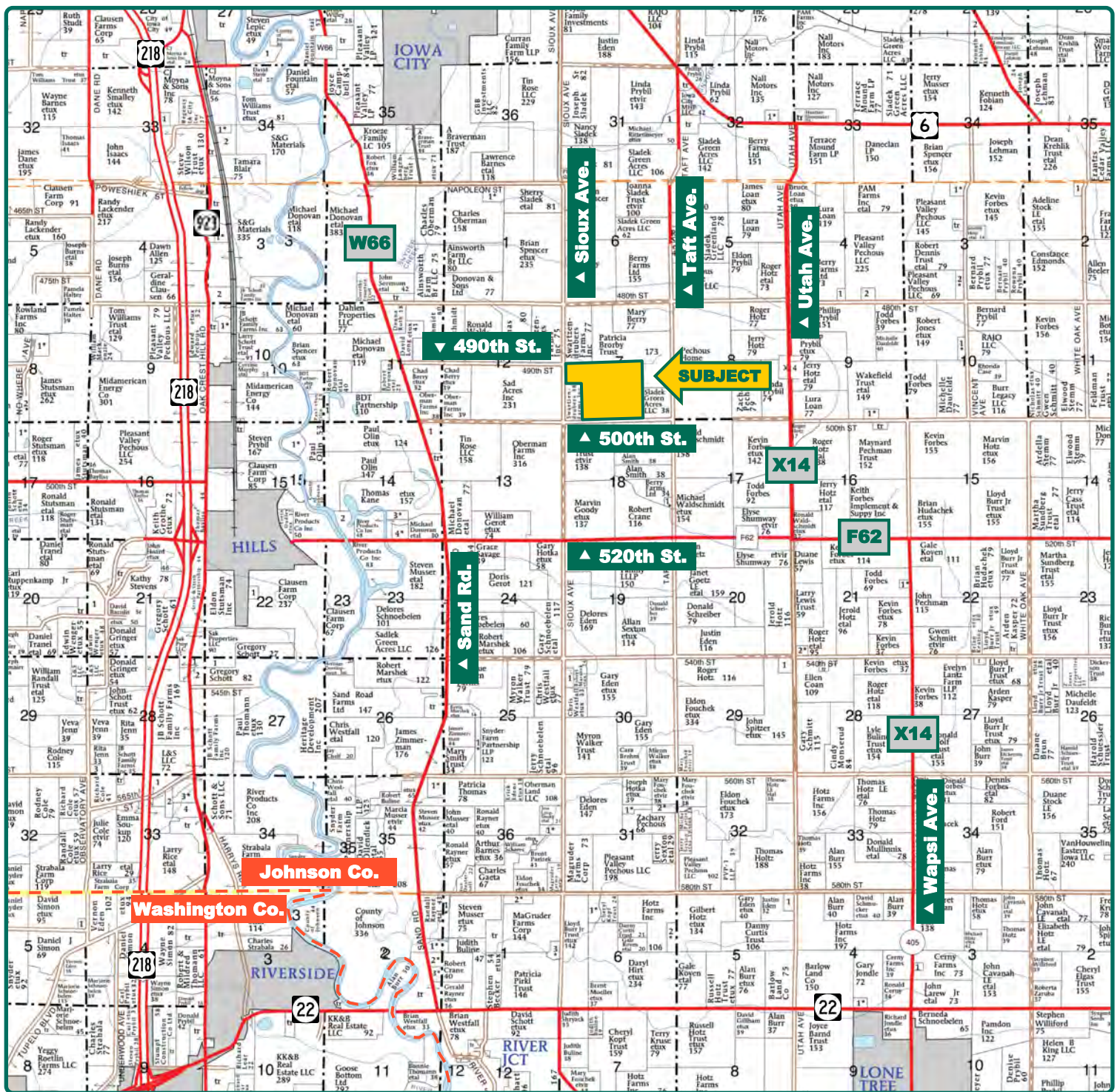
## **Property** *Key Features*

- Located 3 Miles Northeast of Hills, Iowa
- 165.27 FSA/Eff. Crop Acres with a 79.80 CSR2
- Good Income-Producing Johnson County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>165.27</b>
<b>Cert. Grass Acres:</b>	<b>3.26</b>
<b>Corn Base Acres:</b>	<b>96.10</b>
<b>Bean Base Acres:</b>	<b>60.67</b>
<b>Soil Productivity:</b>	<b>79.80 CSR2</b>

## Property Information

### 174.33 Acres, m/l

### Location

**From Hills:** 1½ miles east on 520th Street, 1½ miles north on Sand Road and 1½ miles east on 490th Street to Sioux Avenue. The farm is located on the east side of the road.

**From Lone Tree:** 4 miles north on Wapsi Avenue, 2 miles west on 520th Street, 1 mile north on Taft Avenue and ¼ mile west on 500th Street the farm is located on the north side of the road.

### Legal Description

Lot No.'s 3, 4, and 6 of the Subdivision of Section 7, Township 78 North, Range 5 West of the 5th P.M. according to the recorded Plat in Plat Book 1, Page 81 of

the Plat Records of the Office of the Johnson County, Iowa Recorder. AND Also a tract commencing at the Southwest corner of Lot No. 2 of the aforesaid Subdivision, thence East 44.80 rods, thence North 100 rods to the North line of said Lot No. 2, thence West 44.80 rods South 100 rods to the place of beginning.

### Price & Terms

- \$1,595,119.50
- \$9,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$6,240.00  
Net Taxable Acres: 174.33  
Tax per Net Taxable Acre: \$35.79

### FSA Data

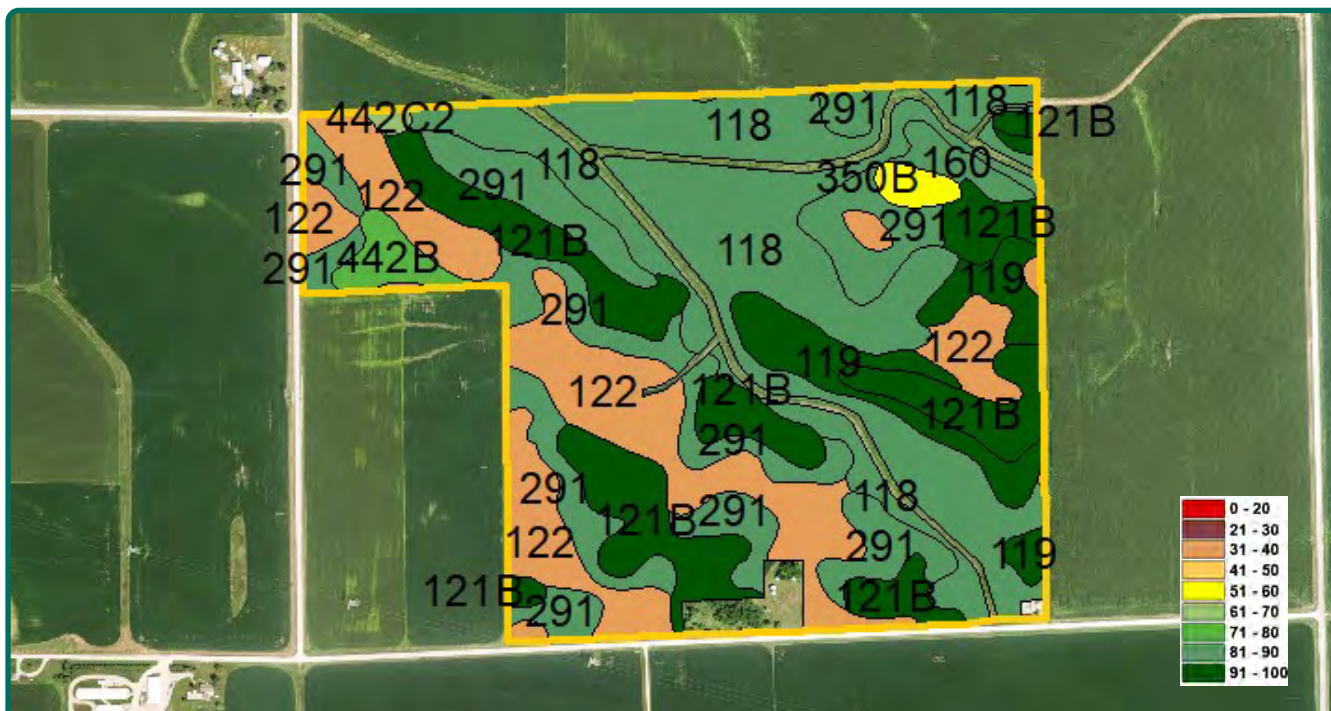
Farm Number 1218, Tract 1848  
FSA/Eff. Crop Acres: 165.27  
Cert. Grass Acres: 3.26  
Corn Base Acres: 96.10  
Corn PLC Yield: 140 Bu.  
Bean Base Acres: 60.67  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Garwin, Sperry and Atterberry. CSR2 on the FSA/Eff. crop acres is 79.80. See soil map for detail.

### Land Description

Level.



Measured Tillable Acres		165.27	Avg. CSR2		79.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	90	29.5%	IIw	48.78
122	Sperry silt loam, depressional, 0 to 1	36	20.6%	IIIw	34.04
291	Atterberry silt loam, 0 to 2 percent	90	20.1%	Iw	33.30
121B	Tama silt loam, 2 to 5 percent slopes	95	18.1%	Ile	29.98
119	Muscatine silt loam, 0 to 2 percent	100	7.2%	Iw	11.96
442B	Tama-Dickinson complex, 2 to 5	76	1.8%	Ile	2.92
160	Walford silt loam, 0 to 1 percent	85	1.3%	IIw	2.23
350B	Waukegan silt loam, 1 to 5 percent	55	0.9%	Ile	1.6
442C2	Tama-Dickinson complex, 5 to 9	68	0.3%	IIle	0.5

## Buildings/Improvements

The property includes an older open-front shed and four grain bins.

## Cell Tower

In the southeast corner of the farm there is a 0.23 acre site leased to Verizon. The site is zoned commercial. There is a 50-year lease with Verizon on this site, which

began March 15, 2014. The income from this lease has been sold off. The Buyer of this farm will be required to pay the taxes for the site during the lease period.

## Comments

This is a nice-laying Johnson County farm with a 79.80 CSR2.

*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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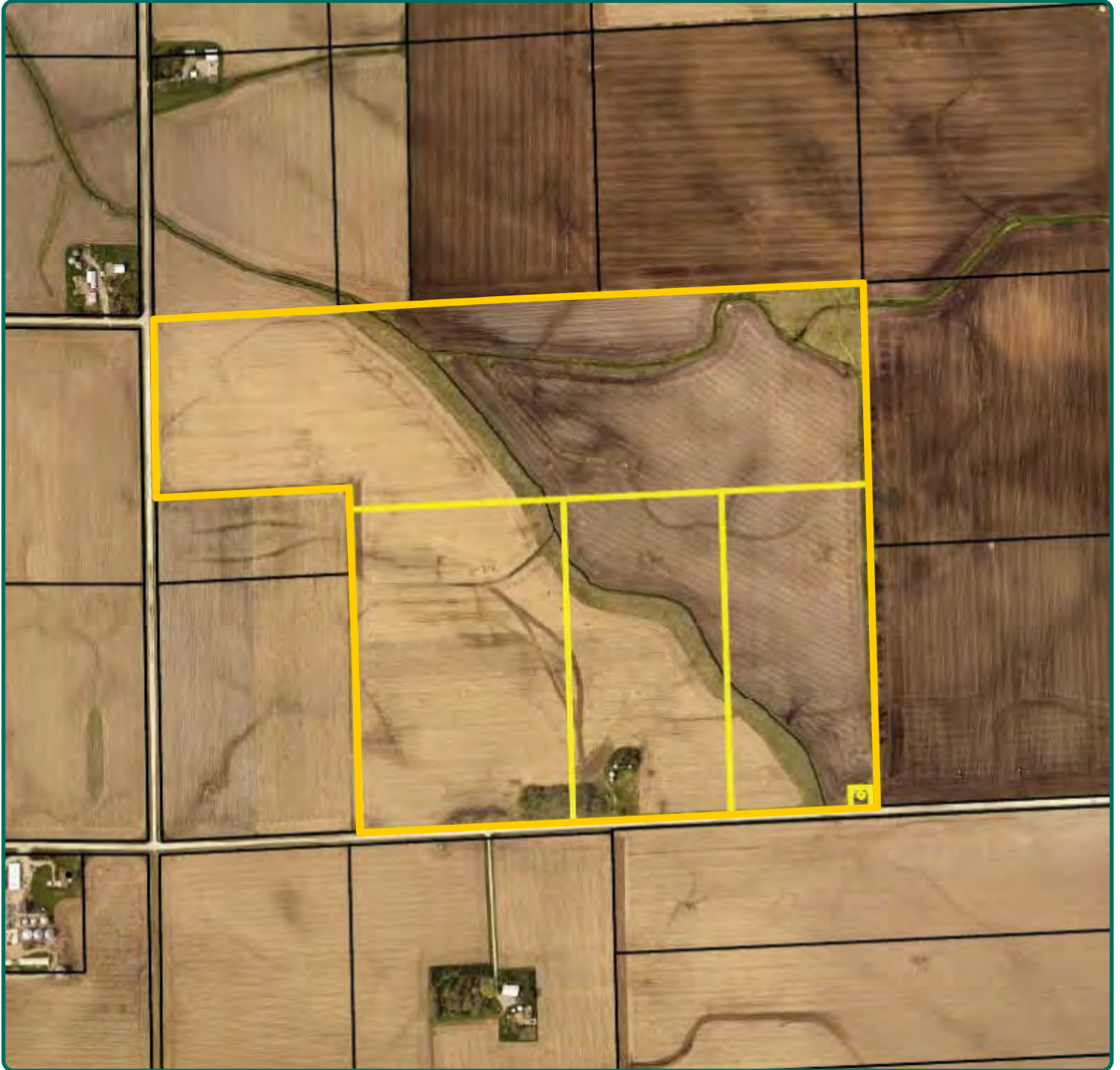
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