

Land For Sale

ACREAGE:

91.88 Acres, m/l

LOCATION:

Johnson County, IA

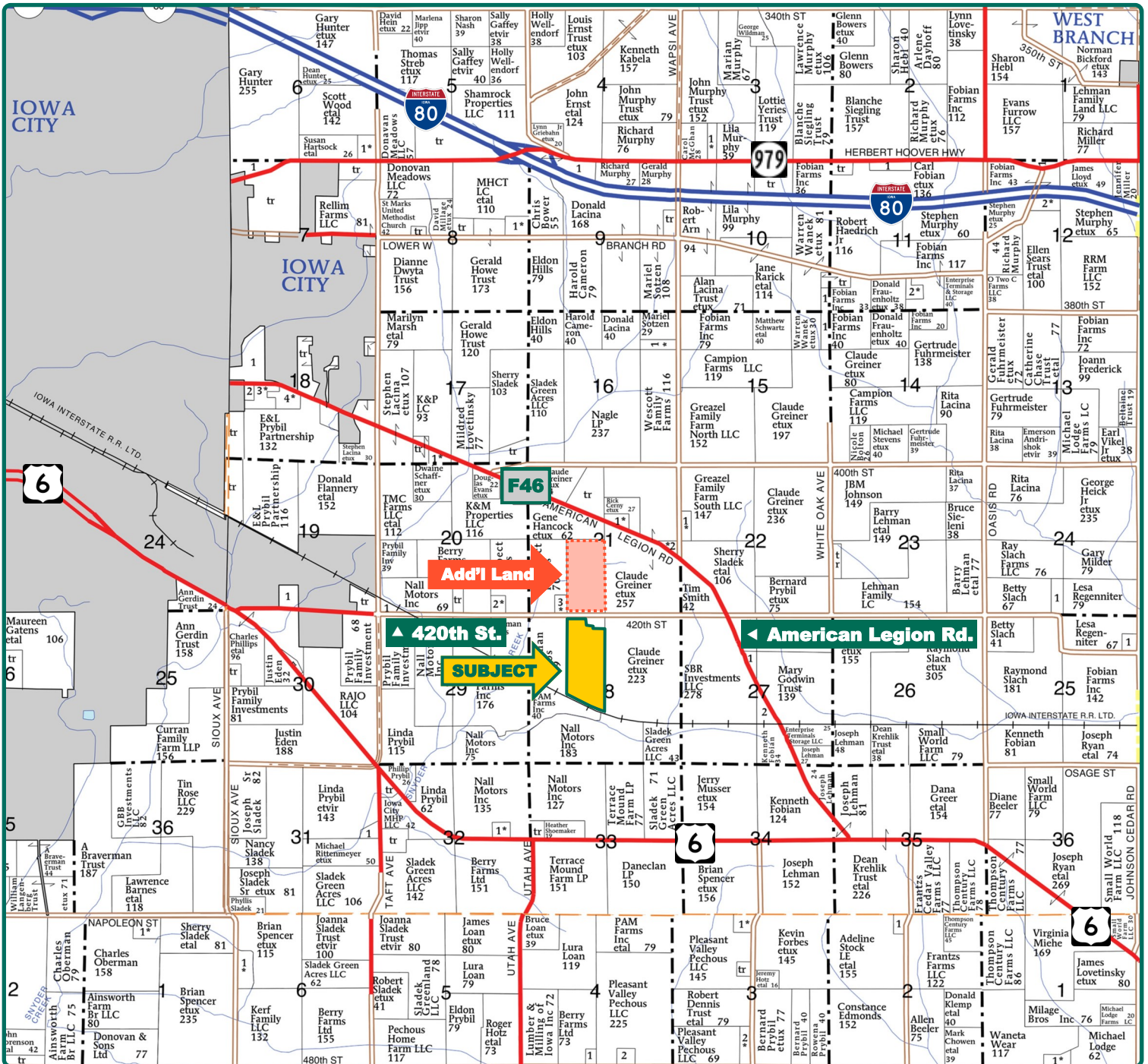


Property Key Features

- Located 1½ Miles East of Iowa City
- 89.66 FSA/Eff. Crop Acres with an 87.24 CSR2
- Highly Productive Johnson County Farm

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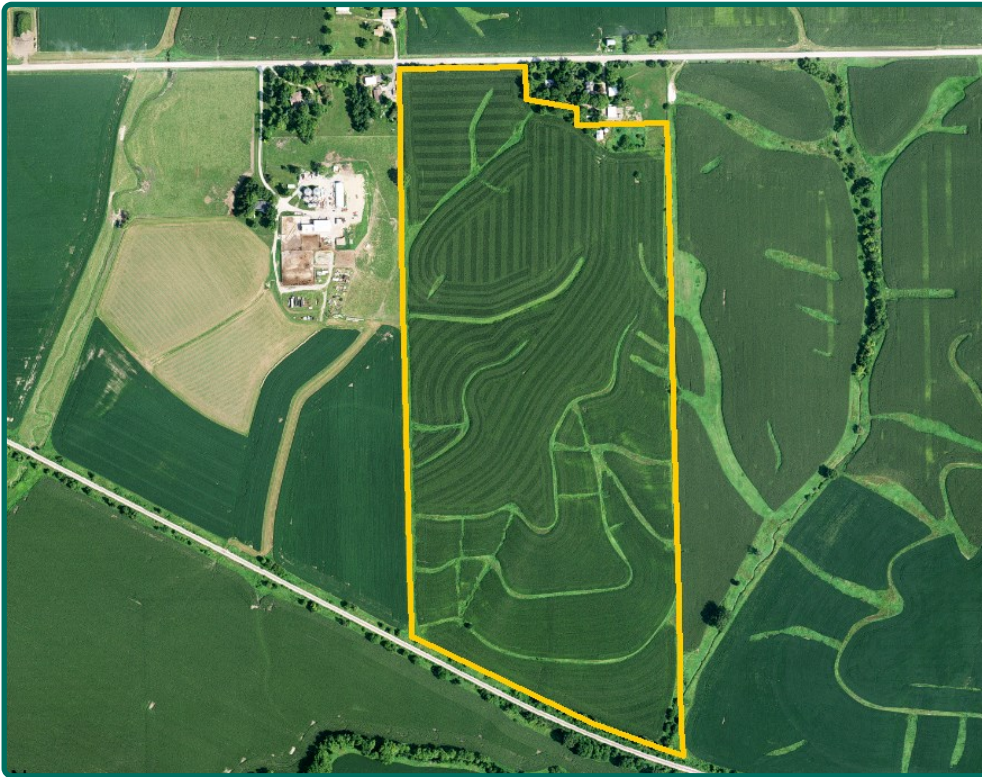
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FSA/Eff. Crop Acres: 89.66
Cert. Grass Acres: 7.46
Corn Base Acres: 41.01*
Bean Base Acres: 38.23*
Soil Productivity: 87.24 CSR2

**Acres are estimated.*

Property Information

91.88 Acres, m/l

Location

From Iowa City—Intersection of Hwy 6 and 420th St.: 2¼ miles east on 420th St. The property is located on the south side of the road.

Legal Description

The E½ of the NW¼ of Section 28, also all that part of the E½ of the SW¼ of said Section 28, which lies north of the right of way of The Chicago, Rock Island and Pacific Railway, excepting therefrom Lot 1, Hotka Farmstead to Johnson County, according to the plat thereof, recorded in Book 43, Page 137, plat recorded of Johnson County, Iowa; all located in Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$1,373,606.00
- \$14,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,110.00
 Net Taxable Acres: 91.88
 Tax per Net Taxable Acre: \$33.85
 Tax Parcel ID #s: 0928201002, 0928276001 and 0928301001

FSA Data

Part of Farm Number 2530, Tract 2285
 FSA/Eff. Crop Acres: 89.66
 Cert. Grass Acres: 7.46
 Corn Base Acres: 41.01*

Corn PLC Yield: 136 Bu.

Bean Base Acres: 38.23*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/ Eff. crop acres is 87.24. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

Older corn crib and bins.

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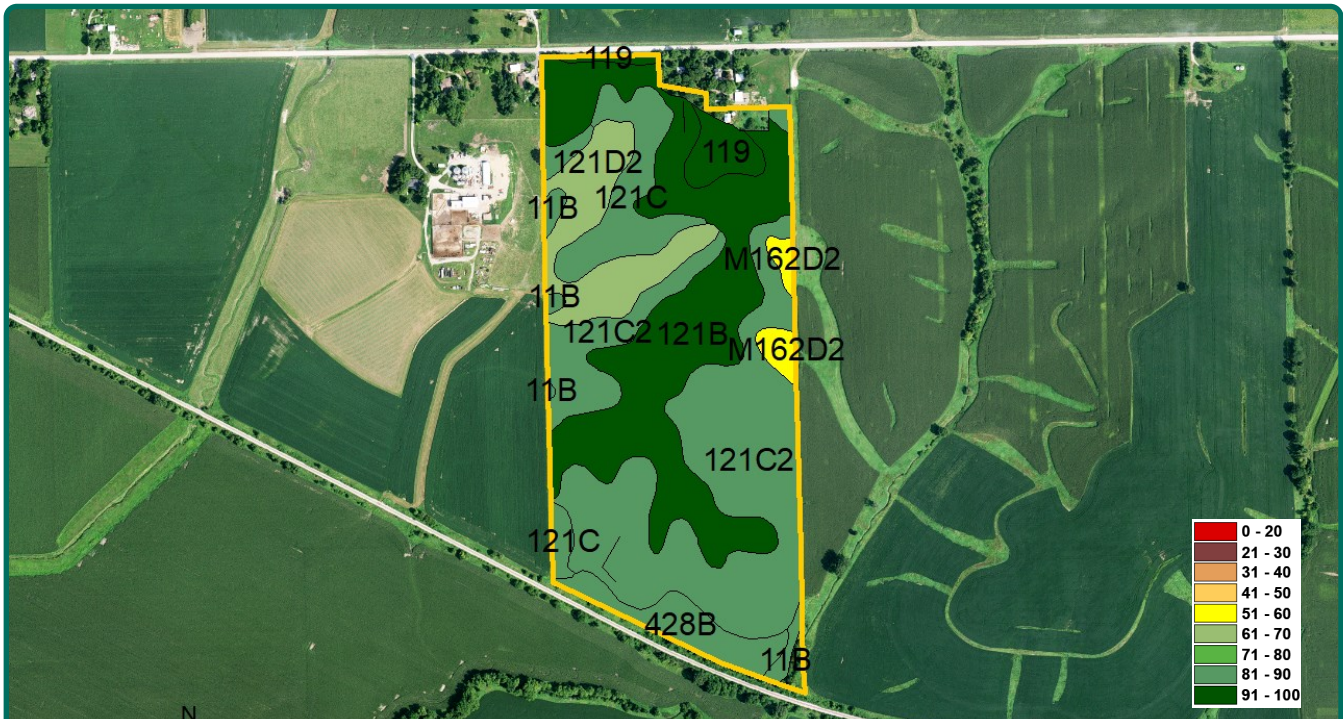
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| Measured Tillable Acres | | 89.66 | Avg. CSR2 | | 87.24 |
|-------------------------|---|-------|------------------|---------------|-------|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 121C2 | Tama silt loam, 5 to 9 percent slopes, eroded | 87 | 38.1% | IIIe | 34.16 |
| 121B | Tama silt loam, 2 to 5 percent slopes | 95 | 32.3% | Ile | 28.94 |
| 121D2 | Tama silt loam, 9 to 14 percent slopes, eroded | 61 | 9.6% | IIIe | 8.59 |
| 121C | Tama silt loam, 5 to 9 percent slopes | 90 | 8.4% | IIIe | 7.53 |
| 428B | Ely silty clay loam, 2 to 5 percent slopes | 88 | 5.0% | Ile | 4.47 |
| 119 | Muscatine silt loam, 0 to 2 percent slopes | 100 | 3.3% | Iw | 2.93 |
| M162D2 | Downs silt loam, till plain, 9 to 14 percent slopes, eroded | 57 | 1.9% | IVe | 1.69 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 86 | 1.5% | IIw | 1.35 |

Water & Well Information

None.

Right of First Refusal

A neighbor has a first right of refusal on this farm. Upon an accepted offer, Seller to give this neighbor 30 days to match the terms of the offer. If the neighbor waives their first right of refusal, we will move forward with the original offer.

Comments

This is a highly productive Johnson County farm with an 87.24 CSR2. It is ideally located just east of Iowa City.

Additional Land for Sale

Seller has an additional tract of land for sale located north 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.

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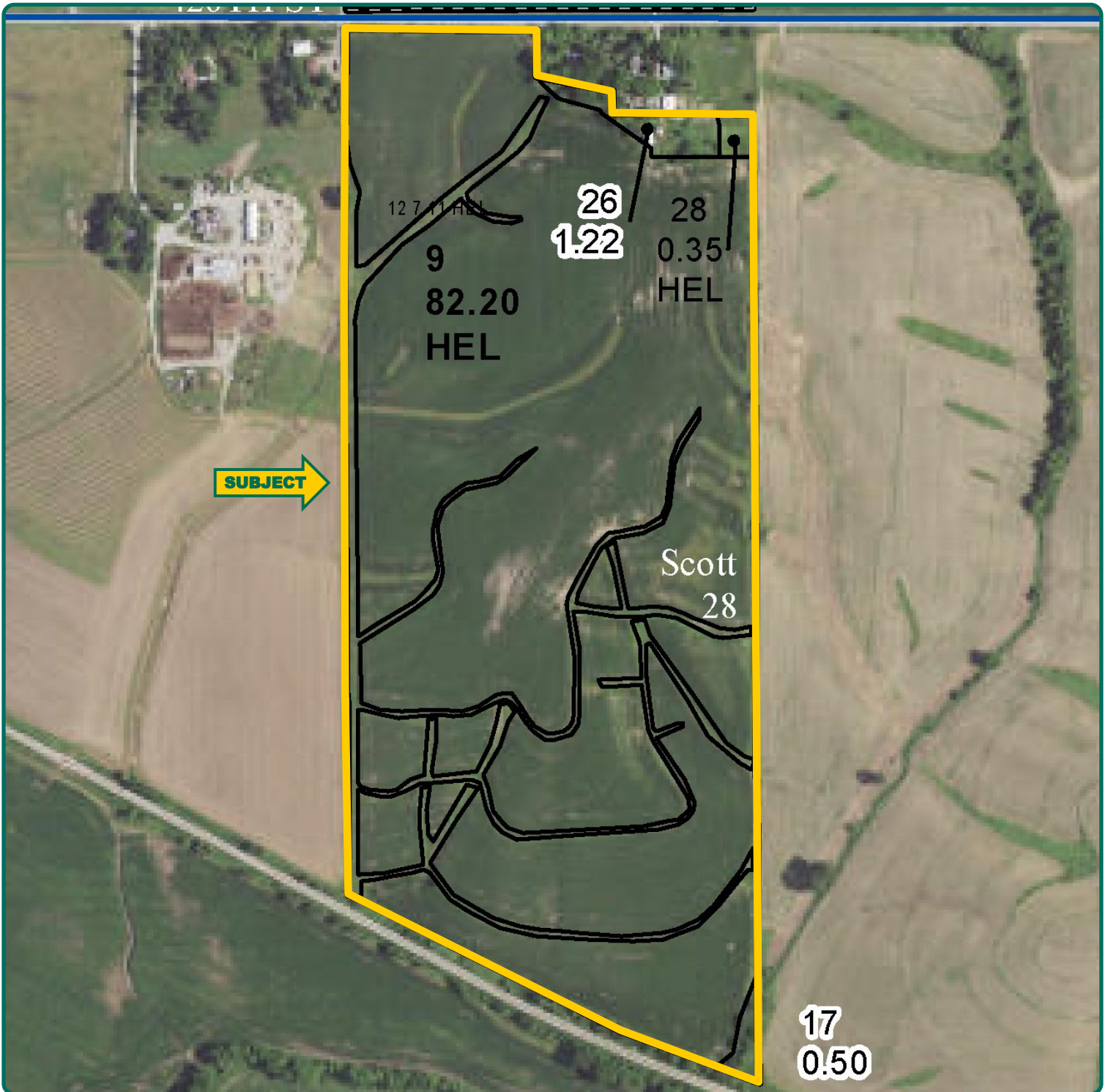
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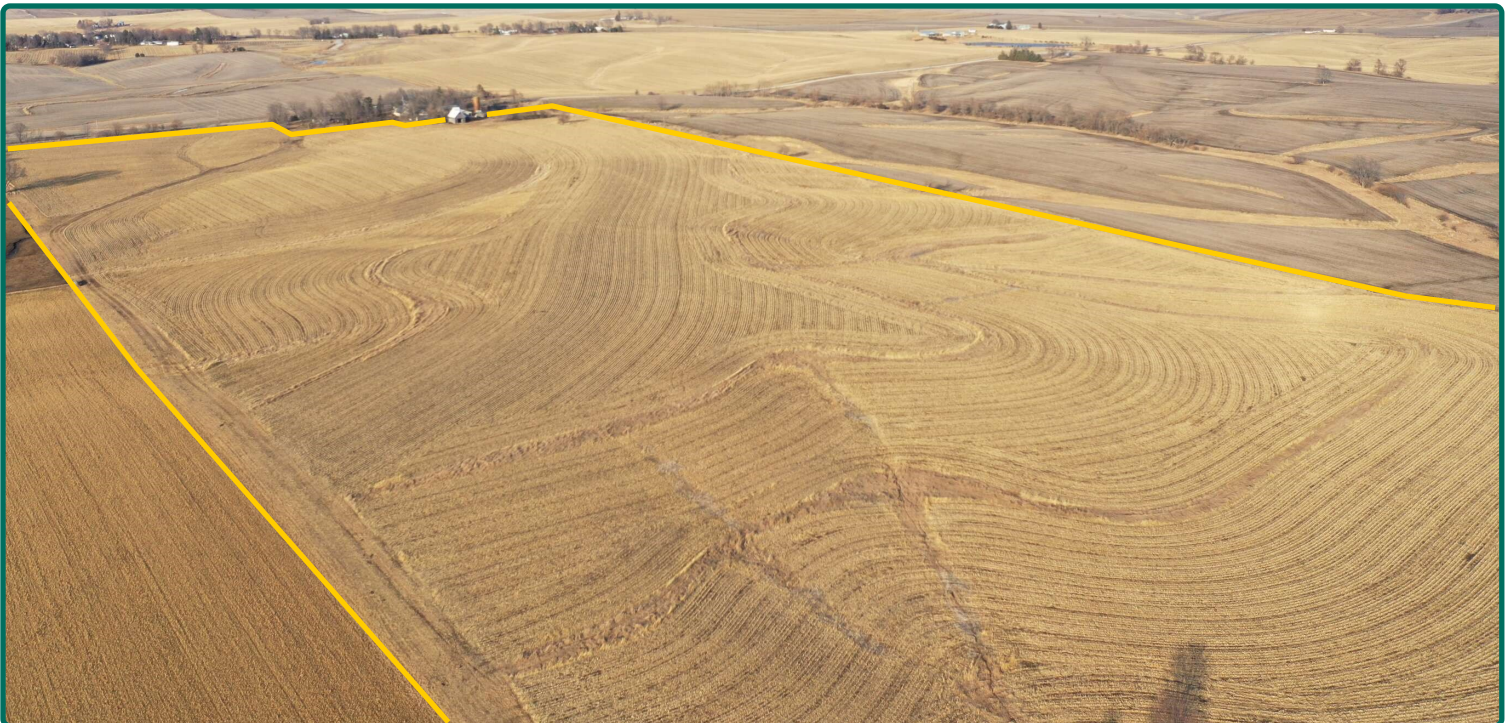
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