

# Land For Sale

**ACREAGE:**

**30.98 Acres, m/l**

**LOCATION:**

**Johnson County, IA**

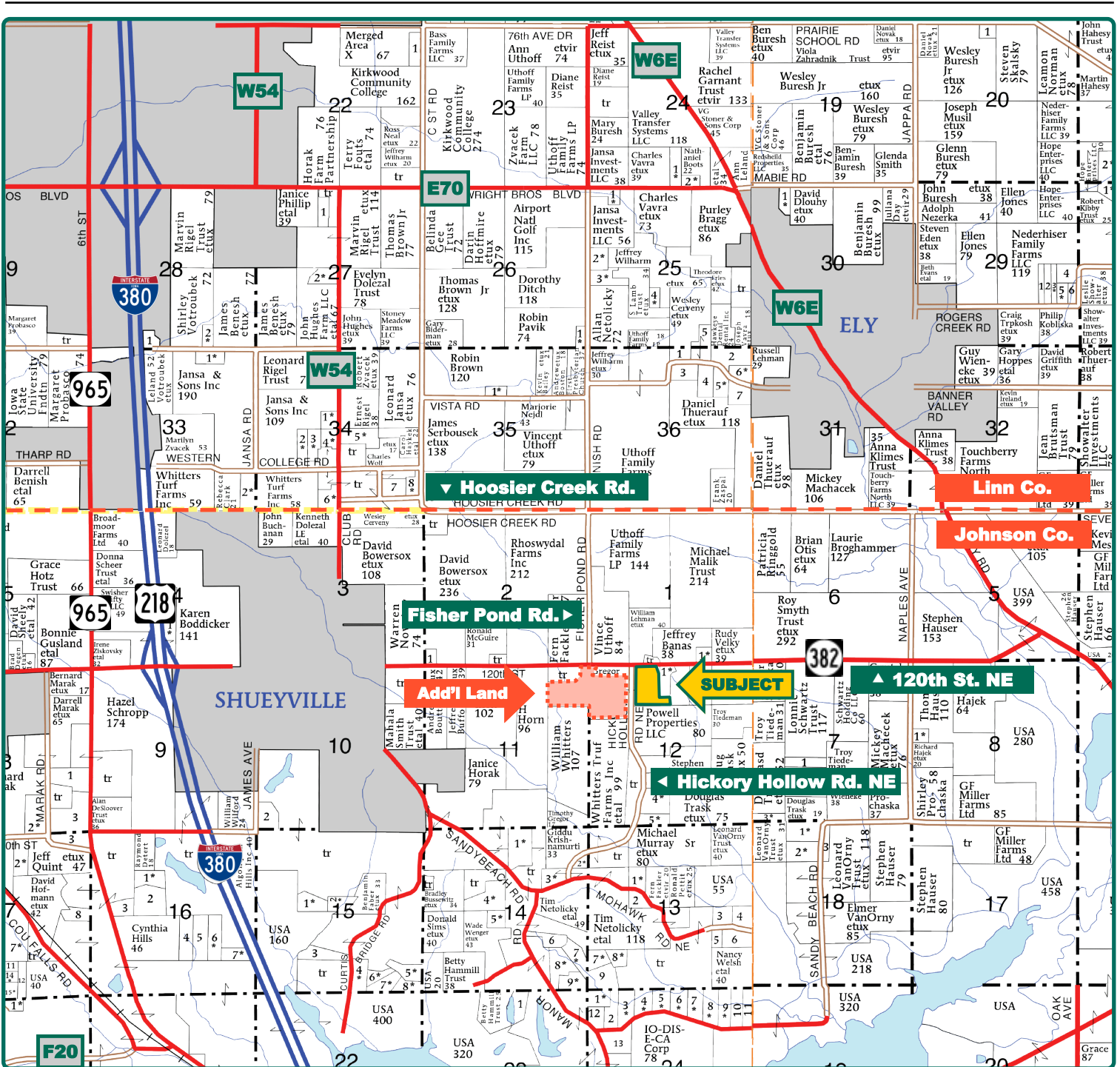


## Property Key Features

- Located 1½ Miles from Shueyville, Iowa
- 29.62 Est. FSA/Eff. Cropland Acres with a 49.54 CSR2
- Potential Building Site along a Hard-Surface Road

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

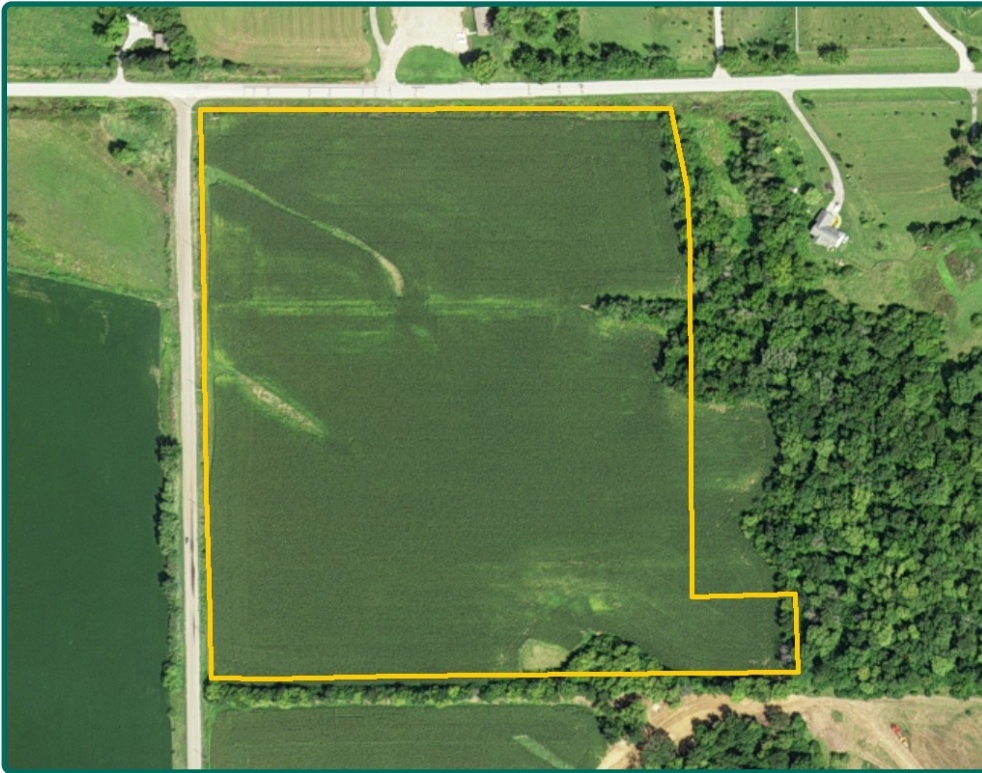
**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**FSA/Eff. Crop Acres:** 29.62\*  
**Corn Base Acres:** 19.41\*  
**Bean Base Acres:** 3.17\*  
**Soil Productivity:** 49.54 CSR2

*\*Acres are estimated.*

## Property Information

**30.98 Acres, m/l**

### Location

**From Shueyville:** 2 miles east on 120th St. NE/Highway 382 and turn south on Hickory Hollow Rd. The farm is located on the east side of the road.

### Legal Description

That part of the NE¼ of the NW¼ of Section 12, Township 81 North, Range 7 West of the 5<sup>th</sup> P.M., Johnson County, Iowa.

### Price & Terms

- \$618,825.50
- \$19,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2022 Cash Rent Lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$656.00  
 Net Taxable Acres: 30.98  
 Tax per Net Taxable Acre: \$21.17

### FSA Data

Part of Farm Number 5561, Tract 8152  
 FSA/Eff. Crop Acres: 29.62\*  
 Corn Base Acres: 19.41\*  
 Corn PLC Yield: 143 Bu.  
 Bean Base Acres: 3.17\*  
 Bean PLC Yield: 43 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

### Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont and Fayette. CSR2 on the estimated FSA/ Eff. crop acres is 49.54. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural.

### Water & Well Information

None.

### Comments

This is a nice farm located east of Shueyville on a hard-surface road. This has potential as an attractive building site.

**Troy Louwagie, ALC**

Licensed Broker in IA & IL

**319-721-4068**

**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314

**www.Hertz.ag**



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
293C2	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes, eroded	15.98	53.94	3s	41	
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	8.25	27.87	2e	84	
293E2	Chelsea-Fayette-Lamont complex, 14 to 18 percent slopes, eroded	2.57	8.68	7s	17	
293D2	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes, eroded	2.48	8.38	6e	24	
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.33	1.11	3e	47	
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	0.00	0.00	6e	11	

Measured Tillable Acres: 29.62

Average CSR2: 49.54

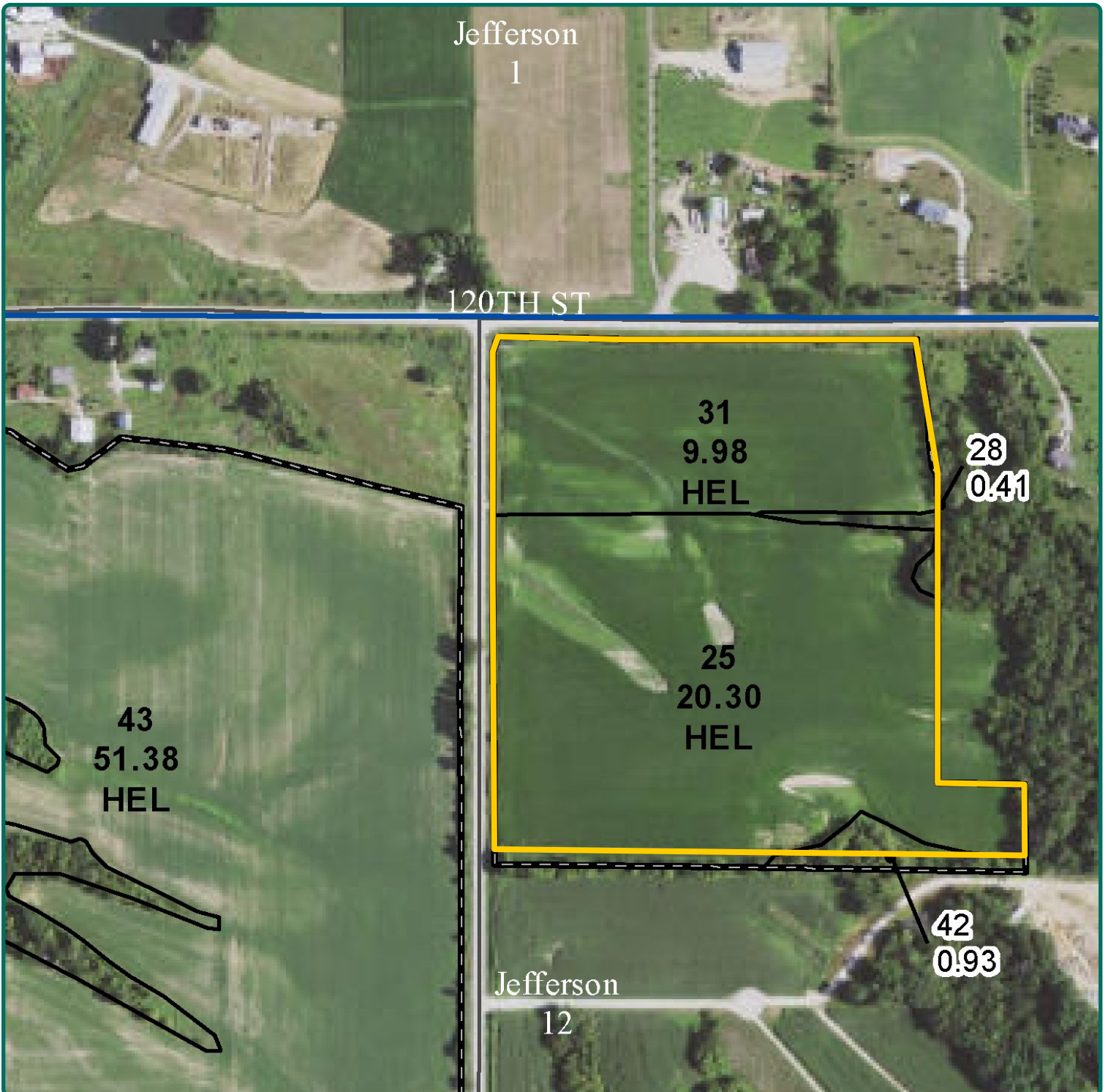
### Additional Land for Sale

Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

*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.*

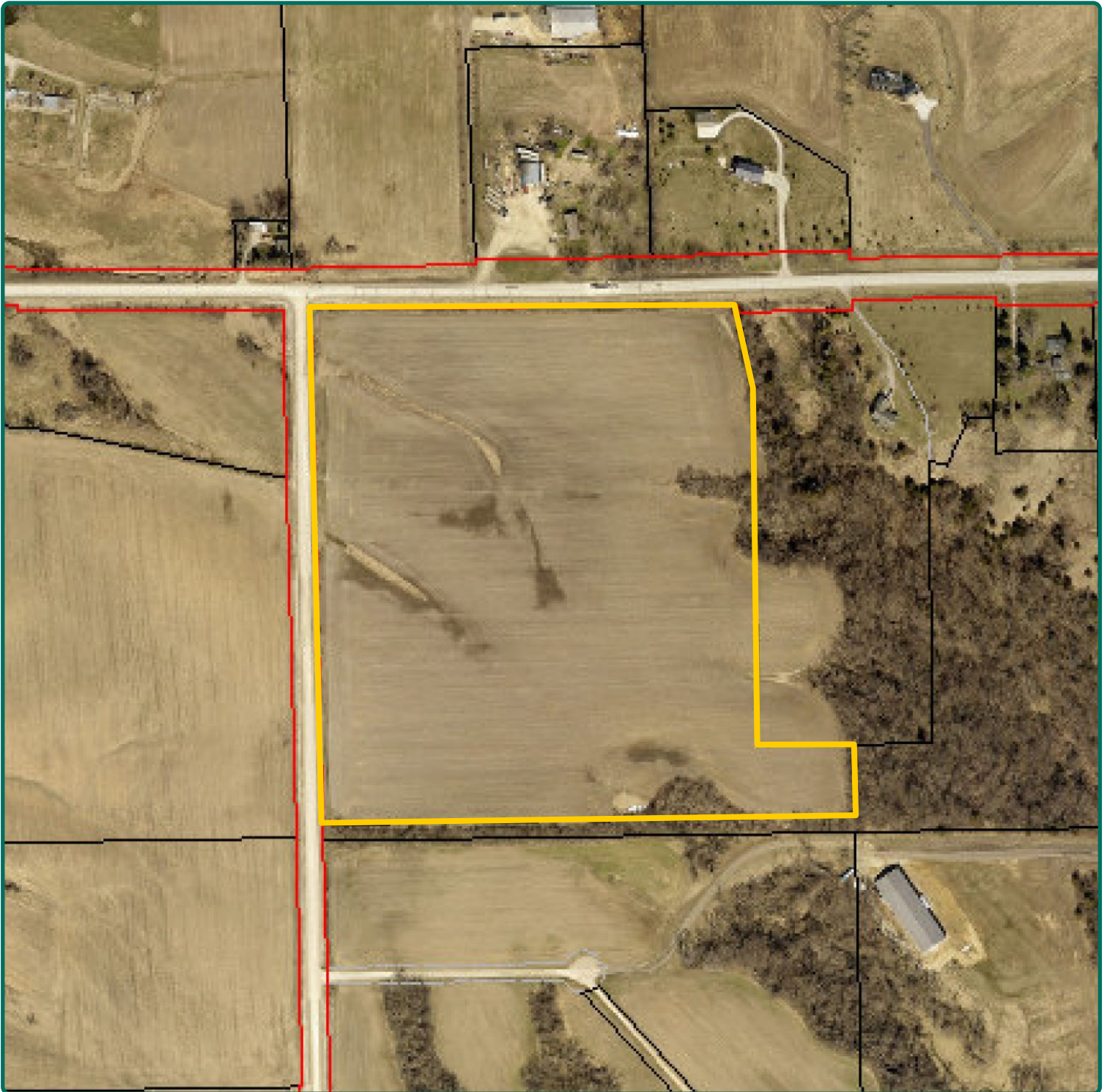
**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



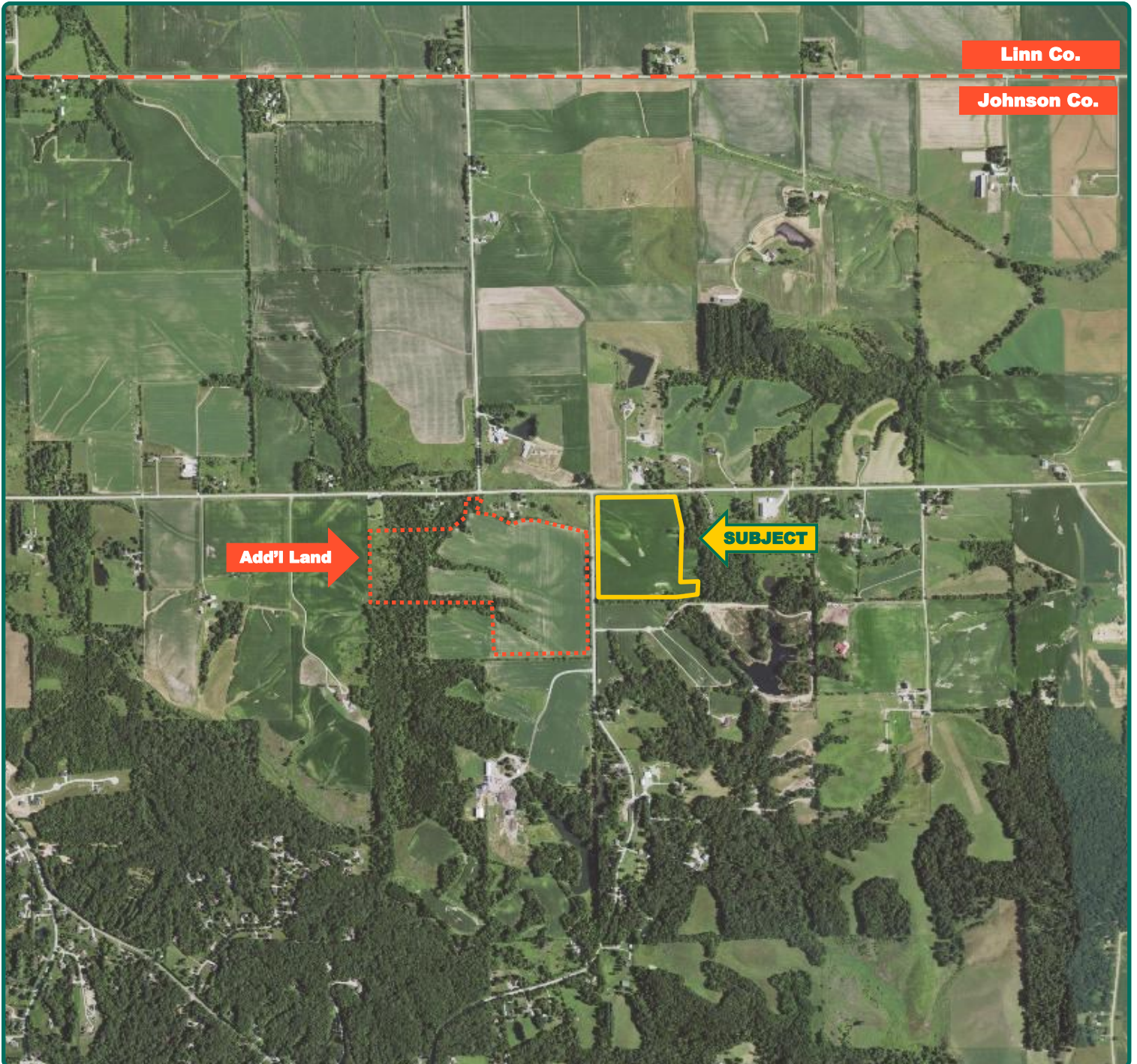
**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**