

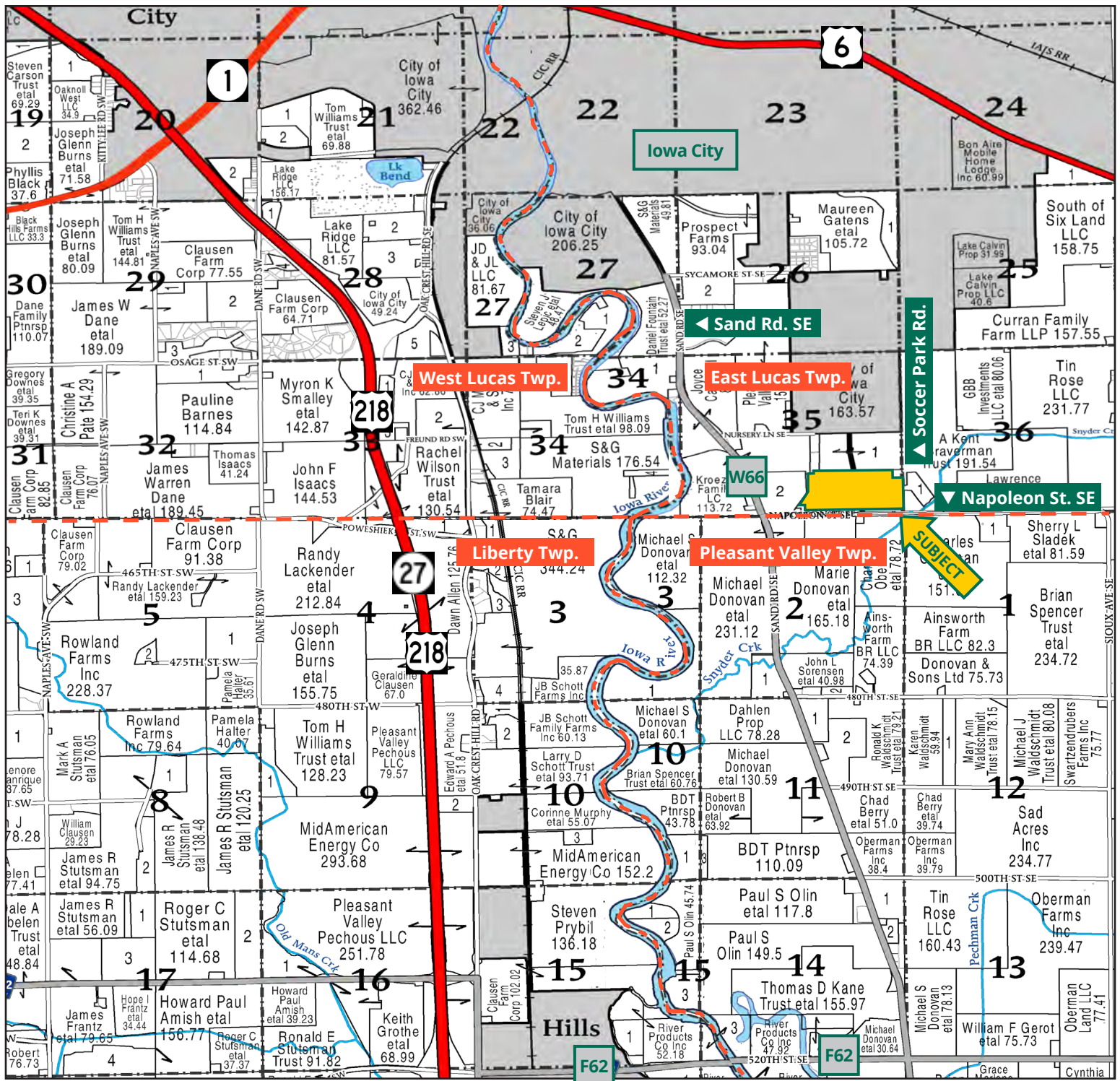
Langenberg Farm



RACHELLE HELLER, ALC
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72.92 Acres, m/l
Johnson County, IA

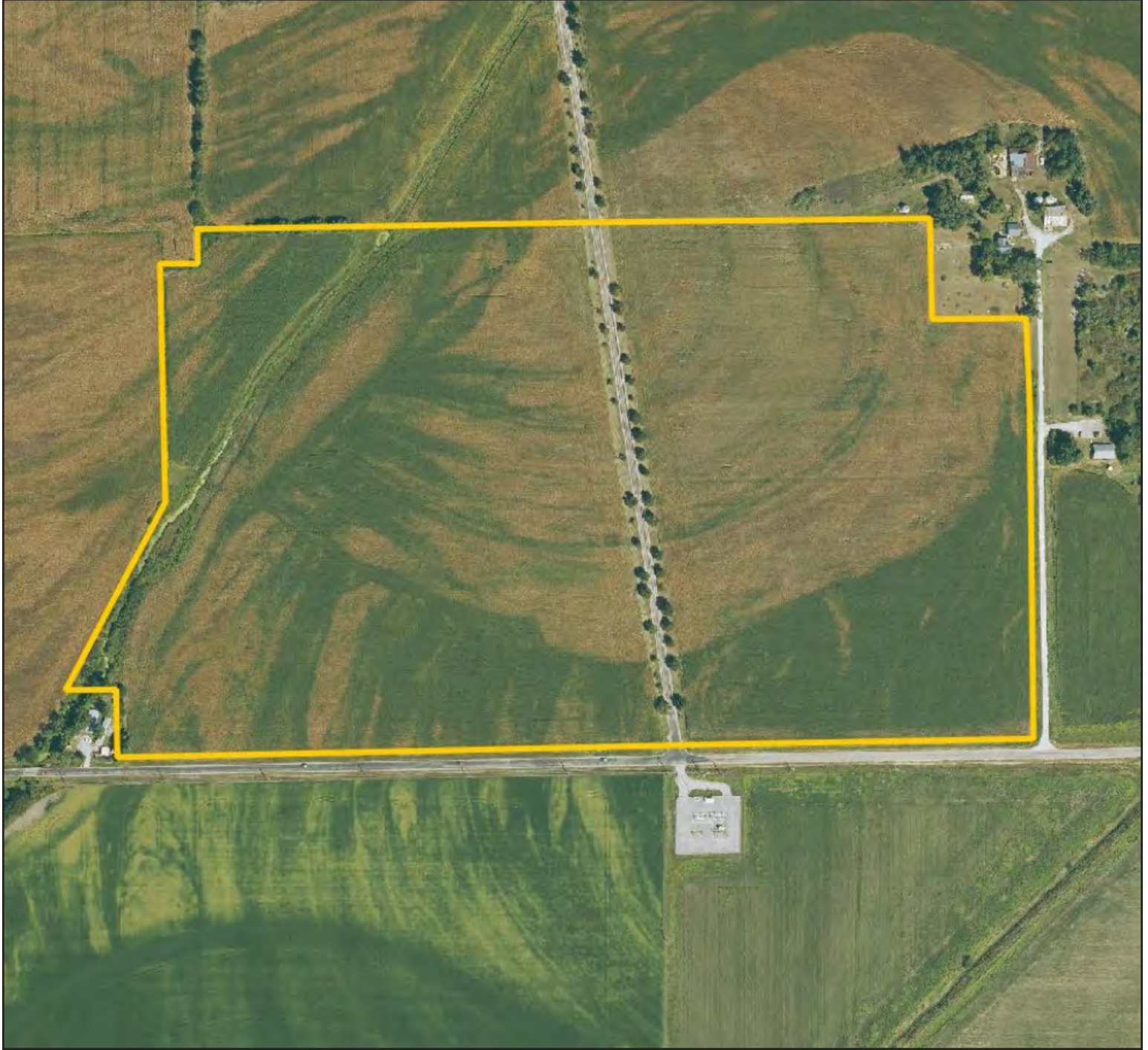


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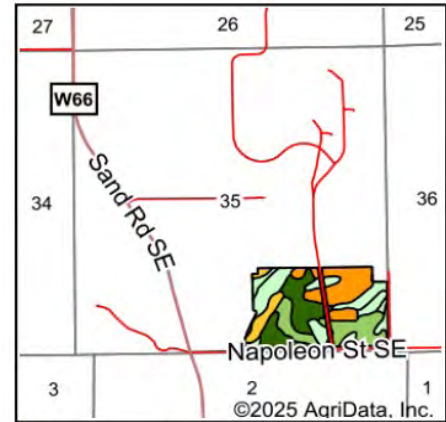
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FSA/Eff. Crop Acres: 69.83 | Soil Productivity: 68.30 CSR2



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State: Iowa
 County: Johnson
 Location: 35-79N-6W
 Township: East Lucas
 Acres: 69.83
 Date: 1/20/2025



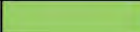



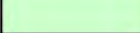
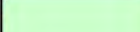





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
826	Rowley silt loam, 0 to 2 percent slopes	14.07	20.1%		Iw		76
8041	Sparta loamy sand, terrace, 0 to 2 percent slopes, rarely flooded	12.59	18.0%		IVs	Ile	48
688	Kosztzta silt loam, 0 to 2 percent slopes	9.78	14.0%		Iw		90
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.63	12.4%		IIw		65
226	Lawler loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.14	10.2%		IIs		60
88	Nevin silty clay loam, 0 to 2 percent slopes	5.61	8.0%		Iw		95
174B	Bolan loam, 2 to 5 percent slopes	4.38	6.3%		Ile		65
350B	Waukegan silt loam, 1 to 5 percent slopes	3.91	5.6%		Ile		55
727	Udolpho loam, 0 to 2 percent slopes	2.22	3.2%		IIw		45
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.76	1.1%		IIw		54
178	Waukee loam, 0 to 2 percent slopes	0.74	1.1%		IIs		69
Weighted Average					1.94	*-	68.3

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

Location

From Iowa City: Go 2.1 miles south on S Gilbert St., continuing on Sand Rd. SE / W66 for 1.6 miles, and then east on Napoleon St. SE for ½ mile. Property is located on the north side of the road.

Simple Legal

A portion of the SE¼ of Section 35, Township 79 North, Range 6 West of the 5th P.M., Johnson Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$882,136 \$838,580
- \$12,097.31/acre \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,222.00
Gross Acres: 72.92
Net Taxable Acres: 71.14
Tax per Net Taxable Acre: \$31.23

Lease Status

Leased for the 2025 crop year.

FSA Data

Farm Number 6530, Tract 7274
FSA/Eff. Crop Acres: 69.83
Corn Base Acres: 31.38
Corn PLC Yield: 166 Bu.
Bean Base Acres: 35.70
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Rowley, Sparta, Koszla, and Coland. CSR2 on the FSA/Eff. crop acres is 68.30. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Contact agent for yield history.

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

None.

Flood Plain

A portion of the farm is located in a flood plain. Contact agent for details.

Comments

A highly tillable Johnson County farm. This property would make a great add-on farm or investment.



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.

Looking West

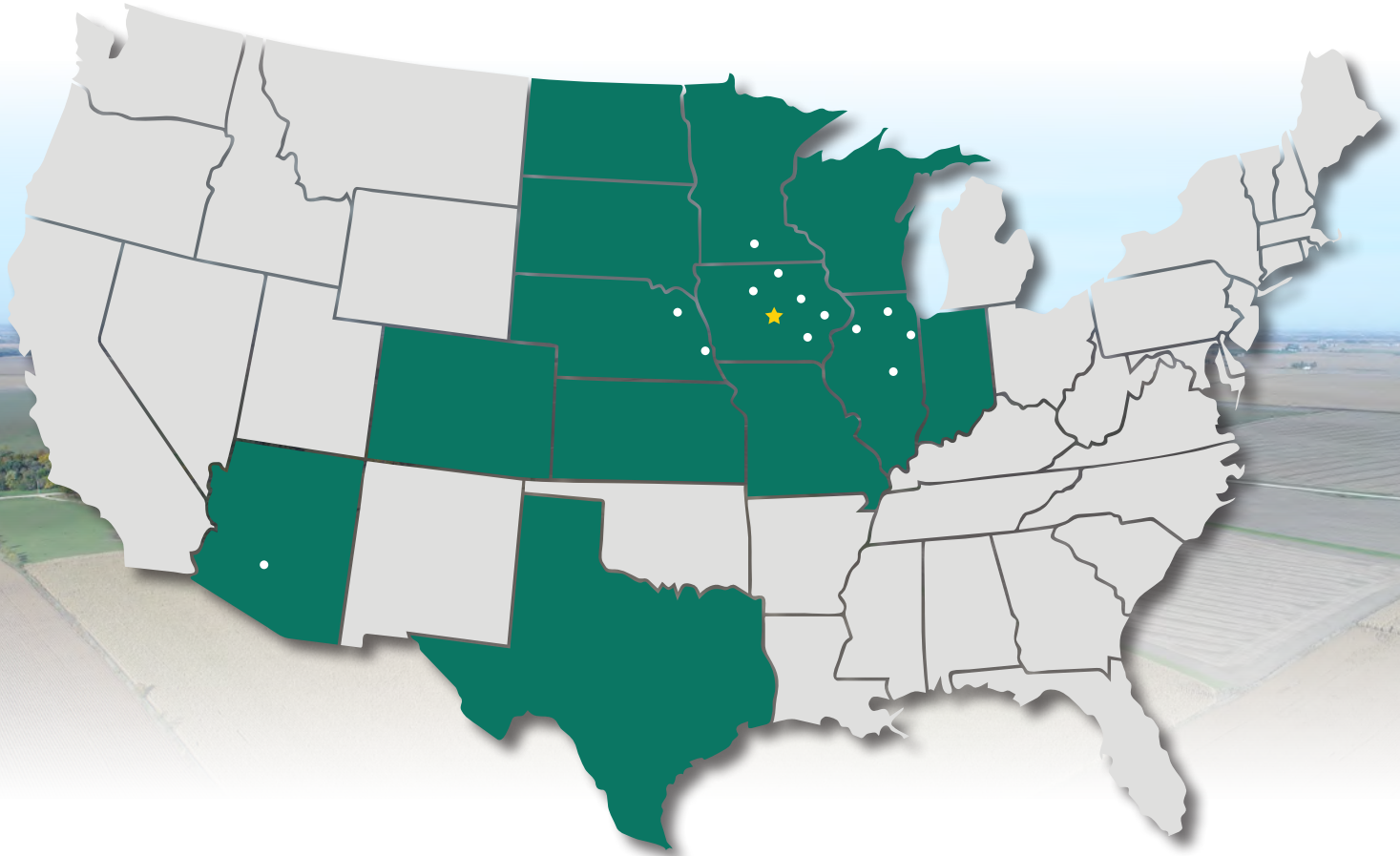


Looking Southeast





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