

# Land For Sale

**ACREAGE:**

**156.76 Acres, m/l**

**LOCATION:**

**Johnson County, IA**



## Property Key Features

- Located 3 Miles Northeast of Iowa City
- 147.79 FSA/Eff. Crop Acres with a 73.70 CSR2
- Includes Nice House and Outbuildings

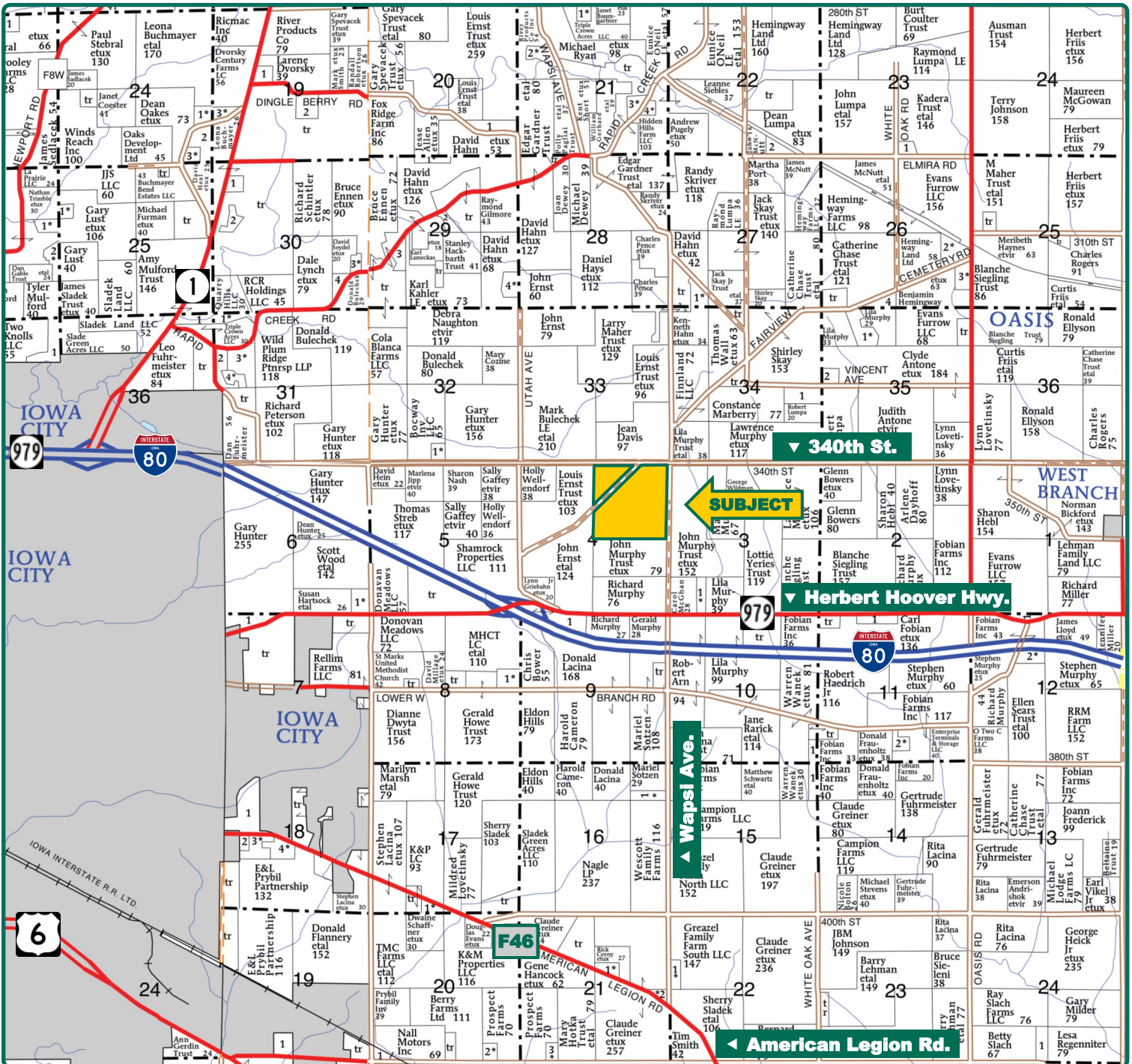
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REID: 010-2145-01





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**FSA/Eff. Crop Acres:** 147.79  
**Cert. Grass Acres:** 3.20  
**Corn Base Acres:** 82.20  
**Bean Base Acres:** 62.20  
**Soil Productivity:** 73.70 CSR2

**Total Living SF:** 896  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1900

**ADDRESS:**  
 5125 340th Street NE  
 Iowa City, IA 52240

## Property Information

### 156.76 Acres, m/l

### Location

**From Iowa City:** 2½ miles east on 340th Street. The farm is located on the south side of the road.

### Legal Description

The NE¼ of Section 4, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

### Price & Terms

- \$1,881,120
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2021 and 2022 lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$6,034.00  
 Net Taxable Acres: 156.76  
 Tax per Net Taxable Acre: \$38.49

### FSA Data

Farm Number 1367, Tract 2177  
 FSA/Eff. Crop Acres: 147.79  
 Cert. Grass Acres: 3.20  
 Corn Base Acres: 82.20  
 Corn PLC Yield: 161 Bu.  
 Bean Base Acres: 62.20  
 Bean PLC Yield: 49 Bu.

### Soil Types/Productivity

Primary soils are Downs and Fayette.  
 CSR2 on the FSA/Eff. crop acres is 73.70.  
 See soil map for detail.

### Land Description

Gently rolling.

### Drainage

Natural and some tile.

### House

There is a 1½ story home that was built around 1900 consisting of 896 finished square feet.

### Main Level

The main level includes a kitchen, dining/living room with oak hardwood floors, recently remodeled bathroom and bedroom.

### Second Level

The second level includes two bedrooms.

### Basement

The basement is a block foundation and has a newer furnace and air conditioner.

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Measured Tillable Acres		147.79	Avg. CSR2		73.70
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M162B	Downs silt loam, till plain, 2 to 5 percent	90	22.4%	Ile	33.15
M163C2	Fayette silt loam, till plain, 5 to 9	76	21.7%	IIle	32.07
M163D3	Fayette silty clay loam, till plain, 9 to 14	41	20.2%	IVe	29.86
M162C2	Downs silt loam, till plain, 5 to 9 percent	82	16.6%	IIle	24.57
11B	Colo-Ely complex, 0 to 5 percent slopes	86	12.3%	IIlw	18.13
M163B	Fayette silt loam, till plain, 2 to 5	84	3.9%	Ile	5.81
M163D2	Fayette silt loam, till plain, 9 to 14	47	1.9%	IIle	2.76
M163E2	Fayette silt loam, till plain, 14 to 18	36	0.7%	IVe	1.1
M162D2	Downs silt loam, till plain, 9 to 14	57	0.2%	IVe	0.3
M163D	Fayette silt loam, till plain, 9 to 14	50	0.0%	IIle	0.0
M163C	Fayette silt loam, till plain, 5 to 9	79	0.0%	IIle	0.0

## Outbuildings

Outbuildings include a variety of livestock buildings, machine sheds and a corn crib. These buildings would be ideal for storage or livestock.

## Water & Well Information

The well is located southwest of the

house. There is an abandoned well located under the old windmill.

## Septic System Information

The septic system is located east of the house. The Seller is exempt from the time of transfer inspection because the Seller is an estate.

## Comments

This is a productive Johnson County farm located just northeast of Iowa City. It includes a nice house and outbuildings.

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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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Kitchen



Dining Room



Living Room



Second Level



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Master Bedroom



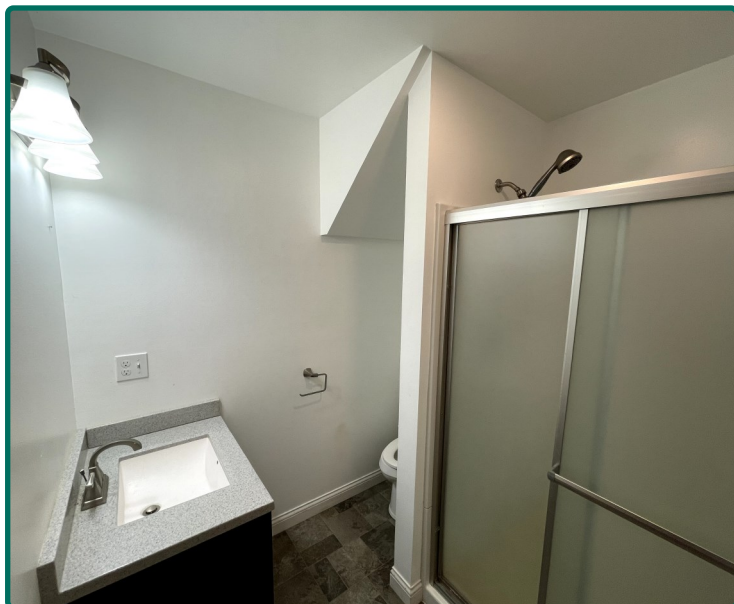
Master Bedroom



Bedroom



Bathroom



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