

Land For Sale

ACREAGE:

60.68 Acres, m/l

LOCATION:

Johnson County, IA



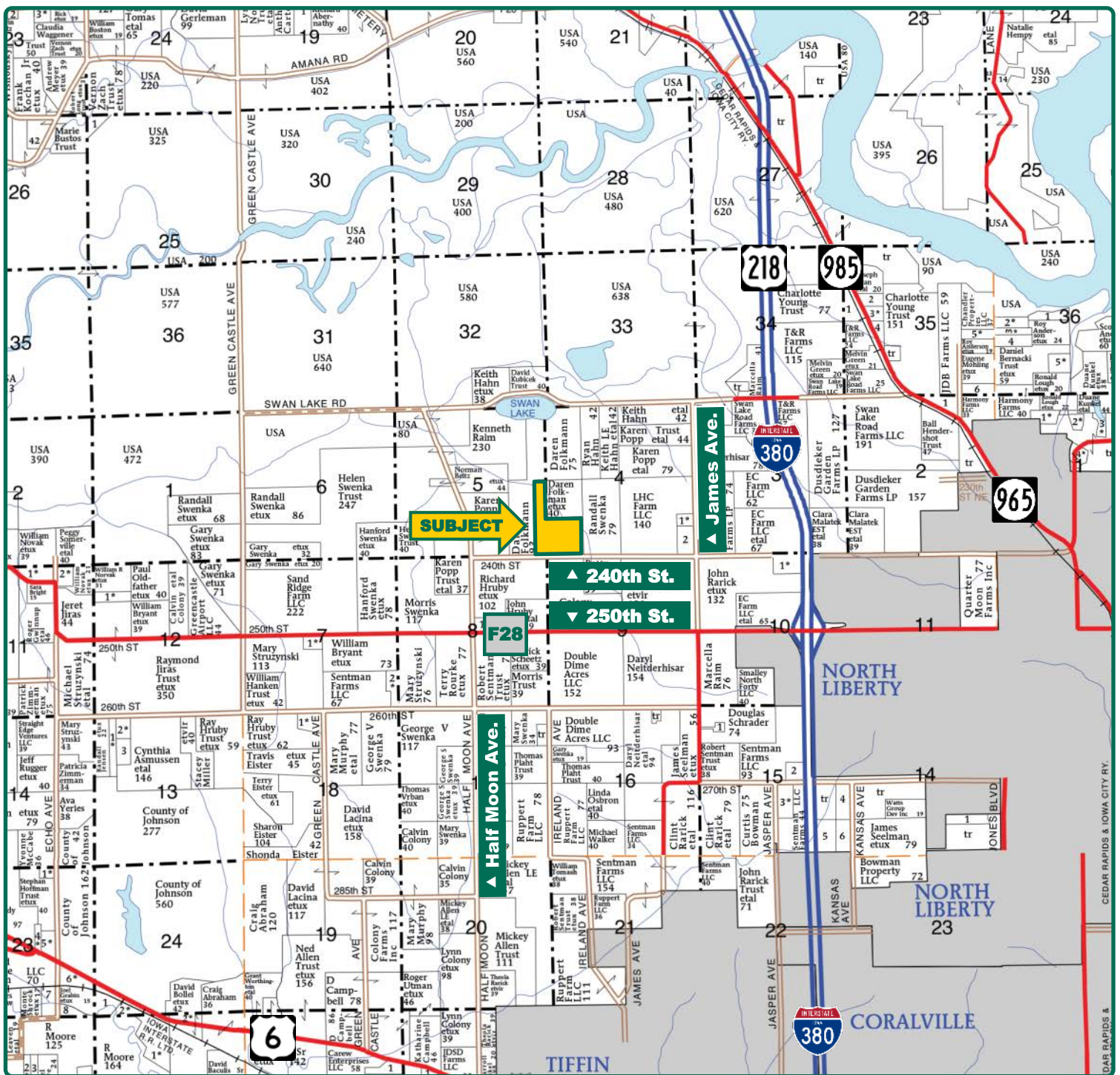
Property Key Features

- Located 2 Miles West of North Liberty, Iowa
- 48.38 FSA/Eff. Crop Acres with an 89.00 CSR2
- Prime Location, Excellent Cropland and Income from 8.40 Acres of CRP

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FSA/Eff. Crop Acres:	48.38
CRP Acres:	8.40
Corn Base Acres:	39.18
Bean Base Acres:	9.20
Soil Productivity:	89.00 CSR2

Property Information

60.68 Acres, m/l

Location

From North Liberty—Intersection of 380 and 250th St.: ½ mile west on 250th St., ½ mile north on James Ave., ¾ mile west on 240th St. The property is on the north side of the road.

Legal Description

That portion of the E½ of the SE¼, Section 5 and of the SW¼ of the SW¼, Section 4, all in Township 80 North, Range 7 West of the 5th P.M. that is described as Auditor's parcel 99110 on Plat of Survey recorded in Book 42, Page 103, Plat Records of Johnson County, Iowa.

Price & Terms

- \$970,880.00
- \$16,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,260.00
Gross Acres: 60.68
Net Taxable Acres: 59.79
Tax Per Net Taxable Acre: \$37.24
Tax Parcel ID #: 0604351002

FSA Data

Farm Number 5804, Tract 7889
FSA/Eff. Crop Acres: 48.38
CRP Acres: 8.40
Corn Base Acres: 39.18
Corn PLC Yield: 160 Bu.
Bean Base Acres: 9.20
Bean PLC Yield: 47 Bu.

CRP Contracts

There are two CRP contracts on this farm:

- There are 6.70 acres enrolled in a CP-21 contract that pays \$243.84/acre - or \$1,634.00 annually - and expires September 30, 2026.
- There are 1.70 acres enrolled in a CP-25 contract that pays \$195.29/acre - or \$332.00 annually - and expires September 30, 2026.

The CRP contracts will be assigned to the Buyer at closing.

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Kenyon. CSR2 on the FSA/Eff. crop acres is 89.00. See soil map for detail.

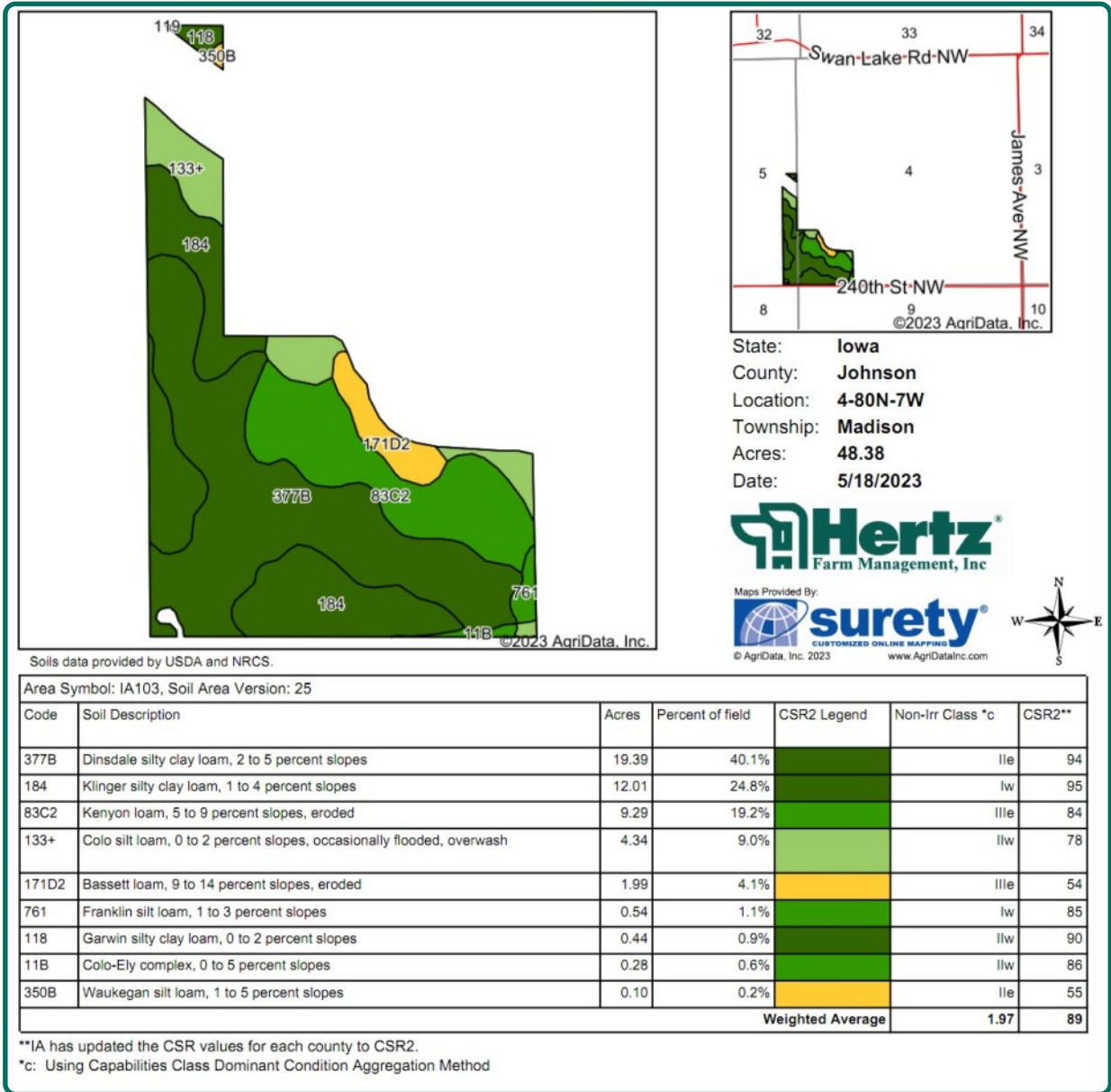
Land Description

The topography is considered to be gently rolling.

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Drainage

There is some tile on this farm. No maps are available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

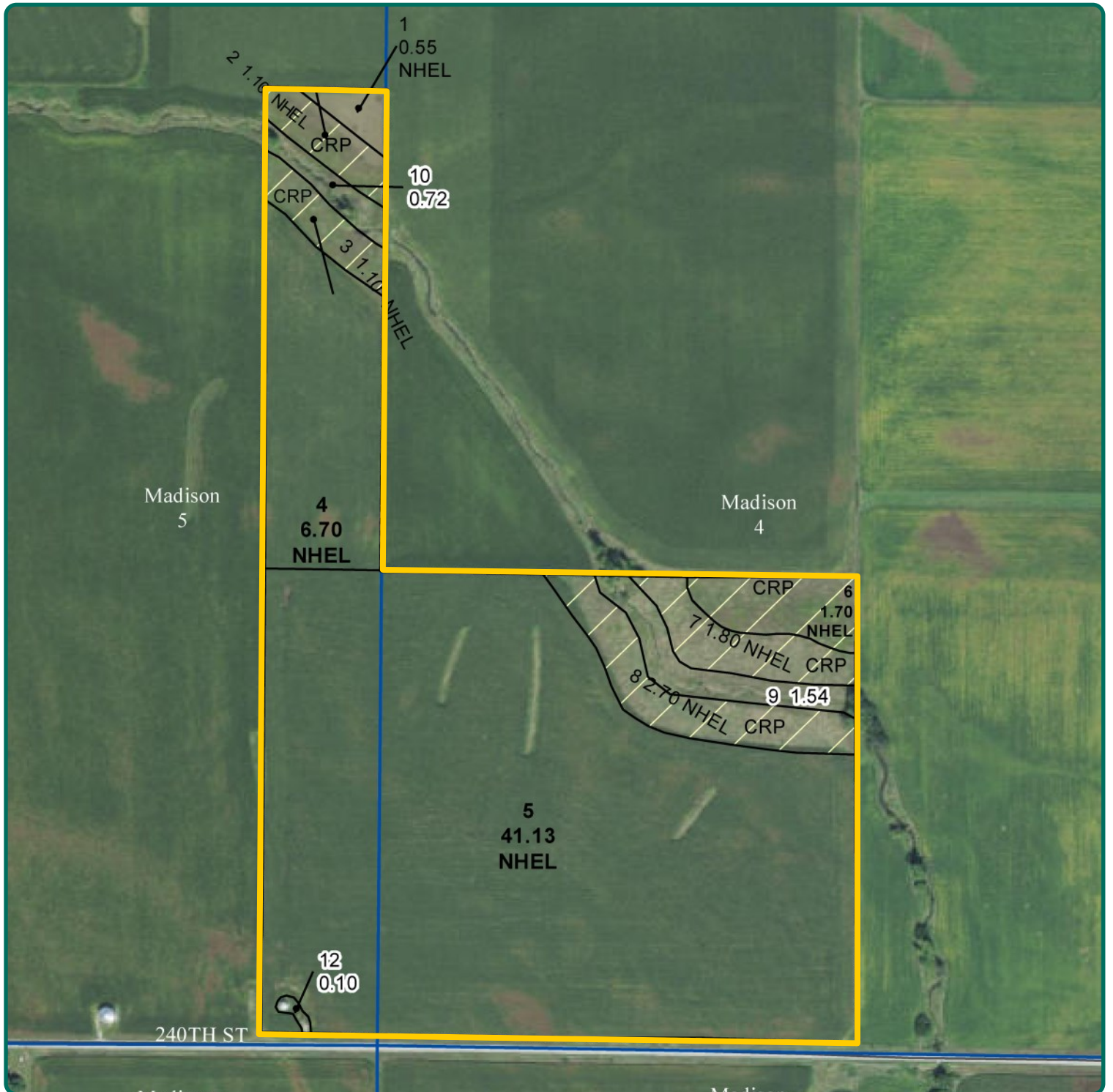
This is a high-quality Johnson County farm located west of North Liberty with an 89.00 CSR2.

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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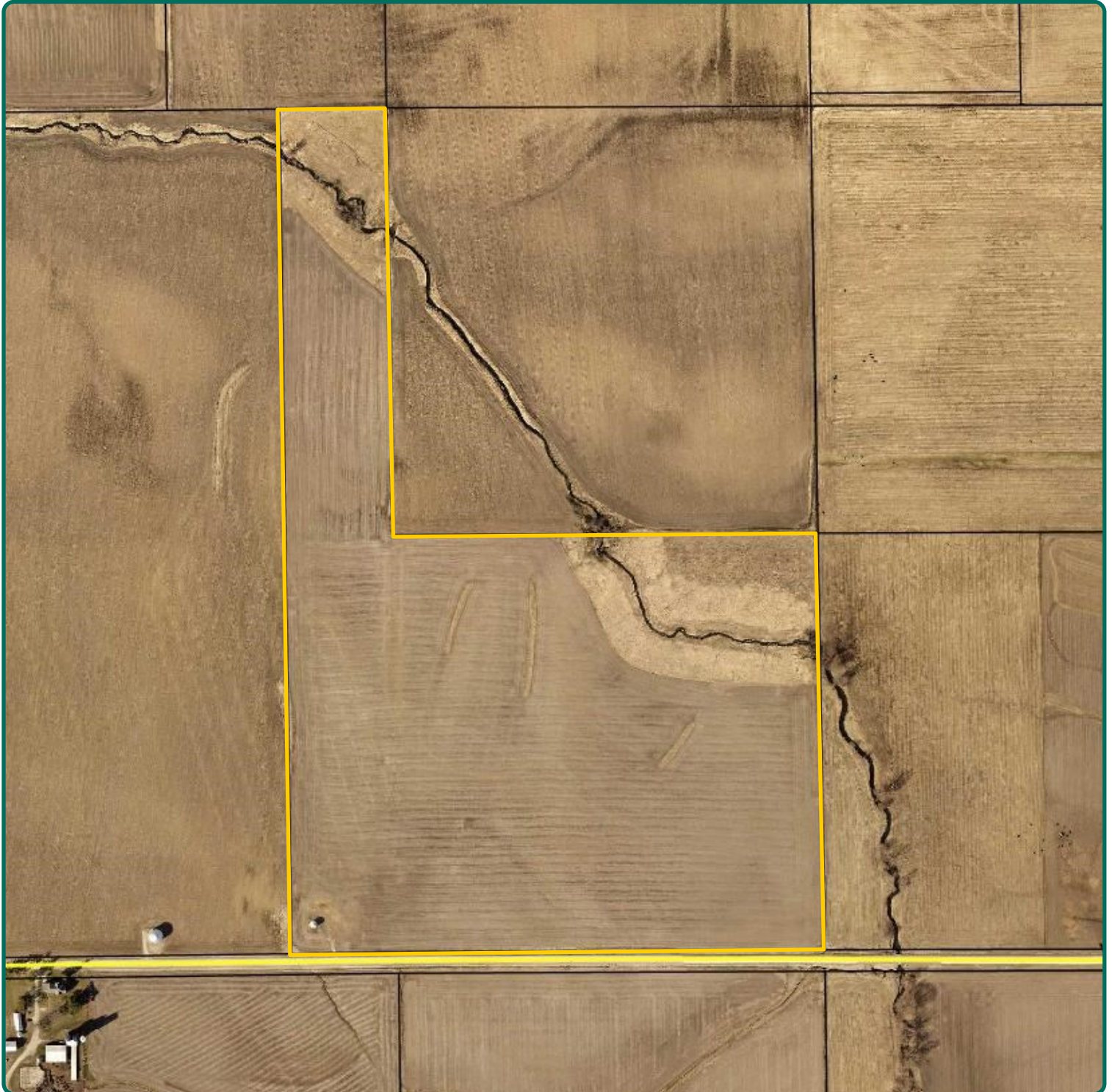
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