

Land For Sale

ACREAGE:

105.56 Acres, m/l

LOCATION:

Johnson County, IA

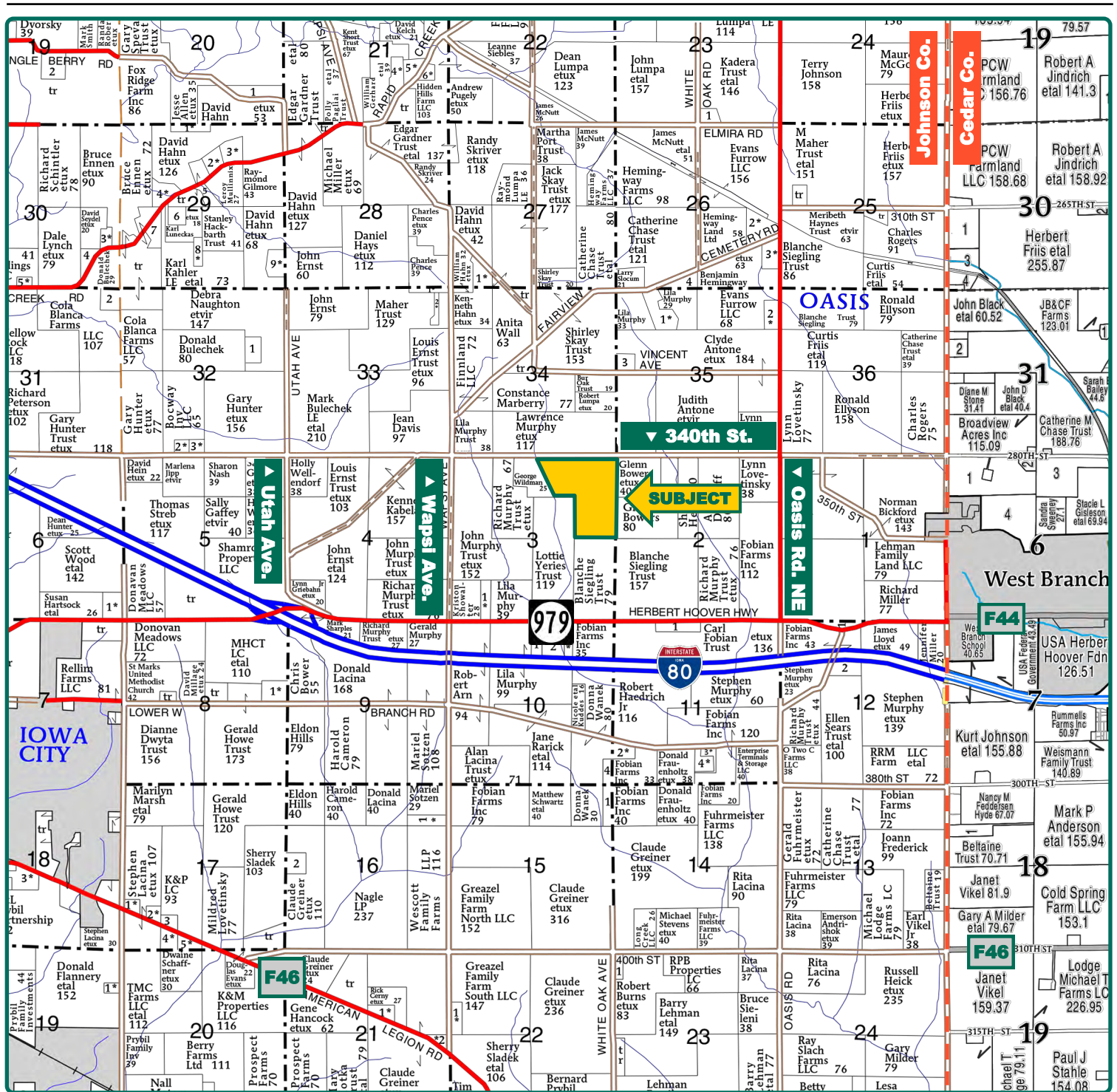


Property *Key Features*

- Located 3 Miles East of Iowa City, Iowa
- 107.30 FSA/Eff. Crop Acres with a 70.00 CSR2
- A Well-Cared-For and Productive Johnson County Farm

Troy Louwagie, ALC
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Mount Vernon, IA 52314
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FSA/Eff. Crop Acres:	107.30
Cert. Grass Acres:	2.93
Cert. Trees Acres:	0.78
Corn Base Acres:	75.90
Bean Base Acres:	4.40
Soil Productivity:	70.00 CSR2

Property Information

105.56 Acres, m/l

Location

From Iowa City - I-80, Exit 249: 1 mile north on Utah Ave. and 1½ miles east on 340th St. The property is on the south side of the road.

Legal Description

The E½ of the NE¼ and the NW frl ¼ of the NE¼ of Section 3, Township 79 North, Range 5 West of the 5th P.M., excepting therefrom that portion thereof contained within Lot 1, Hotz First Addition, Johnson County, Iowa, according to the plat thereof recorded in Book 21, Page 50, Plat Records of Johnson County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,367,002.00~~ \$1,261,442.00
- ~~\$12,950/acre~~ \$11,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,190.00
Net Taxable Acres: 105.56
Tax per Net Taxable Acre: \$30.22
Tax Parcel ID #s: 0903126001, 0903101001 & 0903176001

FSA Data

Farm 5166, Tracts 2307 & 6194
FSA/Eff. Crop Acres: 107.30
Cert. Grass Acres: 2.93
Cert. Trees Acres: 0.78
Corn Base Acres: 75.90
Corn PLC Yield: 165 Bu.
Bean Base Acres: 4.40
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Fayette, Colo-Ely and Downs. CSR2 on the FSA/Eff. crop acres is 70.00. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

There is considerable pattern tile on this farm. Contact the listing agent for details.

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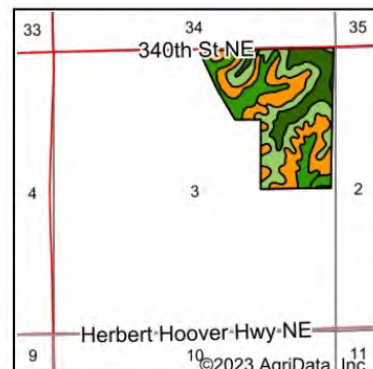
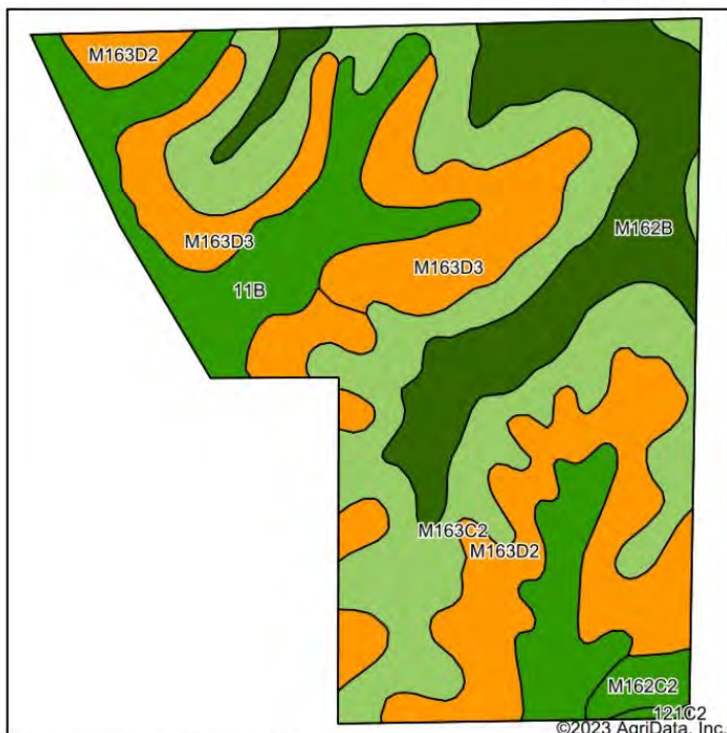
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State: **Iowa**
County: **Johnson**
Location: **3-79N-5W**
Township: **Scott**
Acres: **107.3**
Date: **8/28/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	32.36	30.2%		IIIe	76
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	20.32	18.9%		IIIe	47
11B	Colo-Ely complex, 0 to 5 percent slopes	19.51	18.2%		IIw	86
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	18.51	17.3%		Ile	90
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	14.84	13.8%		IVe	41
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.69	1.6%		IIIe	82
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	0.07	0.1%		IIIe	87
Weighted Average					2.78	70

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

None.

Water & Well Information

None.

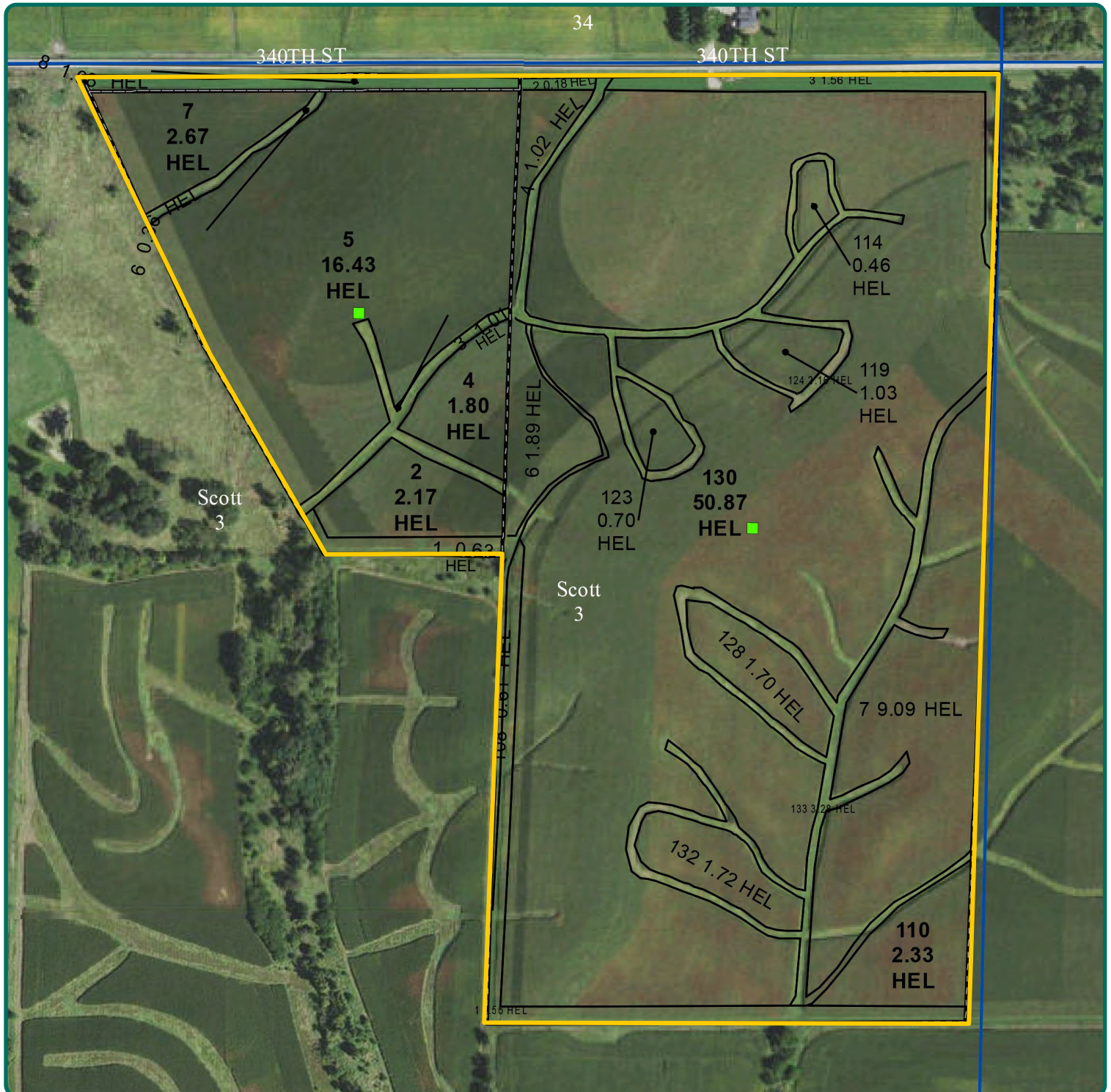
Comments

This is a productive and well-cared-for farm located in a strong area three miles east of Iowa City.

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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