

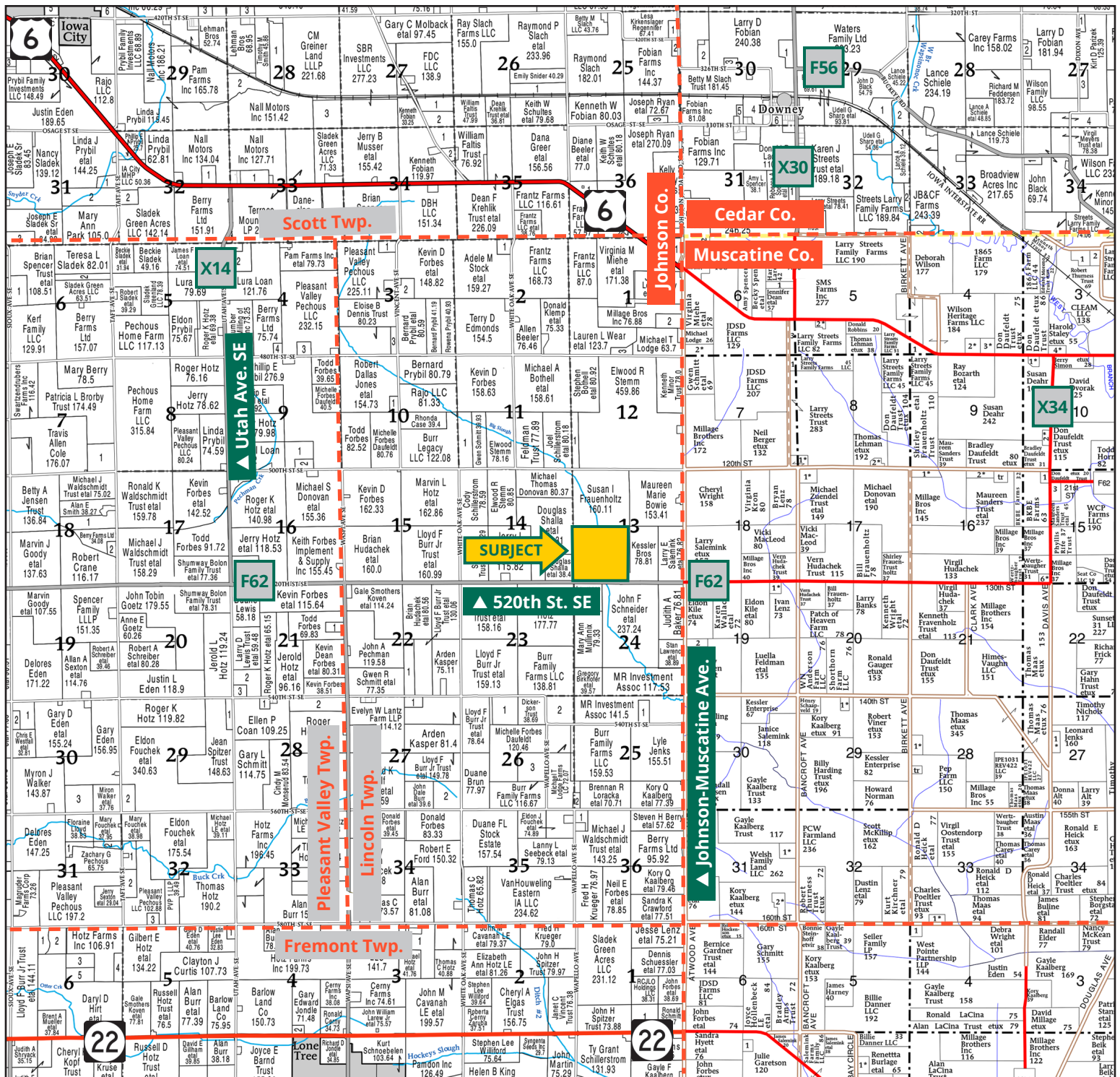
Atlasta Farm



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

160.00 Acres, m/l
Johnson County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

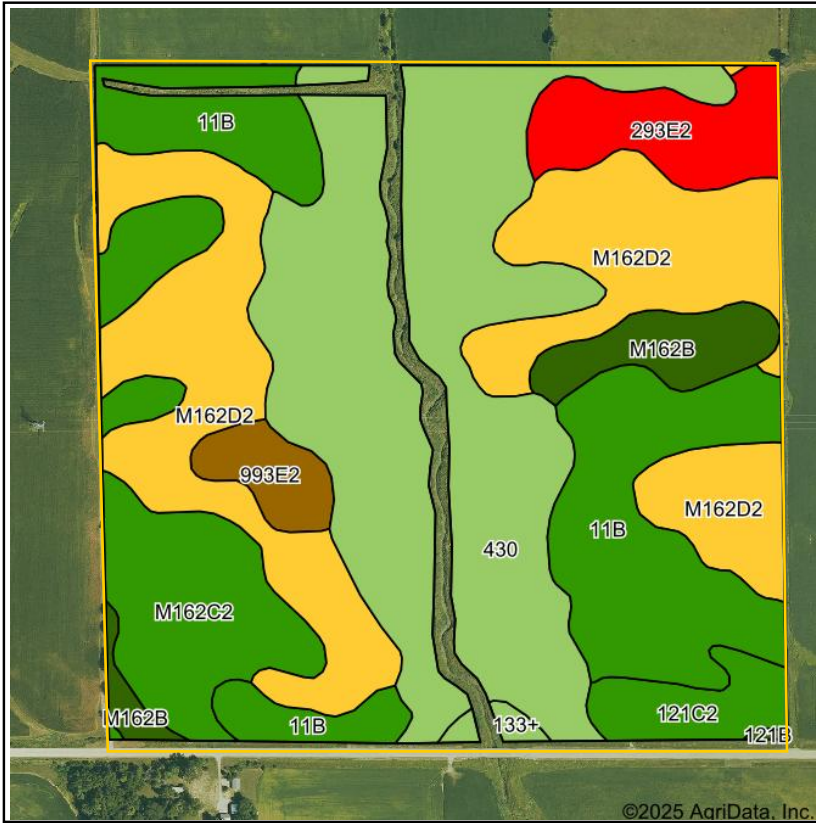
TROY LOUWAGIE, ALC
 319.721.4068
TroyL@Hertz.ag

FSA/Eff. Crop Acres: 151.85 | Soil Productivity: 68.40 CSR2

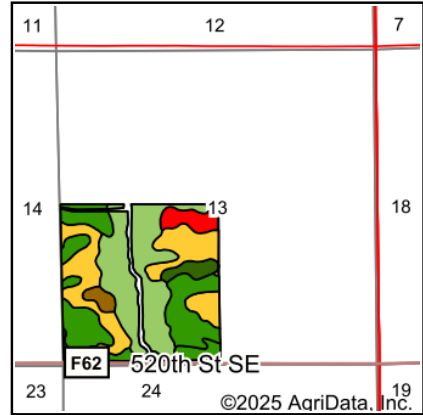


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Johnson**
 Location: **13-78N-5W**
 Township: **Lincoln**
 Acres: **151.85**
 Date: **6/27/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	48.91	32.2%		IIw	70
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	38.85	25.6%		IVe	57
11B	Colo-Ely complex, 0 to 5 percent slopes	26.32	17.3%		IIw	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	15.93	10.5%		IIIe	82
293E2	Chelsea-Fayette-Lamont complex, 14 to 18 percent slopes, eroded	7.41	4.9%		VIIe	17
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	5.89	3.9%		IIe	90
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	4.31	2.8%		IIIe	87
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately erode	3.34	2.2%		VIe	23
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.77	0.5%		IIw	78
121B	Tama silt loam, 2 to 5 percent slopes	0.12	0.1%		IIe	95
Weighted Average					2.98	68.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Iowa City: 3 miles southeast on US-6, 3½ miles south on Utah Ave. SE and 3½ miles east on 520th St. SE. The property is on the north side of the road.

Simple Legal

The SW¼ of Section 13, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,840,000.00
- \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to 2025 lease.

Real Estate Tax

Taxes Payable 2024-2025: \$4,480.00
Gross Acres: 160.00
Net Taxable Acres: 156.71
Tax per Net Taxable Acre: \$28.59

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm Number 5624, Tract 6694
FSA/Eff. Crop Acres: 151.85
Corn Base Acres: 122.20
Corn PLC Yield: 165 Bu.
Bean Base Acres: 29.65
Bean PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Ackmore, Downs and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 68.40. See soil map for detail.

Mineral Rights

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

Land Description

The farm is gently rolling to rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

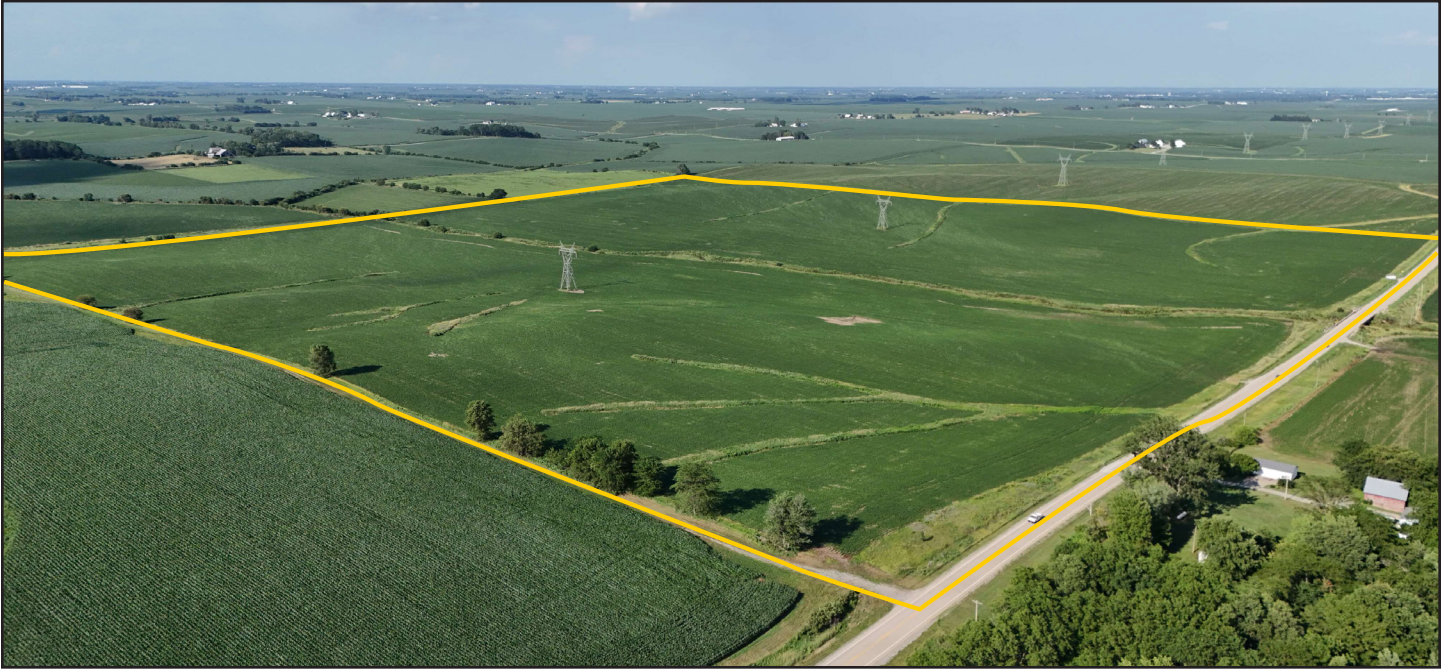
Comments

This is a productive Johnson County farm on a hard-surfaced road with a 68.40 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.

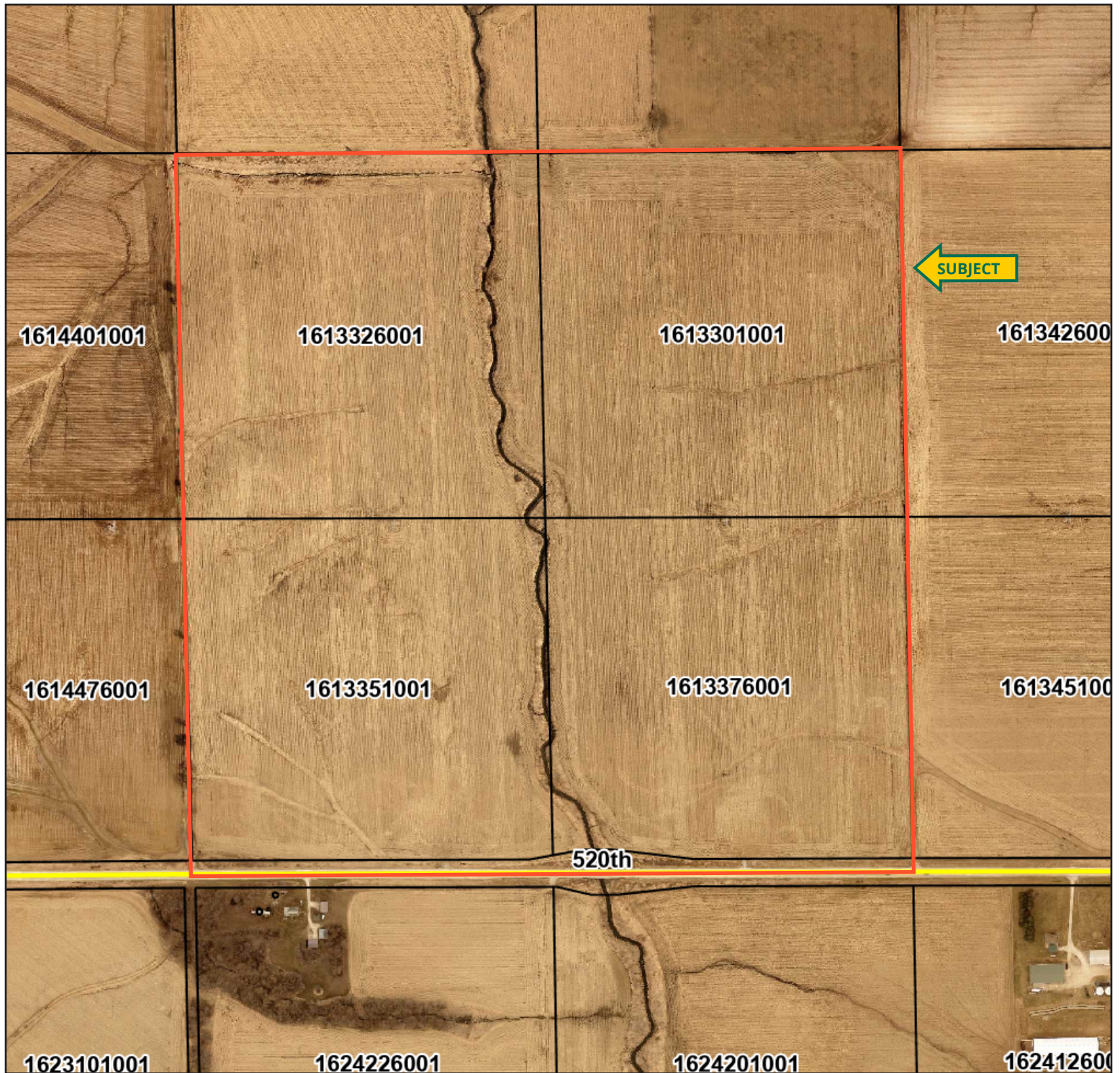
Southwest Corner Looking Toward the Northeast Corner



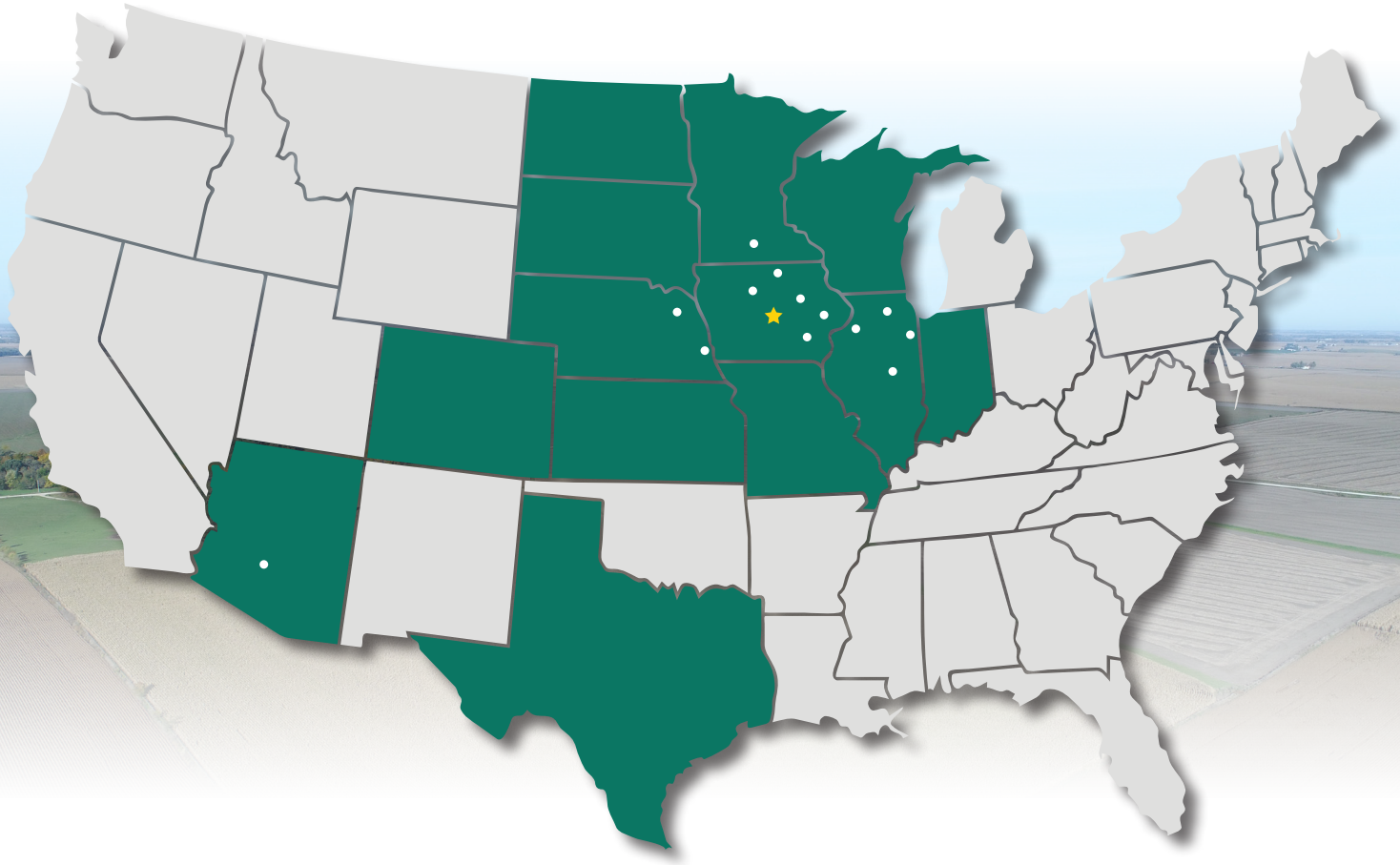
Northwest Corner Looking Toward the Southeast Corner







MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag