

Finnland, LLC



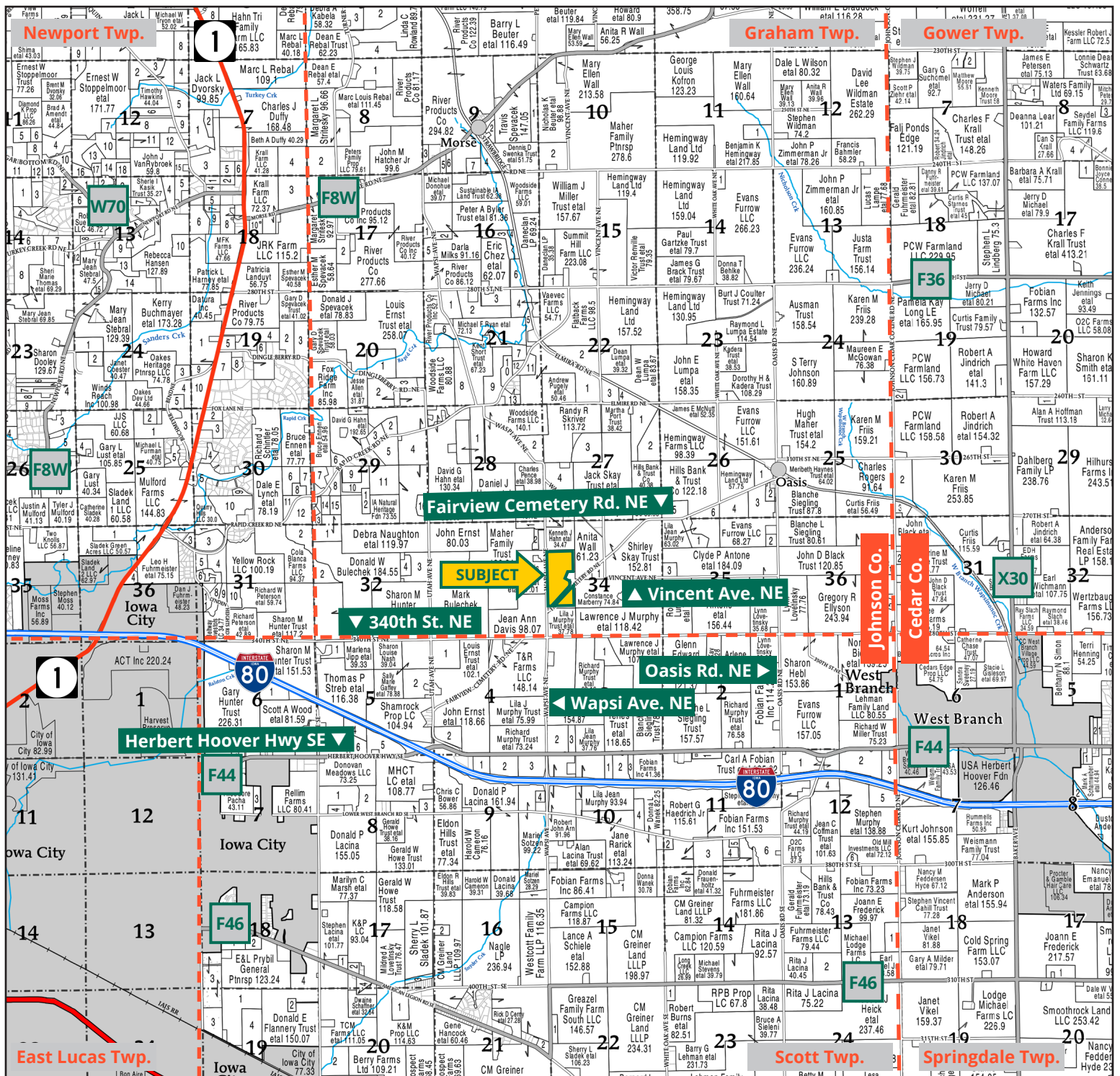
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71.87 Acres, m/l
Johnson County, IA



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FSA/Eff. Crop Acres: 71.78 | Soil Productivity: 72.40 CSR2

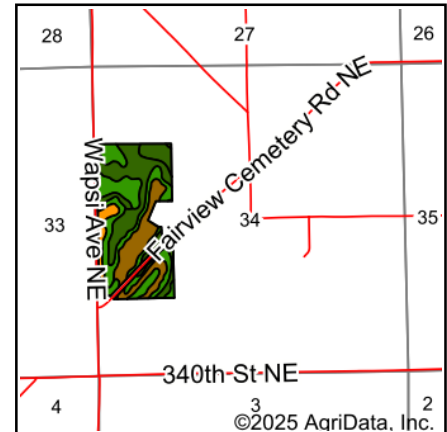


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State: **Iowa**
 County: **Johnson**
 Location: **34-80N-5W**
 Township: **Graham**
 Acres: **71.78**
 Date: **9/18/2025**



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	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	19.93	27.8%		Ile	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	18.44	25.7%		IIle	82
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	14.41	20.1%		VIle	29
160	Walford silt loam, 0 to 2 percent slopes	6.29	8.8%		IIlw	82
118	Garwin silty clay loam, 0 to 2 percent slopes	3.73	5.2%		IIlw	90
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.62	5.0%		IVe	41
11B	Colo-Ely complex, 0 to 5 percent slopes	3.30	4.6%		IIlw	86
121B	Tama silt loam, 2 to 5 percent slopes	1.46	2.0%		Ile	95
291	Atterberry silt loam, 1 to 3 percent slopes	0.60	0.8%		Iw	85
Weighted Average					3.15	72.4

**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 and 1¼ mile north on Wapsi Ave NE. The property is on the east side of the road.

Simple Legal

The NW¼ SW¼ and SW¼ NW¼ in Section 34, Township 80 North, Range 5 West of the 5th Principal Meridian, Johnson County, Iowa, excepting Lot 1, Fairview Fields Subdivision. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$916,342.50
- \$12,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,450.00
Net Taxable Acres: 71.87
Tax per Net Taxable Acre: \$ 34.09

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 5727, Tract 8342
FSA/Eff. Crop Acres: 71.78
Corn Base Acres: 28.60
Corn PLC Yield: 180 Bu.
Bean Base Acres: 27.00
Bean PLC Yield: 53 Bu.

CRP Contracts

On the north side of the building site are 4.39 acres that were enrolled in the Conservation Reserve Program (CRP). These acres are no longer contracted with the program and may be brought back into row crop production. Contact agent for details.

Soil Types/Productivity

Primary soils are Downs and Fayette. CSR2 on the FSA/Eff. crop acres is 72.40. See soil map for detail.

Mineral Rights

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

Fertility Data

Soil tests completed in 2023 by Stutsman:
P: 28
K: 150
pH: 6.7
Contact the agent for more details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2020	--	67
2021	230	--
2022	--	72
2023	231	--
2024	--	75

Yield information is reported by scale tickets.

Land Description

The farm is level to moderately rolling.

Drainage

Drainage tile has been installed on the farm. Tile maps are available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an above average Johnson County farm with strong yield history.

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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Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



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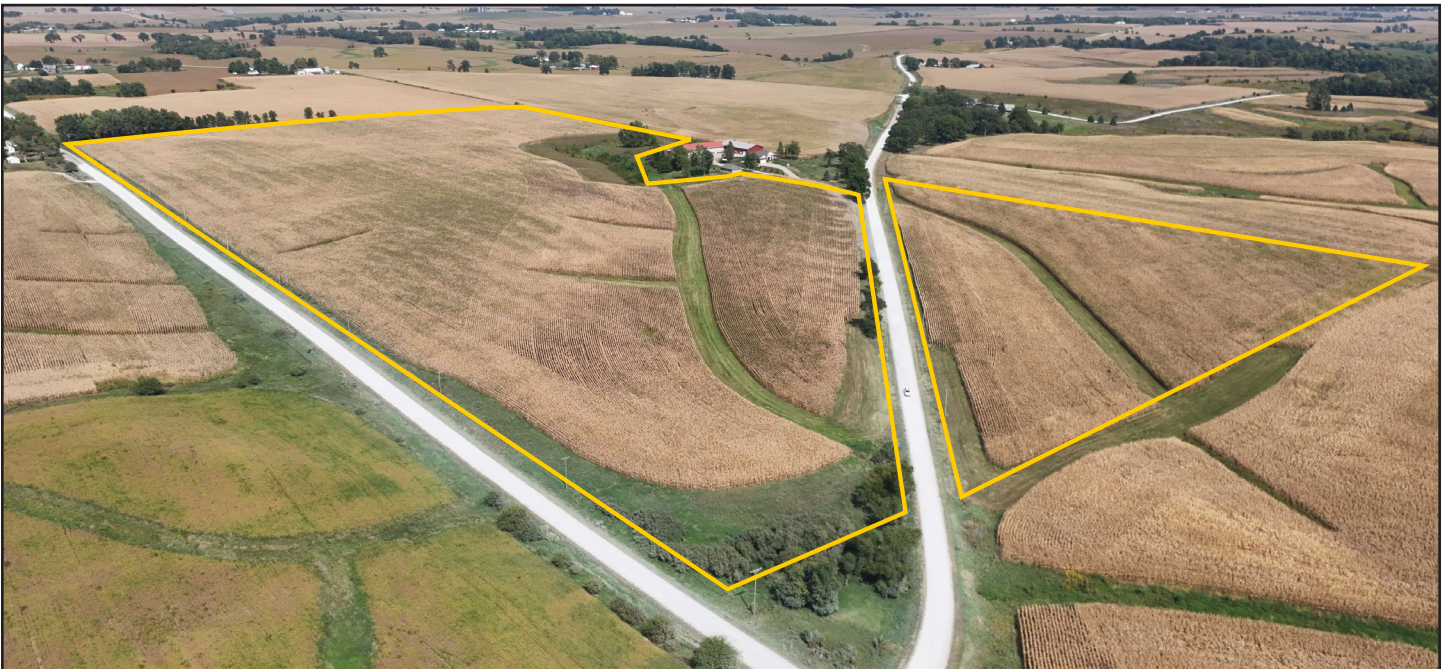
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South Side Looking North



Southwest Corner Looking Northeast



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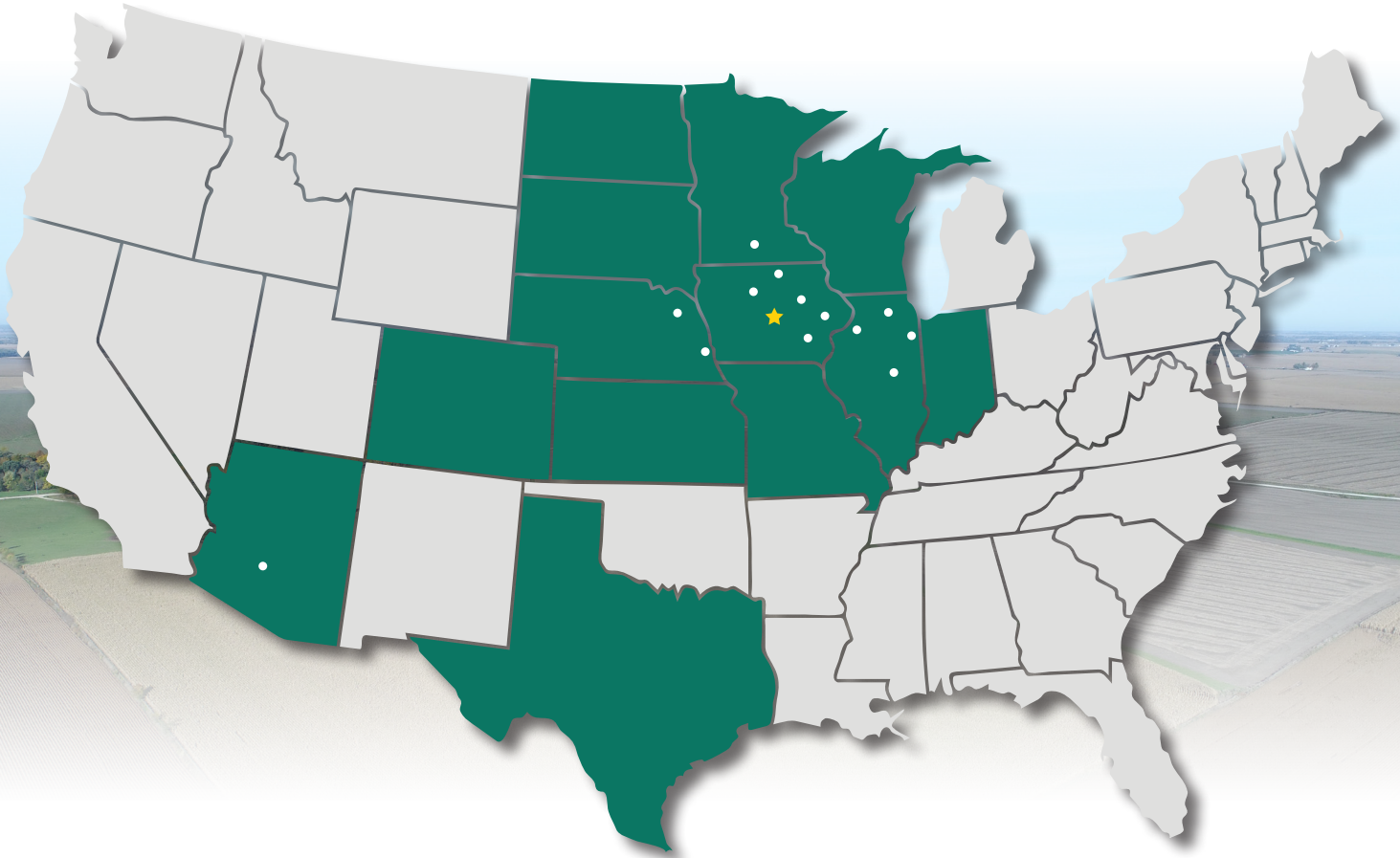
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