

Land For Sale

ACREAGE:

95.64 Acres, m/l

LOCATION:

Johnson County, IA

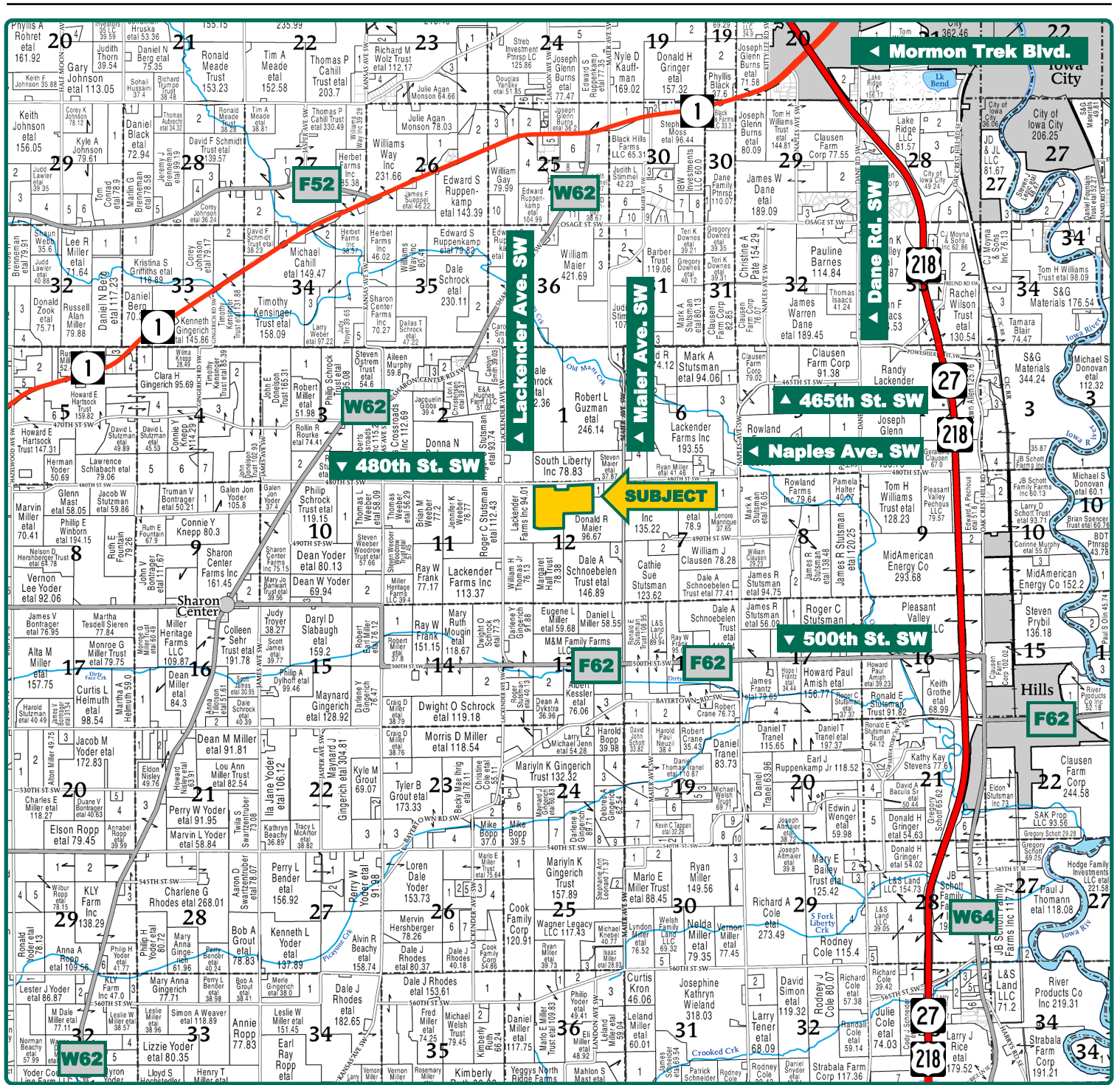


Property Key Features

- Located 5 Miles Southwest of Iowa City, Iowa
- 89.68 Est. FSA/Eff. Crop Acres with a 63.50 CSR2
- Includes Two Grain Storage Bins

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FSA/Eff. Crop Acres: 89.68*
Corn Base Acres: 30.92*
Bean Base Acres: 31.25*
Soil Productivity: 63.50 CSR2

**Acres are estimated.*

Property Information

95.64 Acres, m/l

Location

From Iowa City: At the intersection of IA-1 and US-218/IA-27, take exit 91 continue ¼ mile east on Mormon Trek Blvd., 2½ miles south on Dane Rd. SW, 1 mile west on 465th St., ½ mile south on Naples Ave. SW and 1¼ miles west on 480th St SW. The property is on the south side of the road.

Legal Description

The NW¼ NE¼, the NE¼ NW¼, and the N½ SE¼ NW¼ of Section 12, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa, excepting a 0.25 acre, m/l, lot in the SW corner, and further excepting Lot 1. Updated abstract to govern.

Price & Terms

- 1,047,258.00
- \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,960.00
 Net Taxable Acres: 95.64
 Tax Parcel ID #: 1412201002, 1412126002 & 1412276001

FSA Data

Farm 6222, Part of Tract 1691
 FSA/Eff. Crop Acres: 89.68*
 Corn Base Acres: 30.92*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 31.25*
 Bean PLC Yield: 41 Bu.

**Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

Primary soils are Clinton & Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 63.50. See soil map for detail.

Land Description

The land is rolling.

Drainage

The drainage is natural with some tile.

Buildings/Improvements

There are two storage bins located on the north side of this property. The Tenants will reserve use of these bins until August 31, 2025.

Water & Well Information

None.

Comments

This is a productive Johnson County farm.

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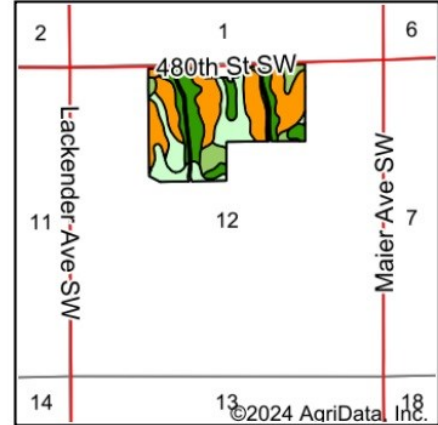
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State: **Iowa**
 County: **Johnson**
 Location: **12-78N-7W**
 Township: **Sharon**
 Acres: **89.68**
 Date: **8/15/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	37.30	41.6%		IIIe	46
11B	Colo-Ely complex, 0 to 5 percent slopes	16.45	18.3%		IIw	86
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	15.83	17.7%		IIIe	69
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	7.55	8.4%		IIIe	75
320	Arenzville silt loam, 0 to 2 percent slopes	6.44	7.2%		IIw	63
76B	Ladoga silt loam, 2 to 5 percent slopes	3.89	4.3%		IIe	86
428B	Ely silty clay loam, 2 to 5 percent slopes	1.41	1.6%		IIe	88
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.81	0.9%		IIIe	49
Weighted Average					2.69	63.5

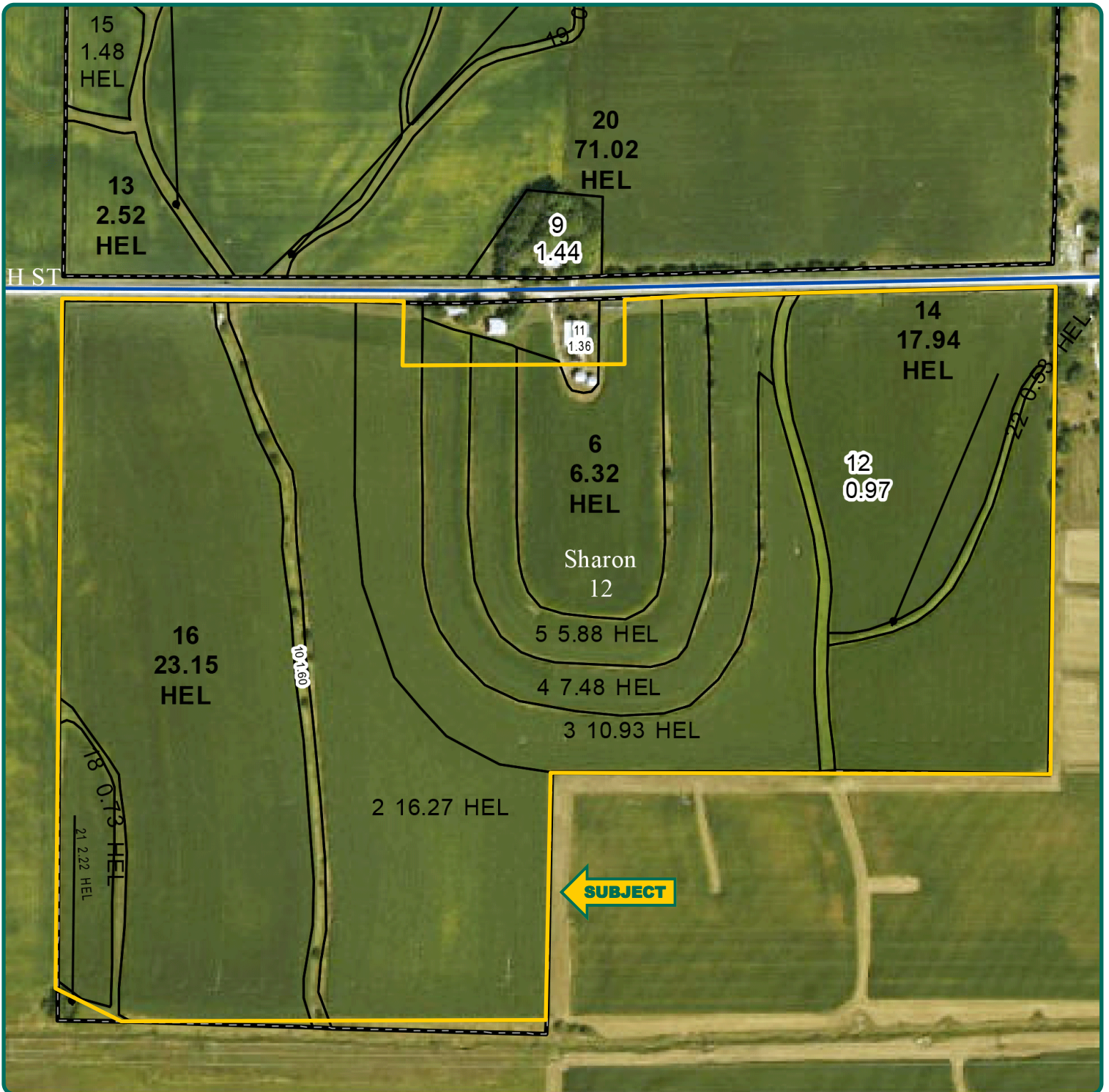
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

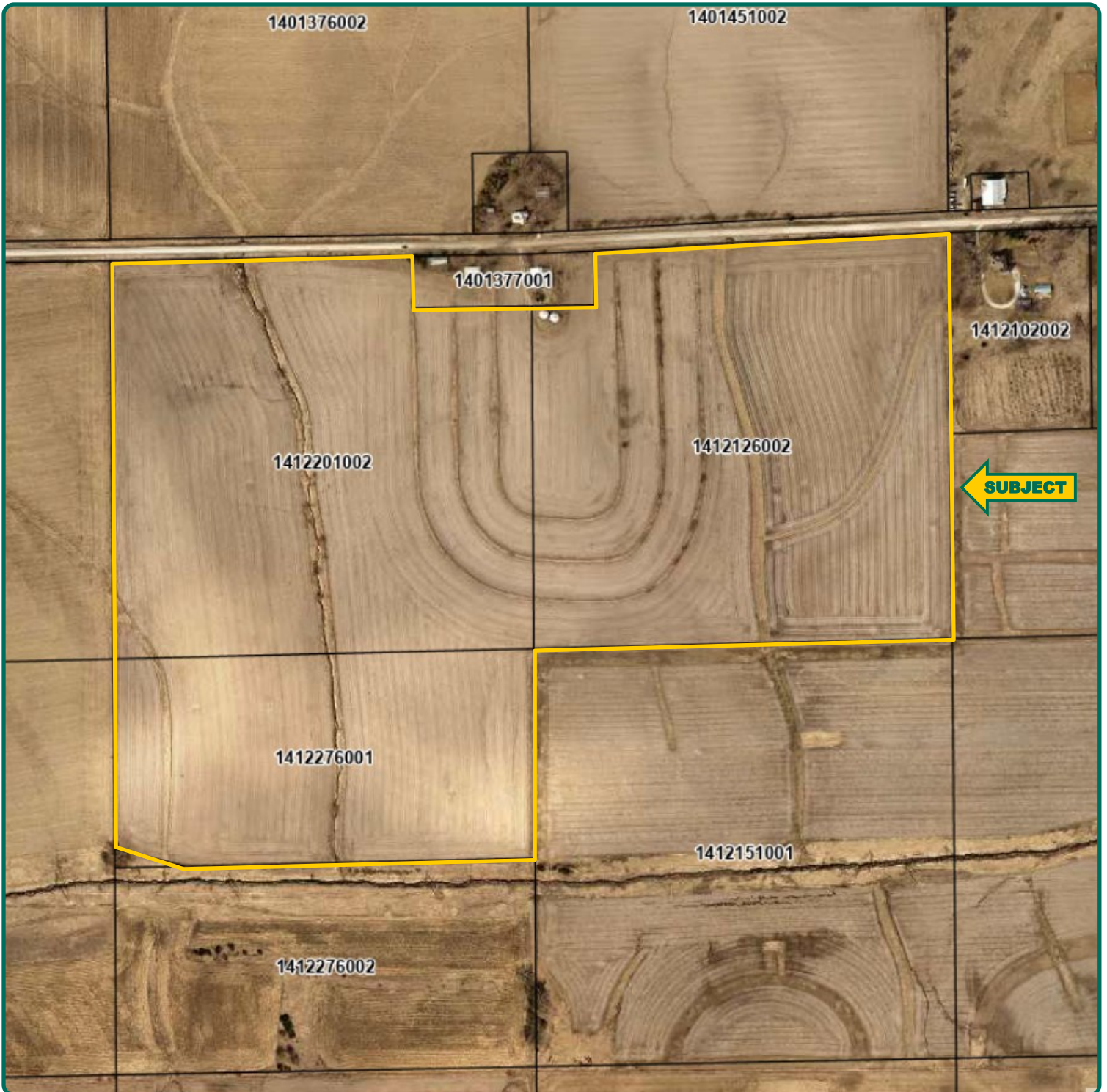
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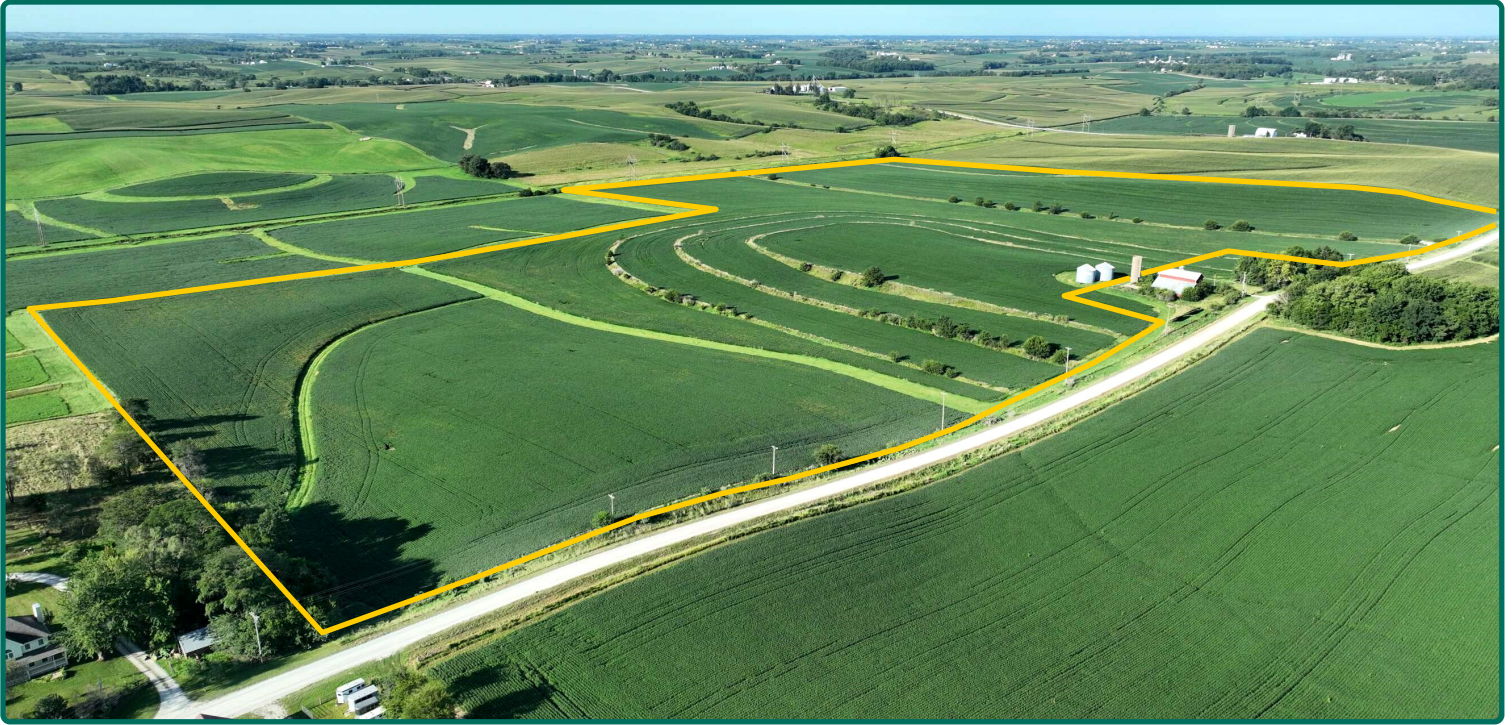
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