



LAND FOR SALE

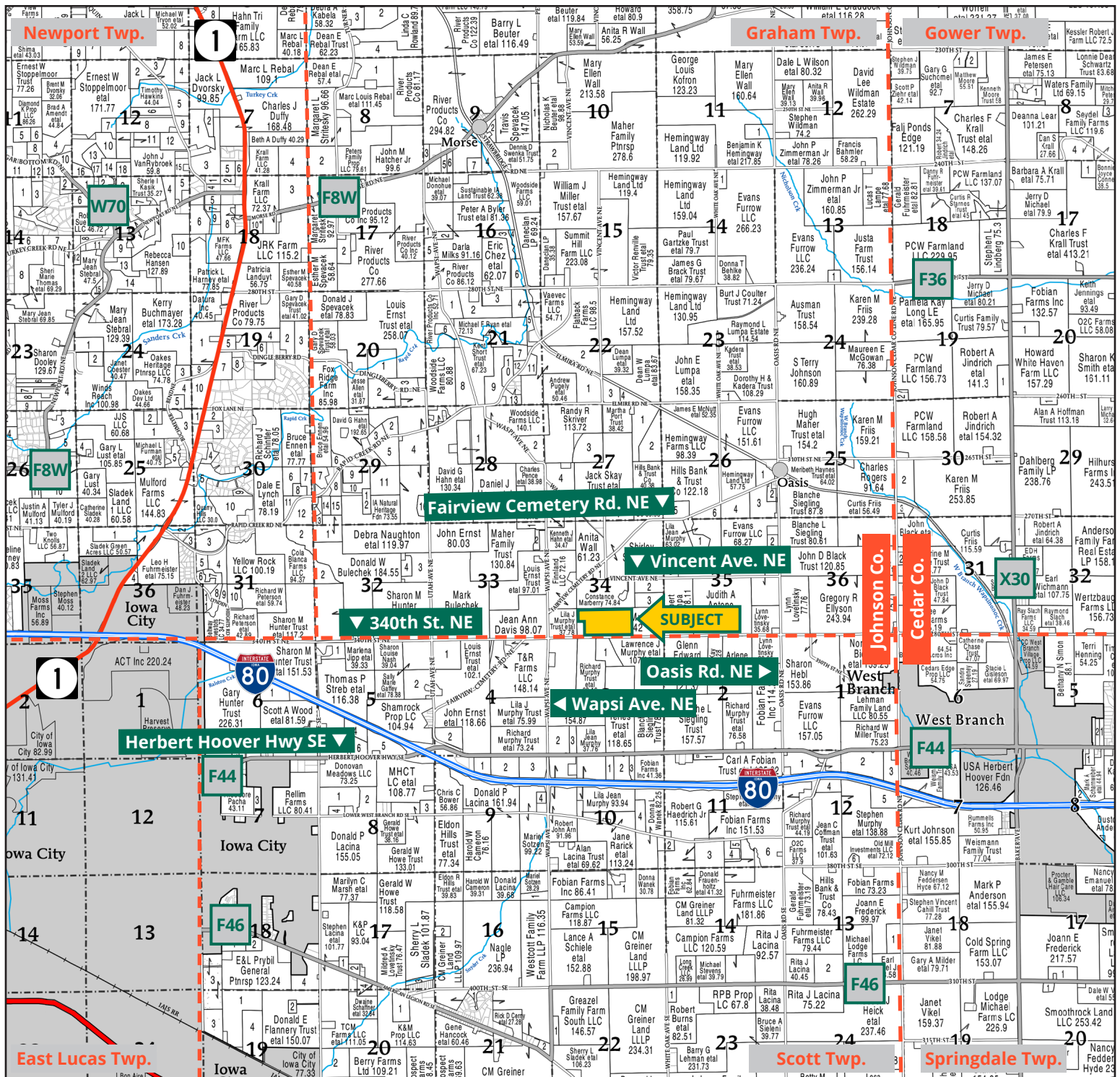
Murphy Farm



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

75.01 Acres, m/l
Johnson County, IA

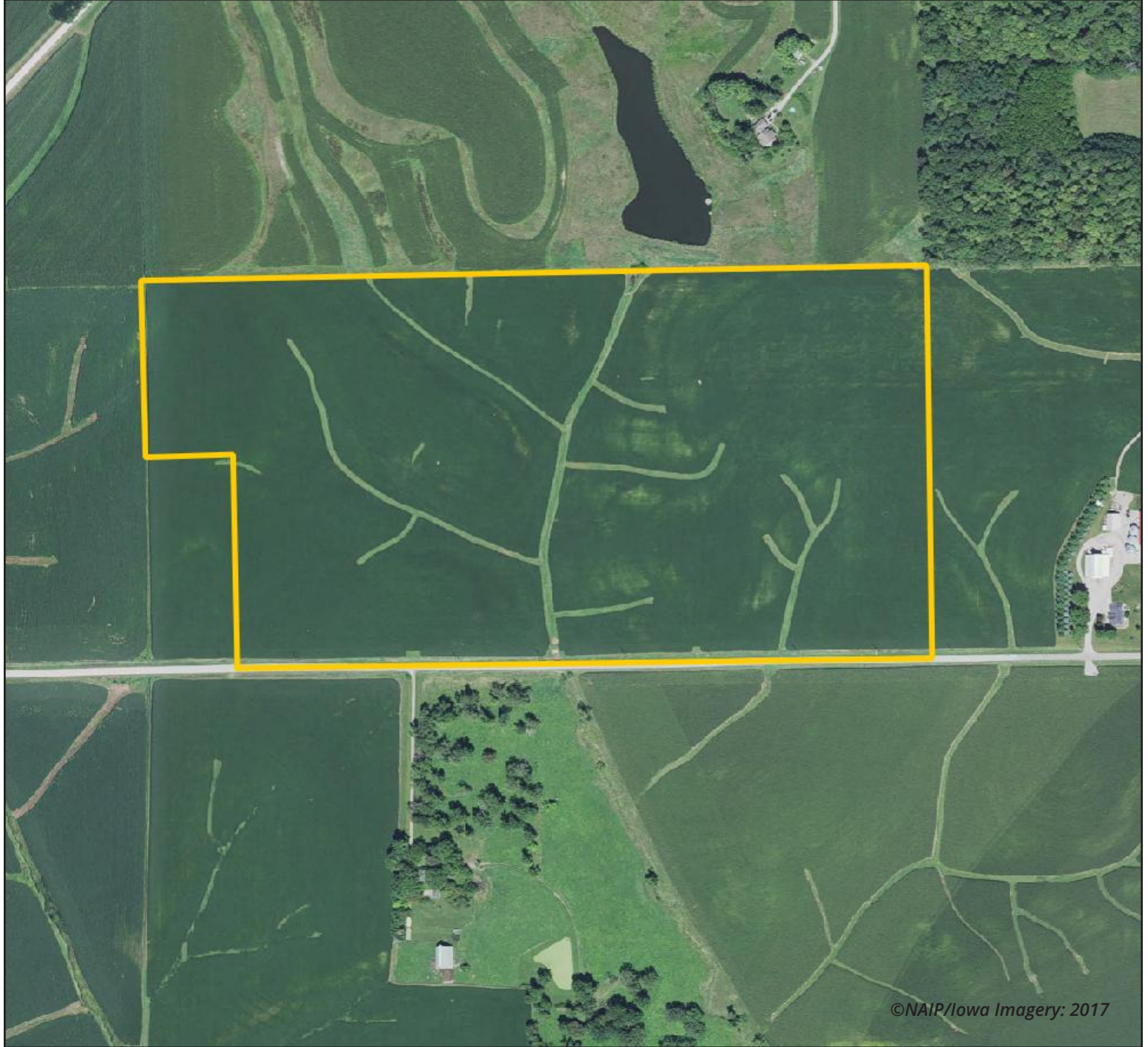


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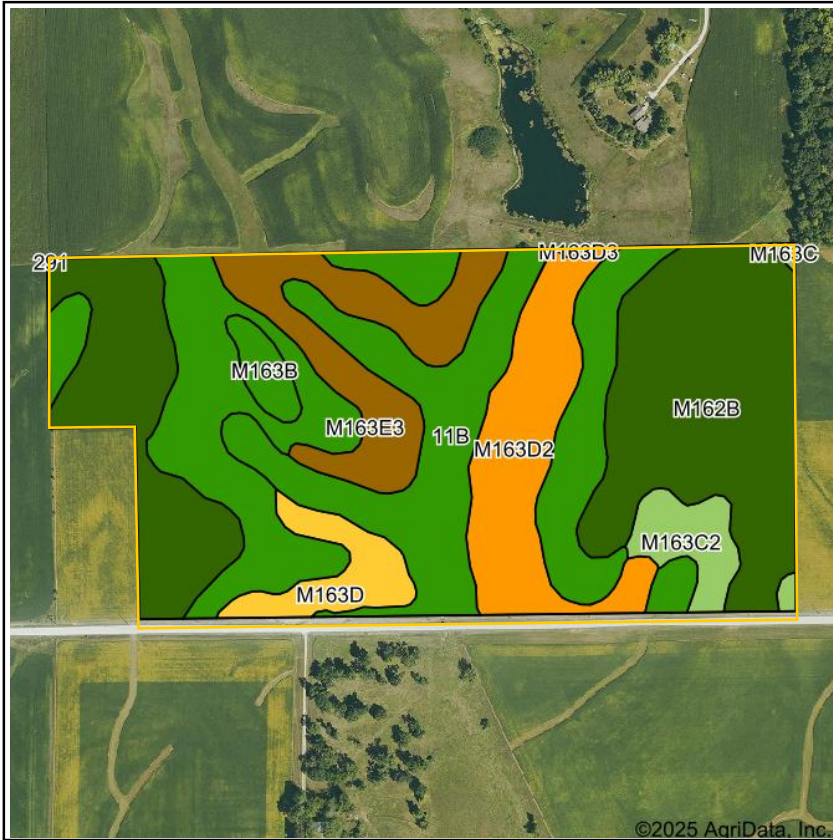
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FSA/Eff. Crop Acres: 73.66 | Grass Acres: 2.91 | Soil Productivity: 74.50 CSR2

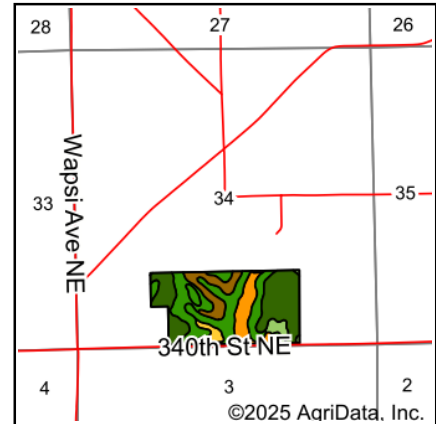


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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Johnson**
Location: **34-80N-5W**
Township: **Graham**
Acres: **73.66**
Date: **9/9/2025**



Maps Provided By:

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Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	23.93	32.4%		Ile	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	16.49	22.4%		IIIle	82
11B	Colo-Ely complex, 0 to 5 percent slopes	10.81	14.7%		IIlw	86
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	8.05	10.9%		IIIle	47
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	7.42	10.1%		VIle	29
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	2.93	4.0%		IIIle	50
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.56	3.5%		IIIle	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	1.19	1.6%		Ile	84
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.15	0.2%		IVle	41
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.13	0.2%		IIIle	79
Weighted Average					2.82	74.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Iowa City: 2 miles east on Herbert Hoover Hwy SE, 1 mile north on Wapsi Ave. NE and ¼ mile east on 340th St. NE. The property is on the north side of the road.

Simple Legal

The SE¼ SW¼ & SW¼ SE¼ of Section 34, in Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa, excluding Lot 1. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$898,244.75
- \$11,975/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,532.00
Gross Acres: 75.01
Net Taxable Acres: 73.24
Tax per Net Taxable Acre: \$34.57

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 4412, Part of Tract 7988
FSA/Eff. Crop Acres: 73.66
Cert. Grass Acres: 2.91
Wheat Base Acres: 0.75*
Wheat PLC Yield: 38 Bu
Corn Base Acres: 48.82*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 9.58*
Bean PLC Yield: 57 Bu.

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

Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Fayette. CSR2 on the FSA/Eff. crop acres is 74.50. 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

This farm is well-tiled. Contact the agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

A productive Johnson County farm located just northeast of Iowa City with a 74.50 CSR2.

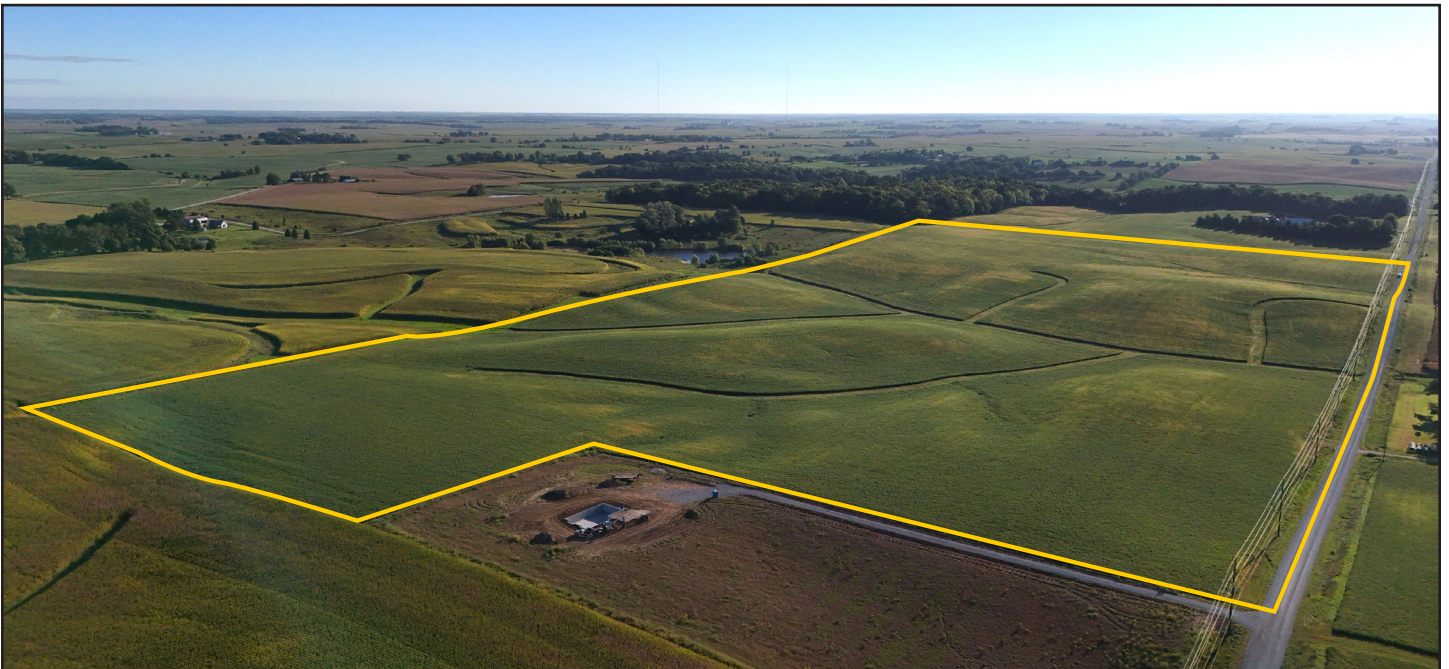


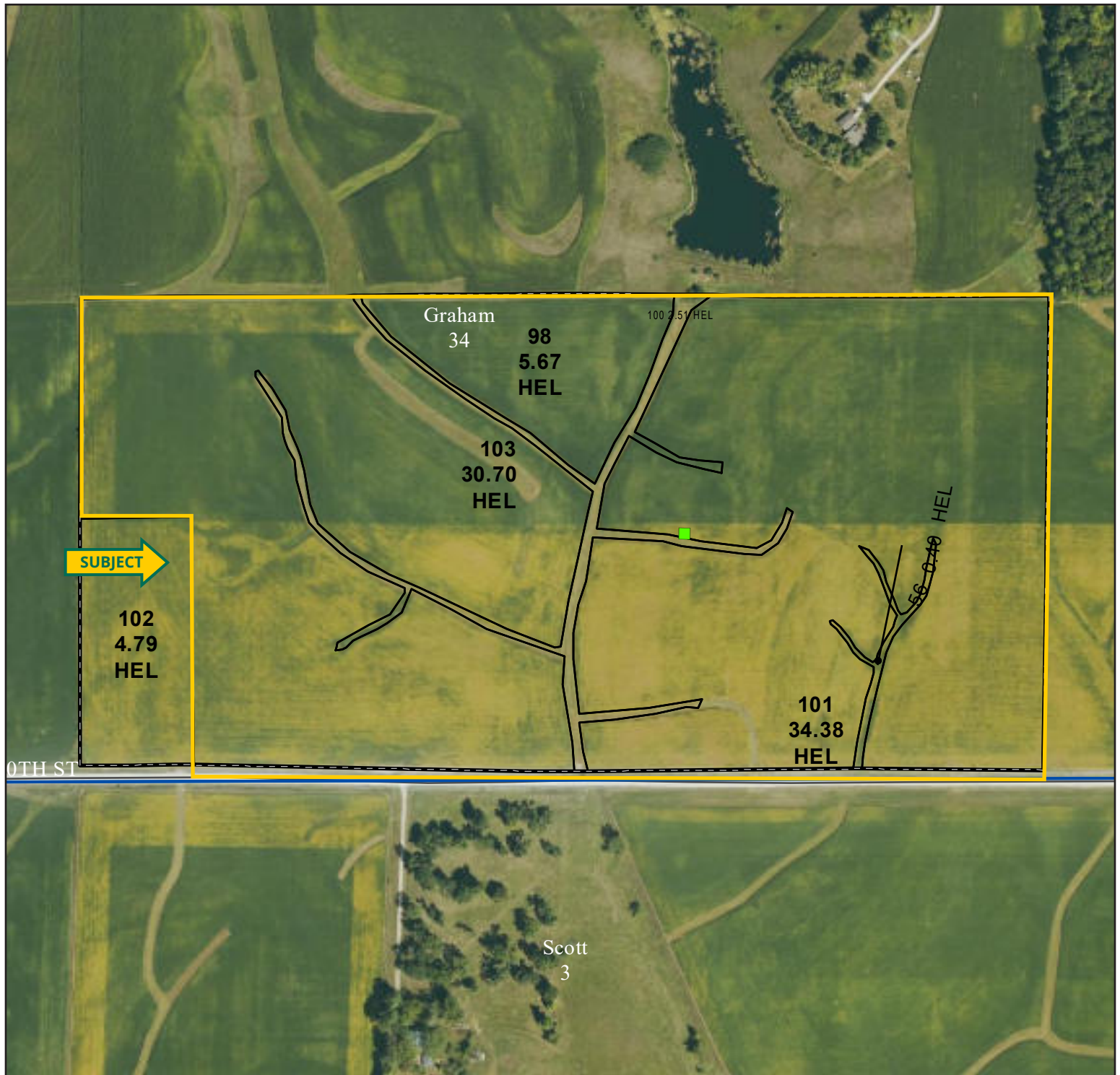
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

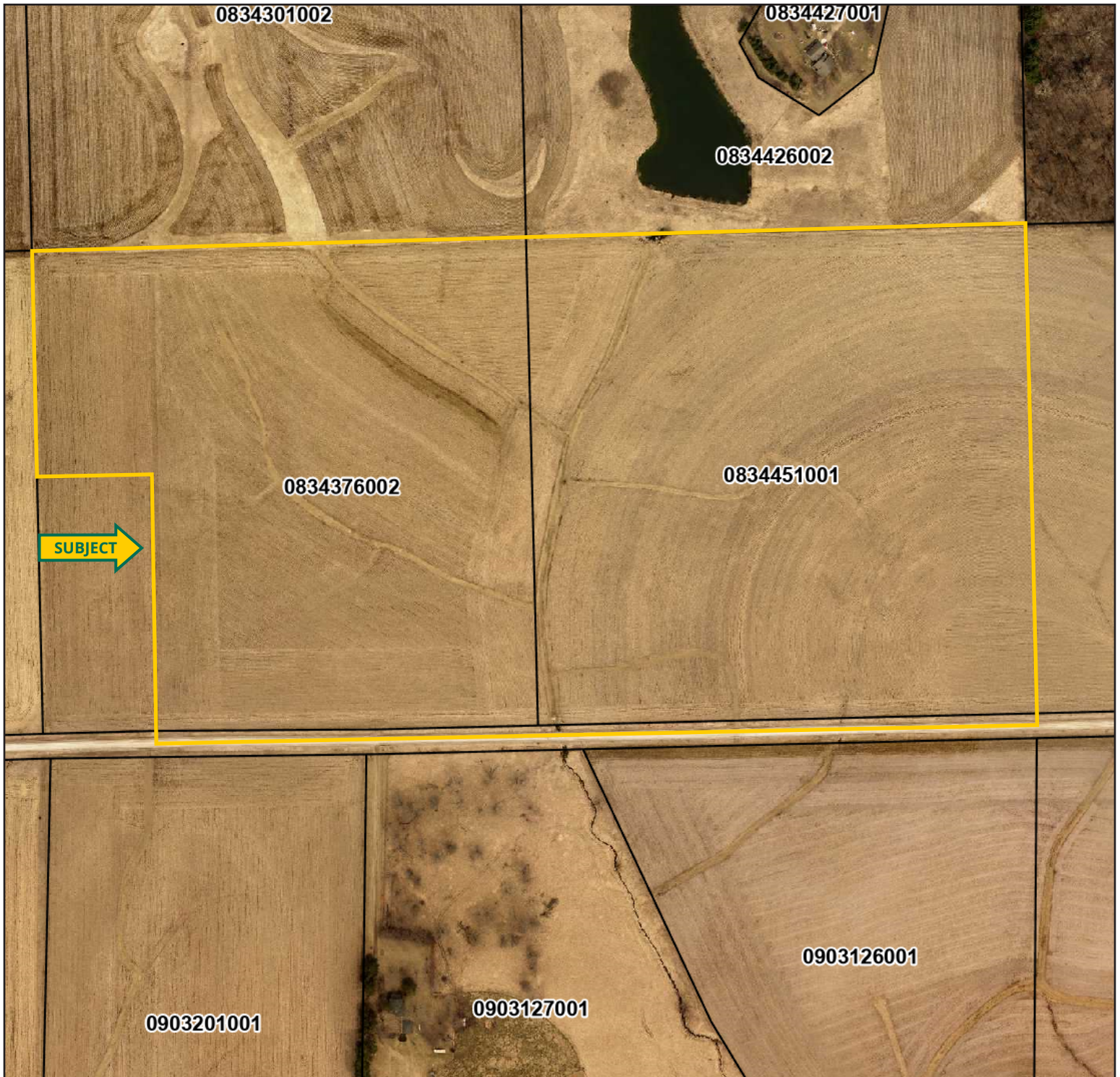
Northwest Corner Looking Southeast



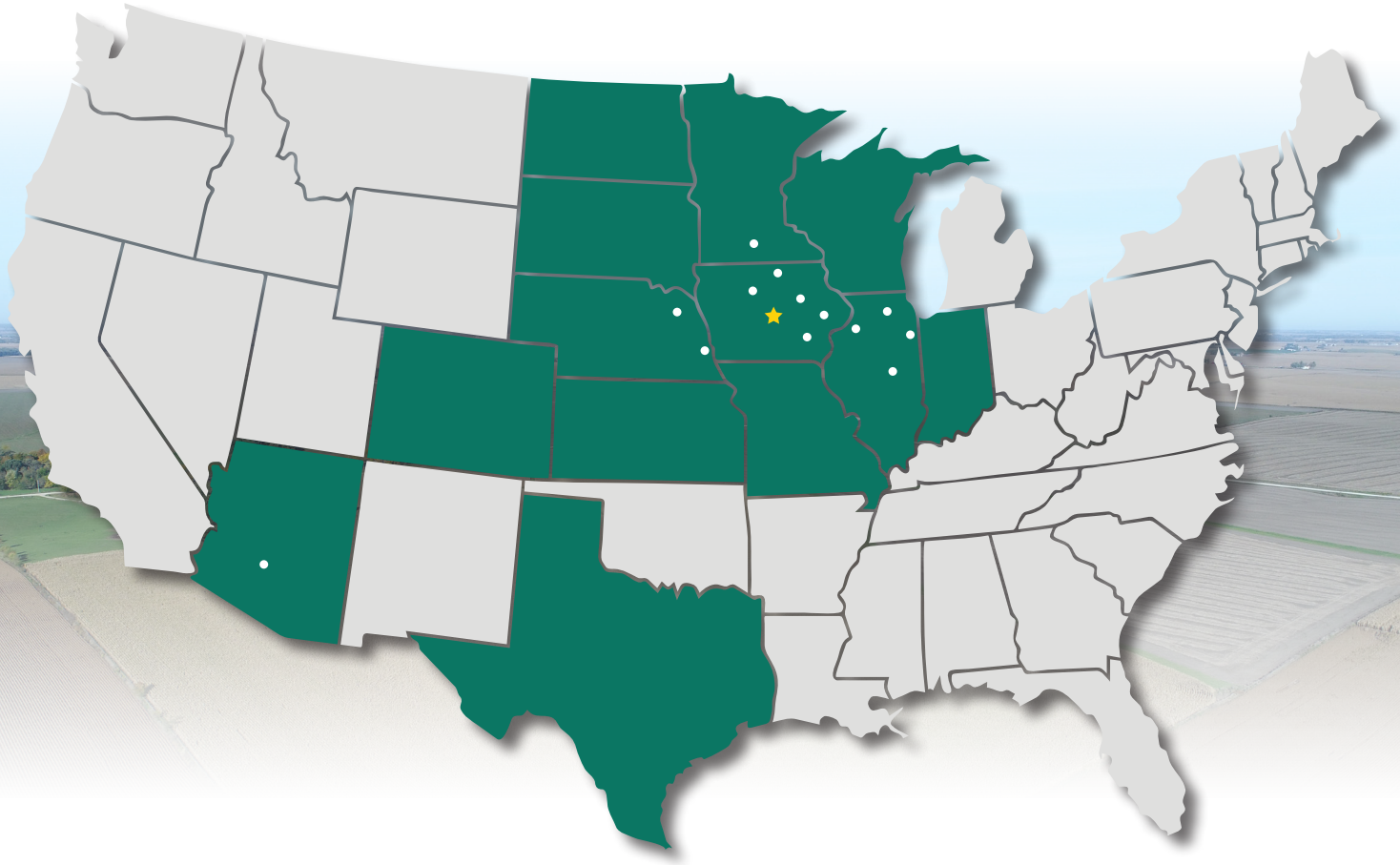
Southwest Corner Looking Northeast







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