

Land For Sale

ACREAGE:

75.28 Acres, m/l

LOCATION:

Johnson County, IA

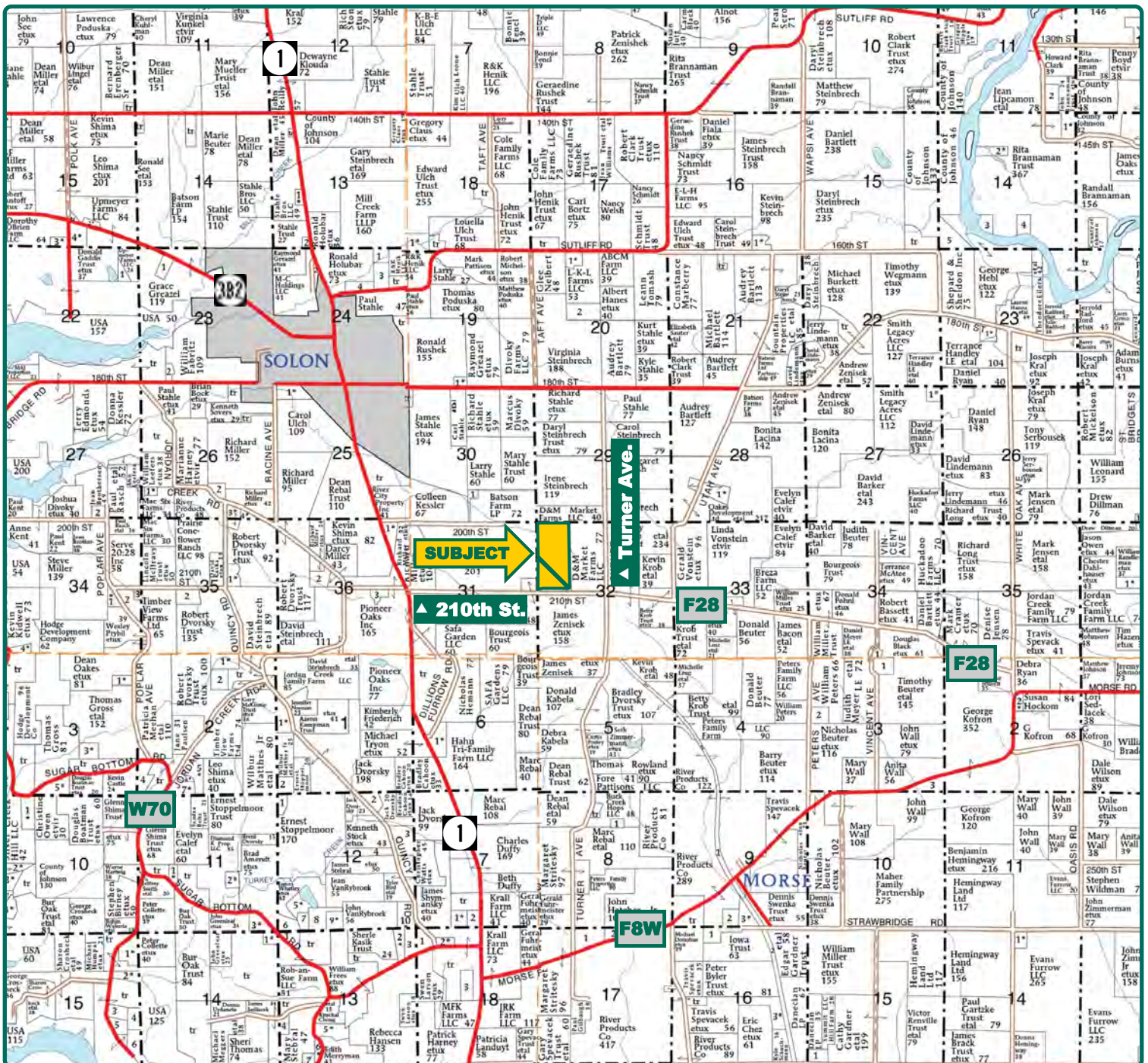


Property Key Features

- Located 2 Miles Southeast of Solon, Iowa
- 75.18 Est. FSA/Eff. Crop Acres with a 94.00 CSR2
- High-Quality Johnson County Farm

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FSA/Eff. Crop Acres: 75.18*
Corn Base Acres: 36.14*
Bean Base Acres: 36.13*
Soil Productivity: 94.00 CSR2

**Acres are estimated.*

Property Information

75.28 Acres, m/l

Location

From Solon: 1 mile south on Hwy 1 and 1 mile east on 210th St. Property is on the north side of the road.

Legal Description

The W½ of the NW¼, except the old railroad right-of-way located in Section 32, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,392,680.00~~ \$1,317,400.00
- ~~\$18,500/acre~~ \$17,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,744.00
 Net Taxable Acres: 75.28
 Tax Parcel ID #s: 0132251002,
 0132251003 & 0132226001

FSA Data

Part of Farm Number 250, Tract 2013
 FSA/Eff. Crop Acres: 75.18*
 Corn Base Acres: 36.14*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 36.13*
 Bean PLC Yield: 53 Bu.
**Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

Primary soils are Tama, Muscatine and Colo-Ely. CSR2 on the Est. FSA/Eff. crop acres is 94.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

There are two wells located on the property, one is in the north-central portion of the farm and the other is just north of the railroad right-of-way. The status of the wells is unknown.

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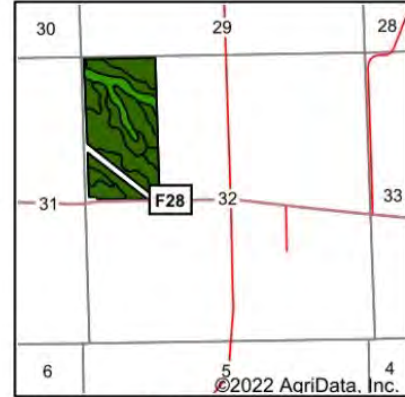
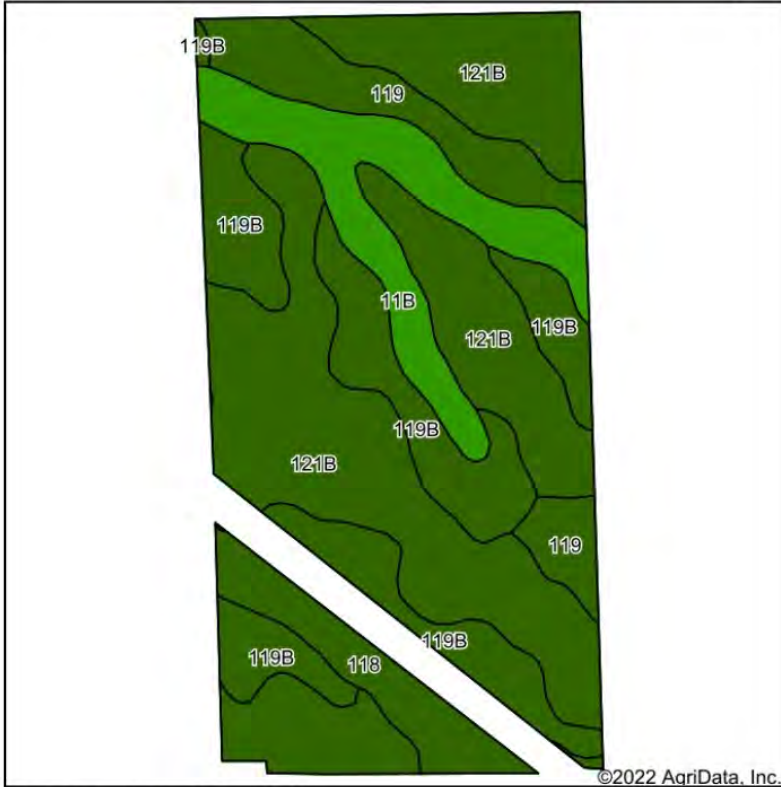
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State: **Iowa**
 County: **Johnson**
 Location: **32-81N-5W**
 Township: **Cedar**
 Acres: **75.18**
 Date: **10/18/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA103, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
121B	Tama silt loam, 2 to 5 percent slopes	36.07	48.0%		Ile	95
119B	Muscatine silty clay loam, 2 to 5 percent slopes	17.10	22.7%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	9.80	13.0%		Ilw	86
119	Muscatine silt loam, 0 to 2 percent slopes	7.40	9.8%		Iw	100
118	Garwin silty clay loam, 0 to 2 percent slopes	4.81	6.4%		Ilw	90
Weighted Average					1.90	94

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Cellular Tower

A cell tower is located on this farm. Future income from this tower has been sold. The farm owner will be reimbursed by the cell tower owner for all property taxes paid on the cell tower parcel (#0132251003). An ingress/egress easement through the southwest corner of the farm provides access to the tower from 210th St.

Comments

This is a high-quality Johnson County Farm with a 94.00 CSR2.

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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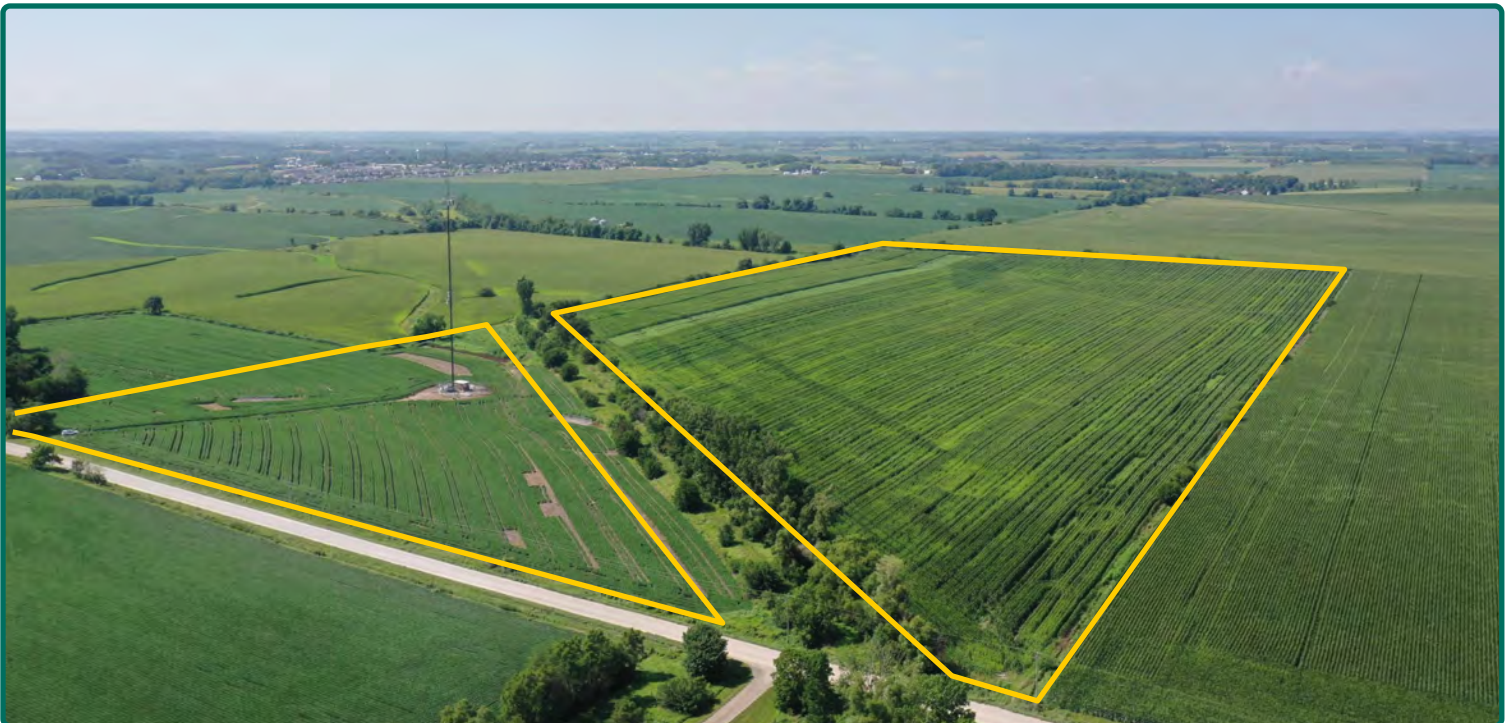
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