

Land For Sale

ACREAGE:

170.10 Acres, m/l

LOCATION:

Johnson County, IA

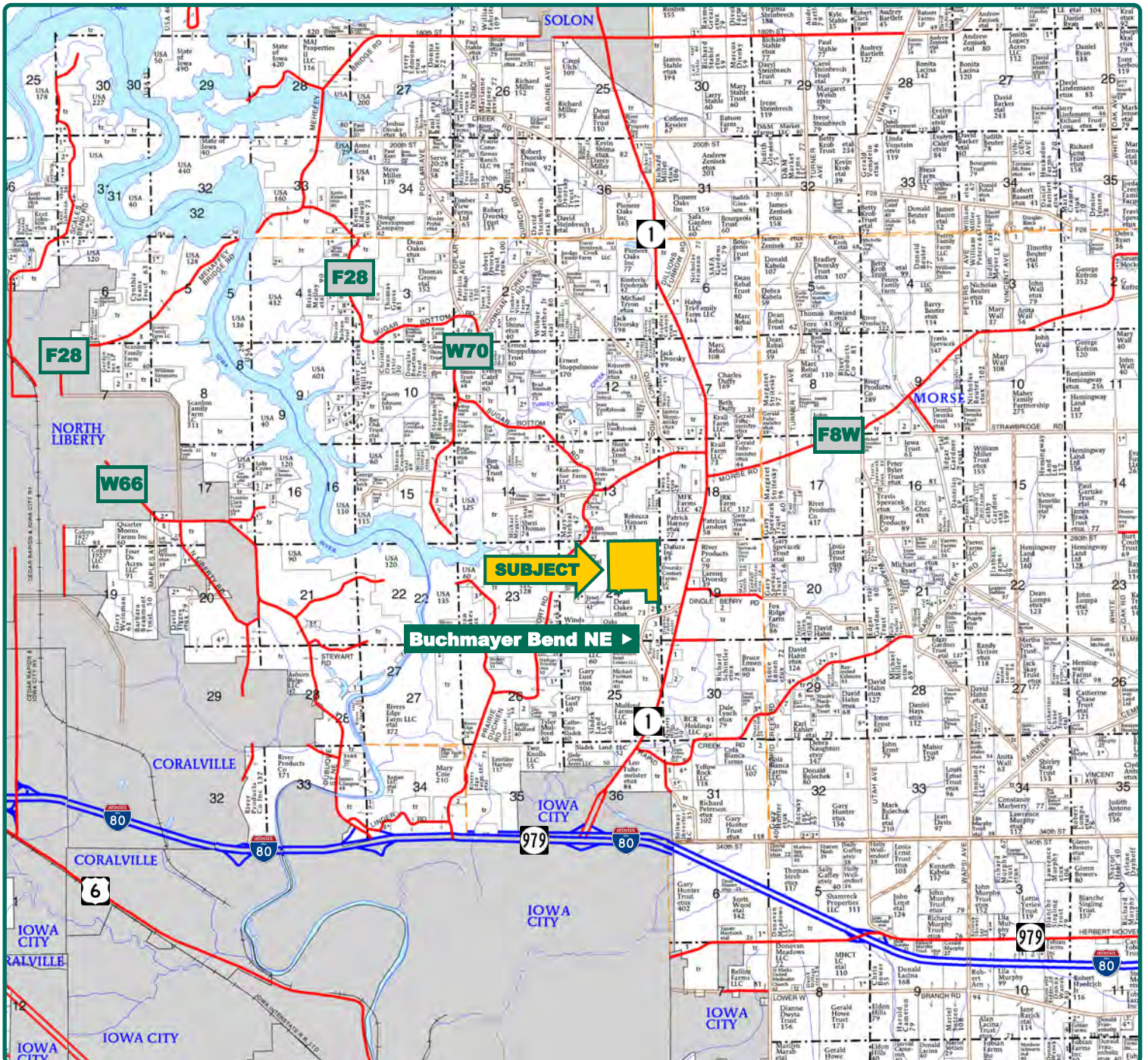


Property *Key Features*

- Located North of Iowa City, Iowa, Close to Hwy 1
- 100.21 FSA/Eff. Crop Acres with a 49.40 CSR2
- Beautiful, Potential Building Sites in Rural Johnson County

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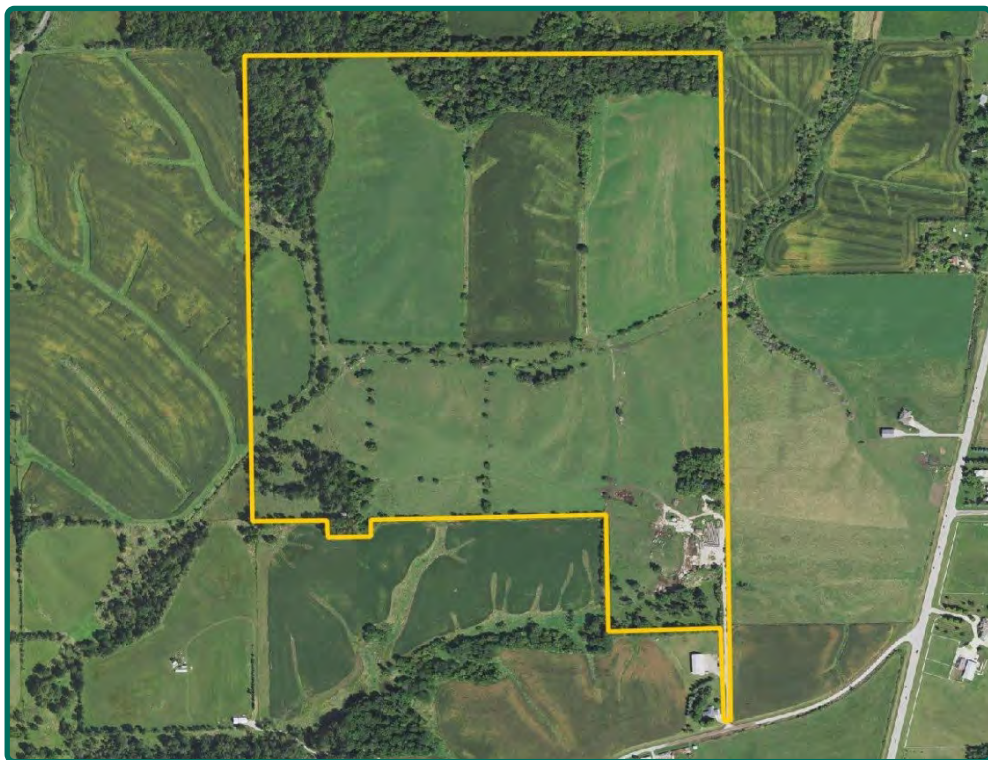
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FSA/Eff. Crop Acres:	100.21
Cert. Mixed Forage Acres:	74.70
Cert. Grass Acres:	25.51
Oats Base Acres:	18.35
Corn Base Acres:	27.13
Soil Productivity:	49.40 CSR2

Property Information

170.10 Acres, m/l

Location

From Iowa City—Intersection of I-80 and Hwy 1: 2½ miles north on Hwy 1 and ¼ mile west on Buchmayer Bend NE. The property is north of the road.

Site Address

2935 Buchmayer Bend NE
Iowa City, IA 52240

Legal Description

The NE¼, the NE¼ of the NE¼ of the SE¼, the E 40' of the SE¼ of the NE¼ of the SE¼, lying north of the public highway and that part of the NW¼ of the NW¼ of the SE¼, all in Section 24, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa. Updated abstract to govern.

Price & Terms

- \$2,126,250.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,910.00
Net Taxable Acres: 170.10
Tax Parcel ID #: 0724126001, 0724101001, 0724151001, 0724176001 & 0724401001

FSA Data

Farm 917, Tract 1199
FSA/Eff. Crop Acres: 100.21
Cert. Mixed Forage Acres: 74.70
Cert. Grass Acres: 25.51
Oats Base Acres: 18.35
Oats PLC Yield: 51 Bu.
Corn Base Acres: 27.13
Corn PLC Yield: 124 Bu.

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 49.40. See soil map for detail.

Land Description

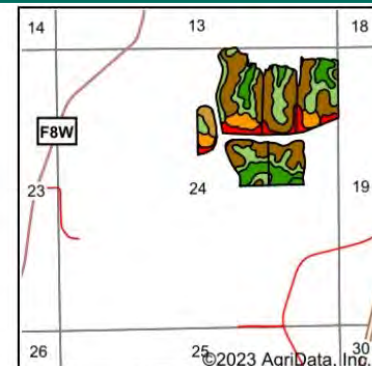
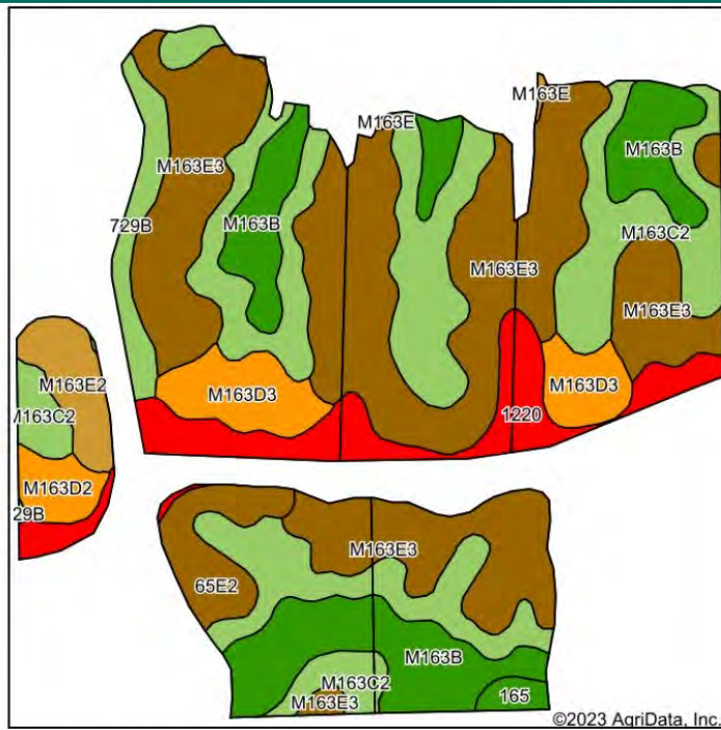
Topography is rolling.

Drainage

Drainage is natural.

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State: **Iowa**
County: **Johnson**
Location: **24-80N-6W**
Township: **Newport**
Acres: **100.21**
Date: **10/19/2023**



Maps Provided By:
surety
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**
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	36.47	36.4%		Vle	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	25.59	25.5%		IIle	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	13.84	13.8%		Ile	84
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	7.80	7.8%		Vw	5
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	5.45	5.4%		IVe	41
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.23	3.2%		Vle	28
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	2.69	2.7%		IIw	71
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	2.65	2.6%		IVe	36
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	1.65	1.6%		IIle	47
165	Stronghurst silt loam, 0 to 2 percent slopes	0.68	0.7%		Iw	87
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.16	0.2%		IVe	39
Weighted Average					4.25	49.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

There is an uninhabitable house and old grain bin on the building site.

Water & Well Information

There are two wells on the property.

Comments

A one-of-a-kind, potential building site in the rolling hills of rural Johnson County, two miles north of Iowa City and just off Hwy 1. This farm includes an attractive mixture of cropland, pasture and mature timber.

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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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