

Land For Sale

ACREAGE:

20.42 Acres, m/l

LOCATION:

Johnson County, IA



Property *Key Features*

- Located 5 Miles Southeast of Iowa City, Along Highway 6
- 19.08 Estimated Acres Currently in Production with a 91.00 CSR2
- Additional Income From Cell Tower Provides For an Excellent Return

Troy Louwagie, ALC

Licensed in IA & IL

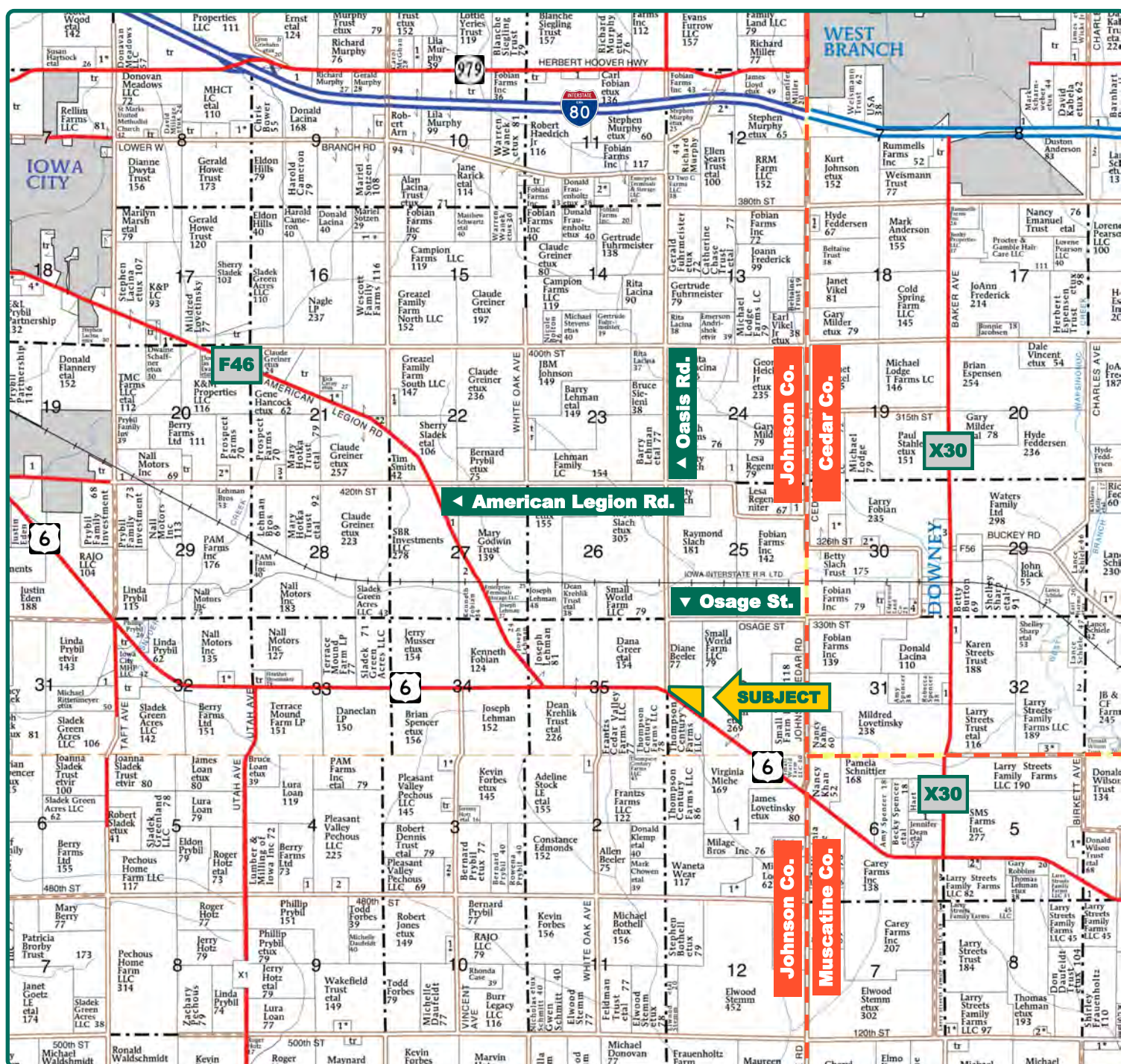
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FSA/Eff. Crop Acres: 18.22
Add'l Ac. in Production: 0.86*
Corn Base Acres: 15.17*
Bean Base Acres: 2.65*
Soil Productivity: 91.00 CSR2
**Acres are estimated.*

Property Information

20.42 Acres, m/l

Location

From Iowa City: 5½ miles east on Highway 6. The farm is located on the north side of the road.

Legal Description

Auditor's Parcel 2017127 according to the Plat of Survey recorded in Book 61, Page 301, Plat Records of Johnson County, Iowa. (Located in Section 36, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa.)

Price & Terms

- \$357,350.00
- \$17,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$700.00*

Net Taxable Acres: 20.42*

Tax per Net Taxable Acre: \$34.28*

**Taxes are estimated pending reassessment by the Johnson County Treasurer/Assessor.*

FSA Data

Part of Farm Number 5995, Tract 2769

FSA/Eff. Crop Acres: 18.22

Add'l Acres in Production: 0.86*

Corn Base Acres: 15.17*

Corn PLC Yield: 186 Bu.

Bean Base Acres: 2.65*

Bean PLC Yield: 52 Bu.

**Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

Primary soils are Garwin, Atterberry and Downs. CSR2 on the estimated acres currently in production is 91.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Water & Well Information

None.

Cell Tower Lease

This property includes income from a cell tower lease. This lease currently pays approximately \$7,640.00 per year, with a 2% increase per year. The cell tower lease is for 25 years with an option for an

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Measured Tillable Acres		19.08	Avg. CSR2		91.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	90	30.5%	IIw	5.82
291	Atterberry silt loam, 0 to 2 percent	90	29.6%	Iw	5.65
M162B	Downs silt loam, till plain, 2 to 5	90	28.7%	Ile	5.48
119	Muscataine silt loam, 0 to 2 percent	100	10.4%	Iw	1.98
M162C2	Downs silt loam, till plain, 5 to 9	82	0.7%	IIle	0.14

additional 15 years. This cell tower lease will be assigned to the new Buyer at closing. Please contact the listing agent for a full copy of the lease agreement.

Comments

This is a high-quality Johnson County farm located along Highway 6 with a 91.00 CSR2. This is a great income producing farm as the cell tower adds an additional \$7,640.00 of income per year.

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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