

Land For Sale

ACREAGE:

97.64 Acres, m/l

LOCATION:

Johnson County, IA

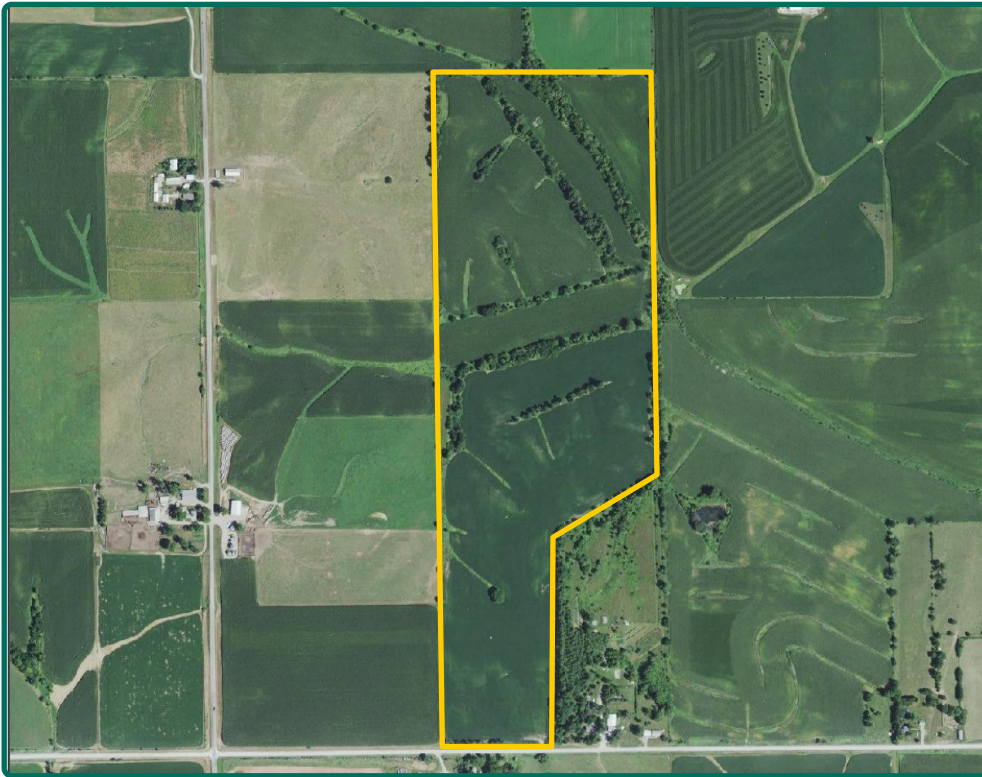


Property Key Features

- Located 16 Miles West of Iowa City, Iowa
- 89.54 FSA/Eff. Crop Acres with a 63.10 CSR2
- Good-Quality, Income-Producing Johnson County Farm

Rachelle Heller, ALC
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FSA/Eff. Crop Acres:	89.54
Cert. Grass Acres:	8.18
Corn Base Acres:	41.28
Bean Base Acres:	41.62
Soil Productivity:	63.10 CSR2

Property Information

97.64 Acres, m/l

Location

From Iowa City: 11 miles west on Melrose Ave./IWV Rd. SW, then 1 mile south on Black Hawk Ave. SW. Continue 1½ miles west and south on Black Hawk Ave. SW, then ¼ mile east on Rohret Rd. SW. The property is on the north side of the road.

Legal Description

SE¼ NW¼ and part of E½ SW¼, Section 20, Township 79 North, Range 8 West of the 5th P.M., Johnson Co., IA.
Updated abstract to govern.

Price & Terms

- \$927,580
- \$9,500/acre

- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2021-2022: \$2,598.00
Net Taxable Acres: 97.64
Tax per Net Taxable Acre: \$26.61

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 4062, Tract 7062
FSA/Eff. Crop Acres: 89.54
Cert. Grass Acres: 8.18
Corn Base Acres: 41.28
Corn PLC Yield: 141 Bu.

Bean Base Acres: 41.62
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Ladoga and Otley. CSR2 on the FSA/Eff. crop acres is 63.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to steep.

Drainage

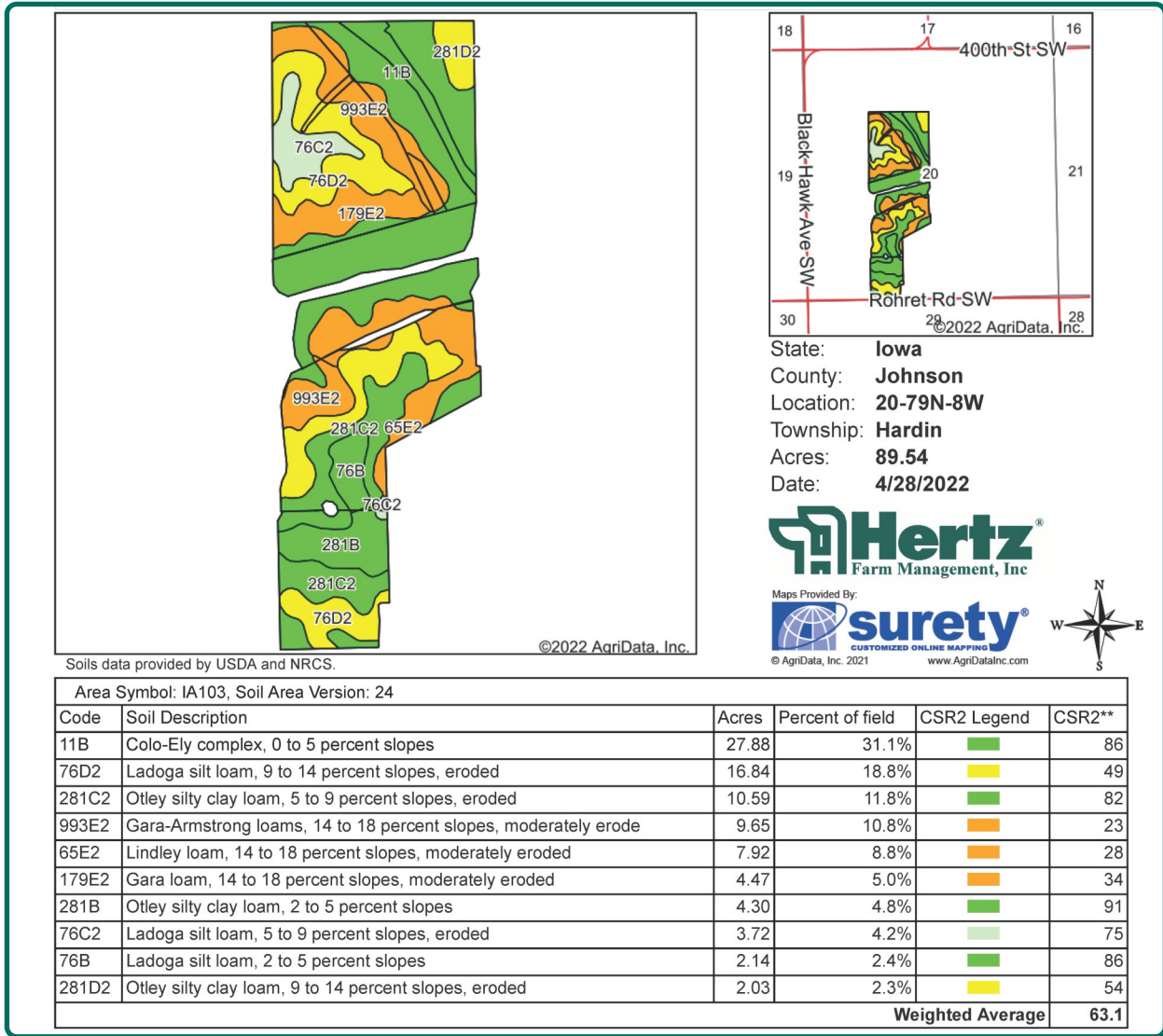
Natural with some tile. No maps available.

Water & Well Information

None.

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Comments

Land in this area is hard to find! This is a rare opportunity to own a good-quality Johnson County farm located ¼ mile off a hard-surfaced road.

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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Looking Northeast



Looking Southeast



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Looking North



Looking Northwest



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Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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