

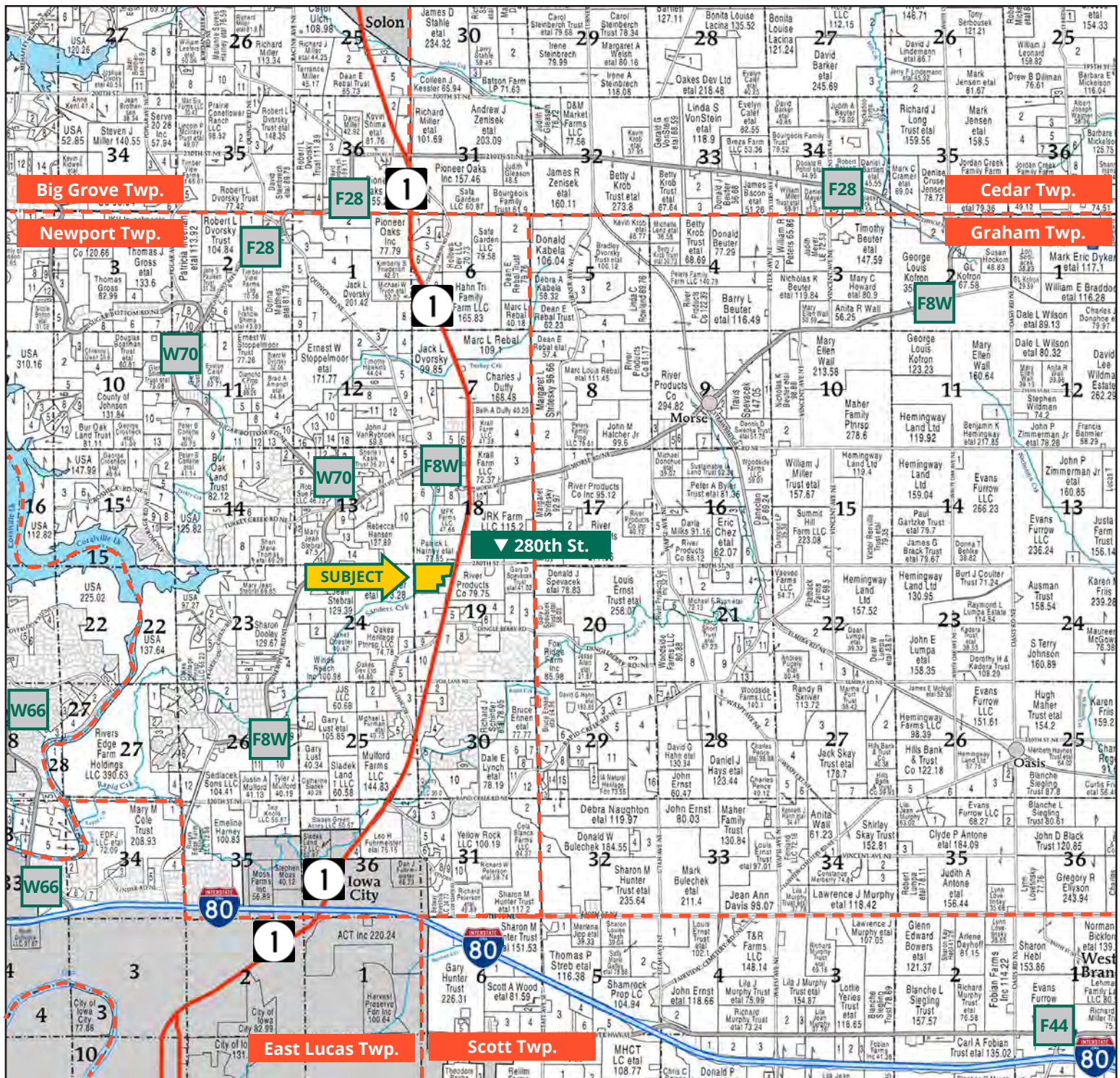
Farm, House & Buildings Along IA-1, 2½ Miles North of Iowa City



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

45.21 Acres, m/l
Johnson County, IA



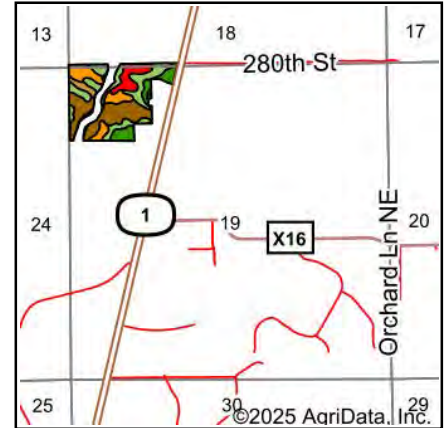
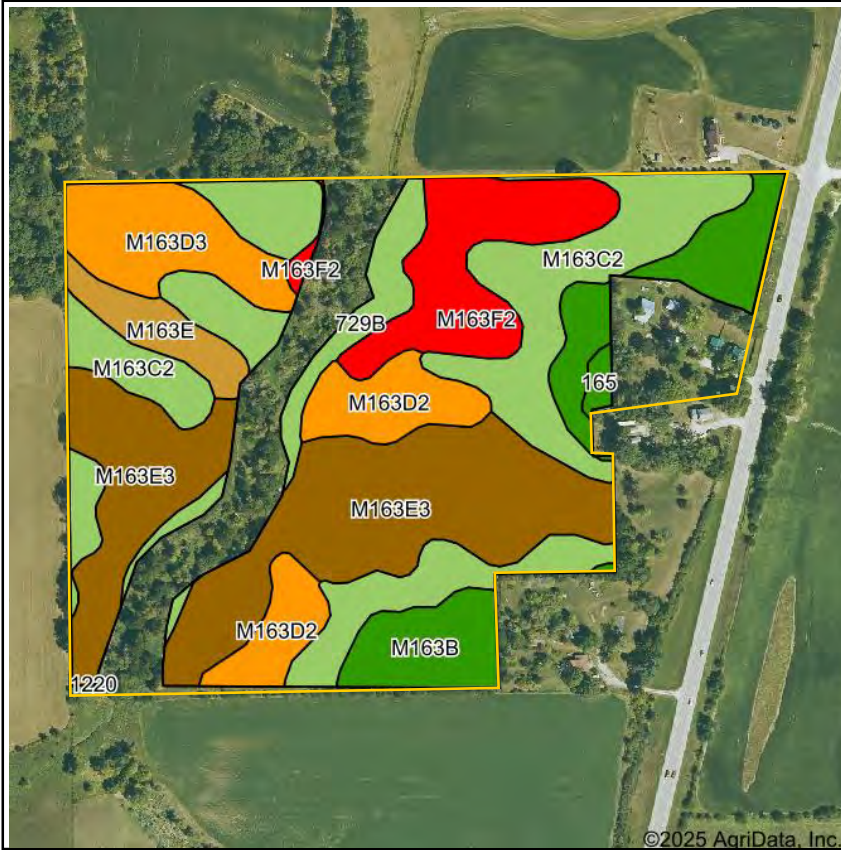
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Est. FSA/Eff. Crop Acres: 37.23 | Soil Productivity: 51.30 CSR2





State: **Iowa**
 County: **Johnson**
 Location: **19-80N-5W**
 Township: **Newport**
 Acres: **37.23**
 Date: **8/14/2025**



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	CSR2**
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	10.68	28.7%		Vle	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	9.06	24.3%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.13	11.1%		Ile	84
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	3.68	9.9%		Vle	18
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	2.84	7.6%		IIIe	47
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	2.74	7.4%		IVe	41
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	2.60	7.0%		IIw	71
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	1.27	3.4%		IVe	39
165	Stronghurst silt loam, 0 to 2 percent slopes	0.23	0.6%		Iw	87
Weighted Average					4.07	51.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Iowa City: 2½ miles north on IA-1. The property is southwest of the intersection with 280th St.

Simple Legal

Lot 1 and Lot 3 in the NW¼ of Section 19, Township 80 North, Range 5 West, Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2811 Highway 1 NE
Iowa City, IA 52240

Price & Terms

PRICE REDUCED!

- \$886,116.00 \$819,725.00
- \$19,600/acre \$18,131.50/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2025-2026: \$5,596.00
Gross Acres: 45.21
Net Taxable Acres: 45.21

School District

Iowa City Community School District

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm 956 , Part of Tract 1423
FSA/Eff. Crop Acres: 37.23*
Corn Base Acres: 13.04
Corn PLC Yield: 131 Bu.
Bean Base Acres: 6.67*
Bean PLC Yield: 41 Bu.
Oats Base Acres: 4.18*
Oats PLC Yield: 59 Bu.
**Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

Soil Types/Productivity

Primary soils are Fayette. CSR2 on the estimated FSA/Eff. crop acres is 51.30. 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.

House & Outbuildings

The two-story house was built in 1921 and contains 1,631 square feet of finished living space. The main level features a kitchen, dining room, living room, and one bedroom. The refrigerator and gas stove are included with the property.

The second floor has three bedrooms, one bathroom, and a finished attic space. Most of the living areas have solid wood flooring and trim.

The basement is block construction and contains an LP hot water heater, pressure tank, breaker box, fuse box, and two sump pits. The forced-air heating and air conditioning unit was installed in July 2024.

Outbuildings include a 24' x 24' garage, a 56' x 30' barn, a 24' x 22' crib, a 26' x 30 foot shed with an 8' x 26' lean-to addition.

Water & Well Information

The well is located west of the garage.

Septic System

The septic system is located north of the house.

LP Tank

The LP tank is rented.

Comments

This is an attractive rural setting located north of Iowa City, along Highway 1. It includes a farm house with out buildings and rolling cropland with a small creek.

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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East Side of House



Northeast Corner of House



West Side of House



Southwest Corner of House



Living Area



Kitchen



Garage



Barn



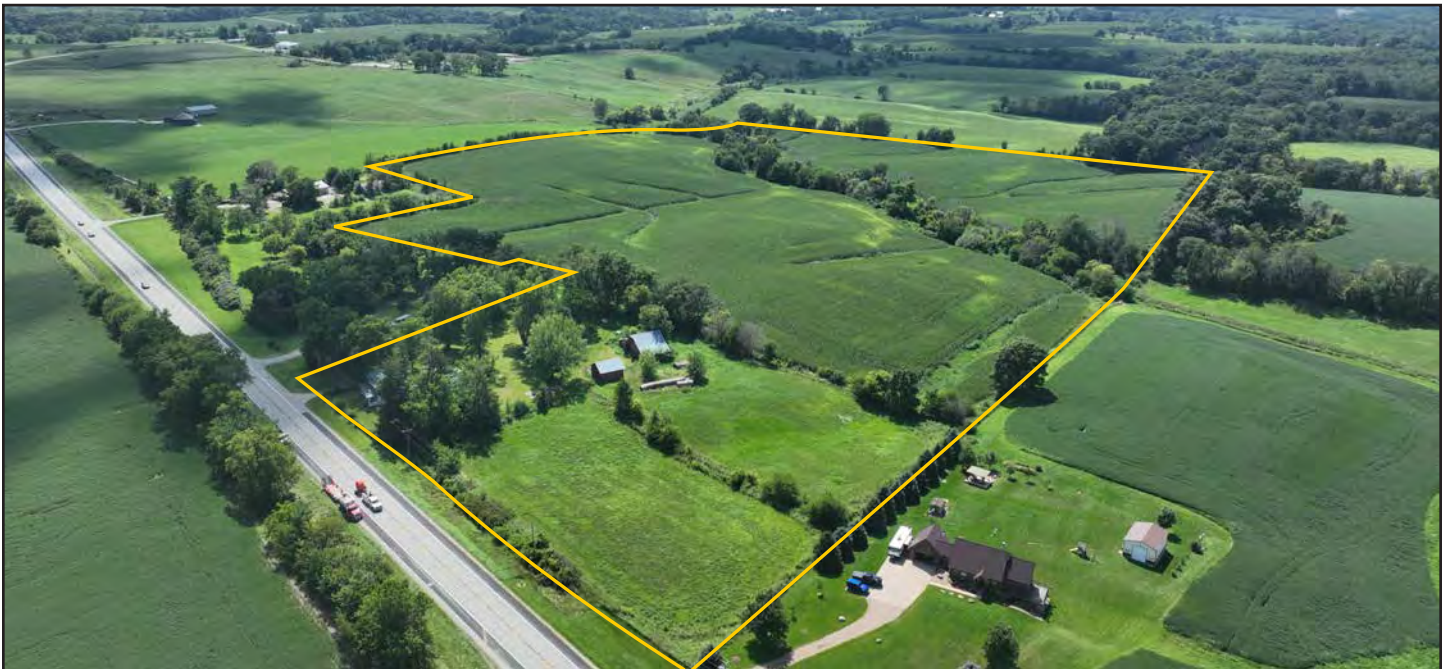
Crib



Shed with Lean-To



Northeast Corner Looking Southwest



North Looking South



Northeast of Building Site Looking Southwest



Southeast Corner Looking Northwest



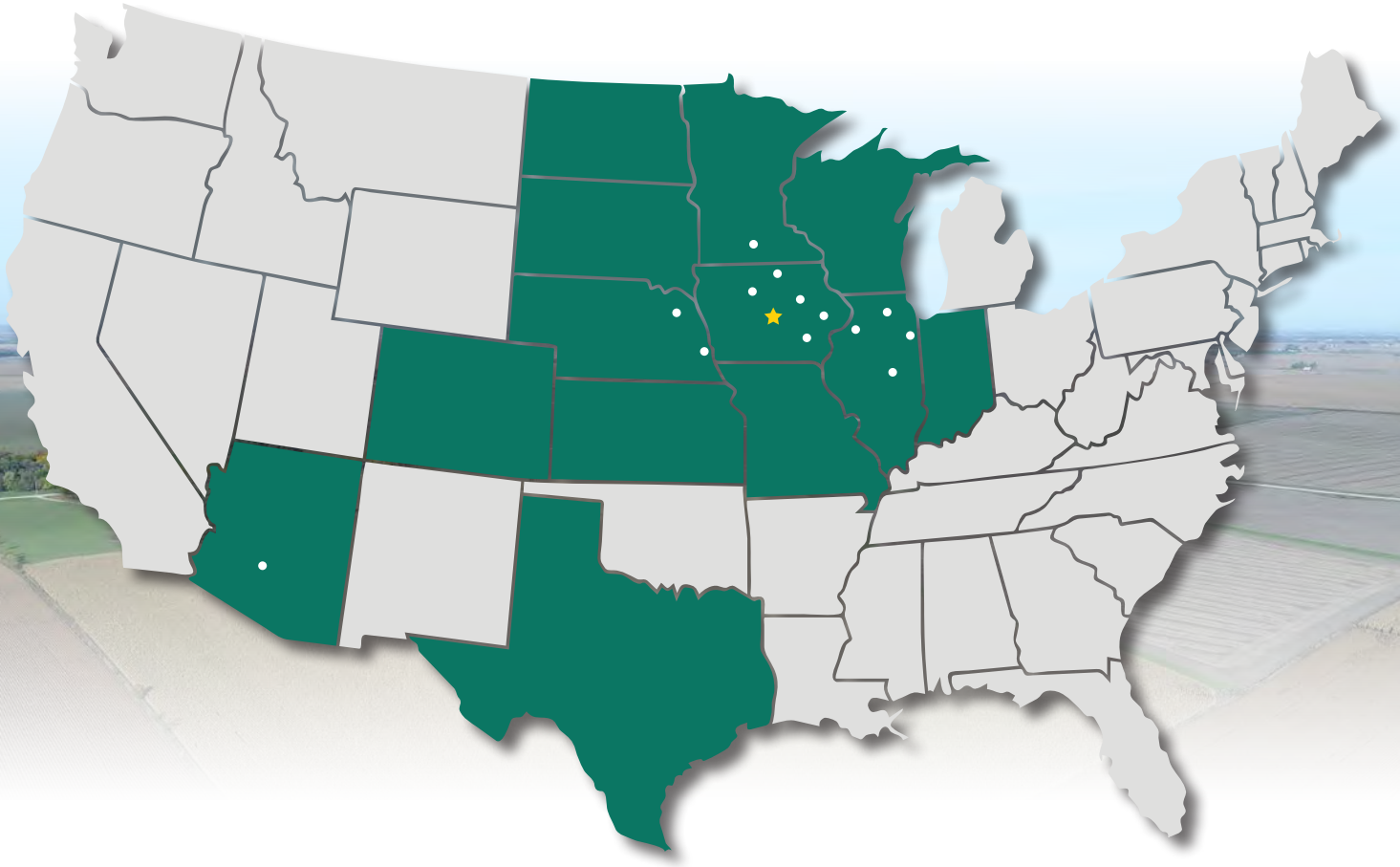
Southwest Corner Looking Northeast







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