



# LAND FOR SALE

Development Opportunity, Just North of Iowa City

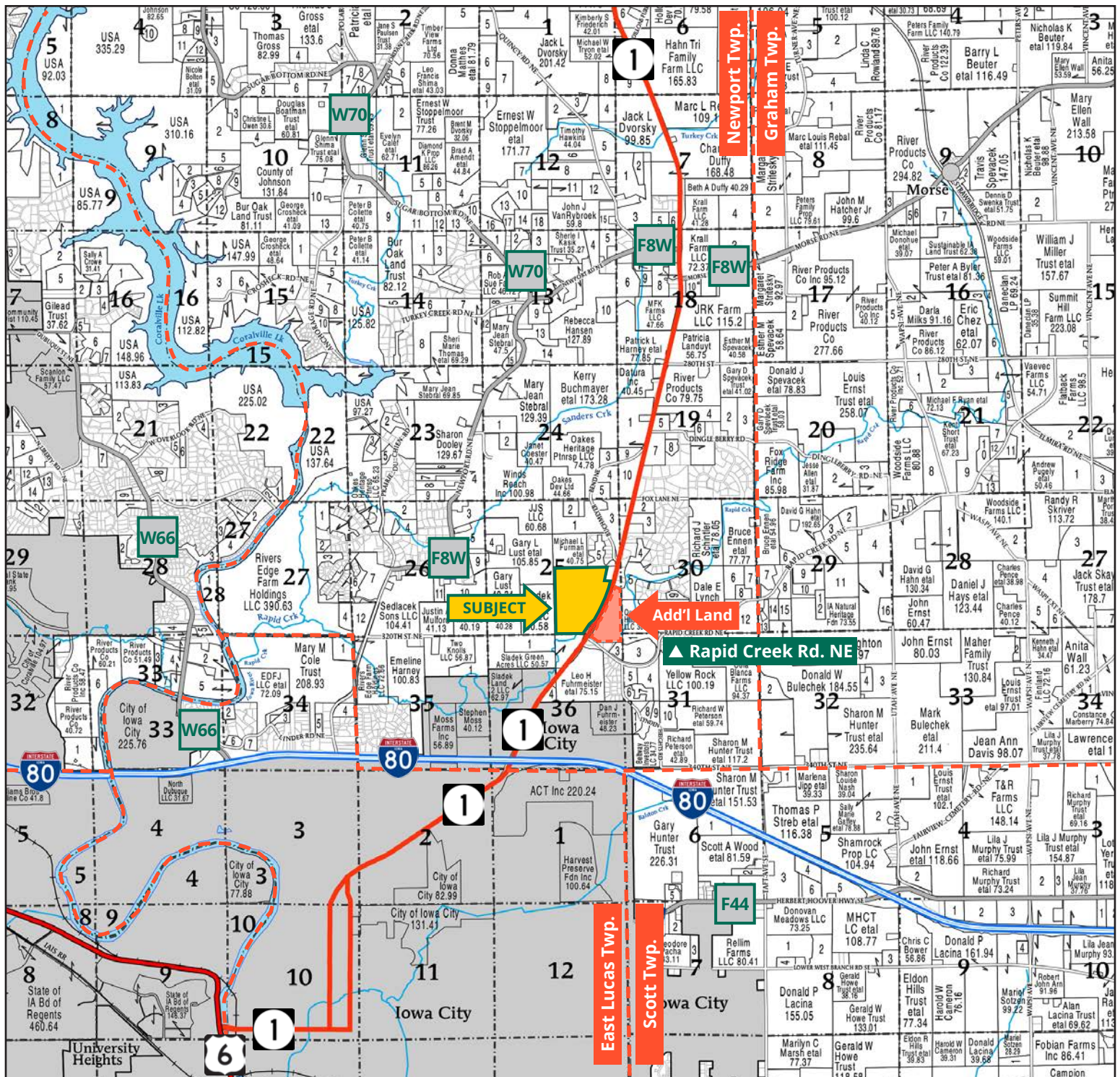


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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**115.21 Acres, m/l**  
**Johnson County, IA**





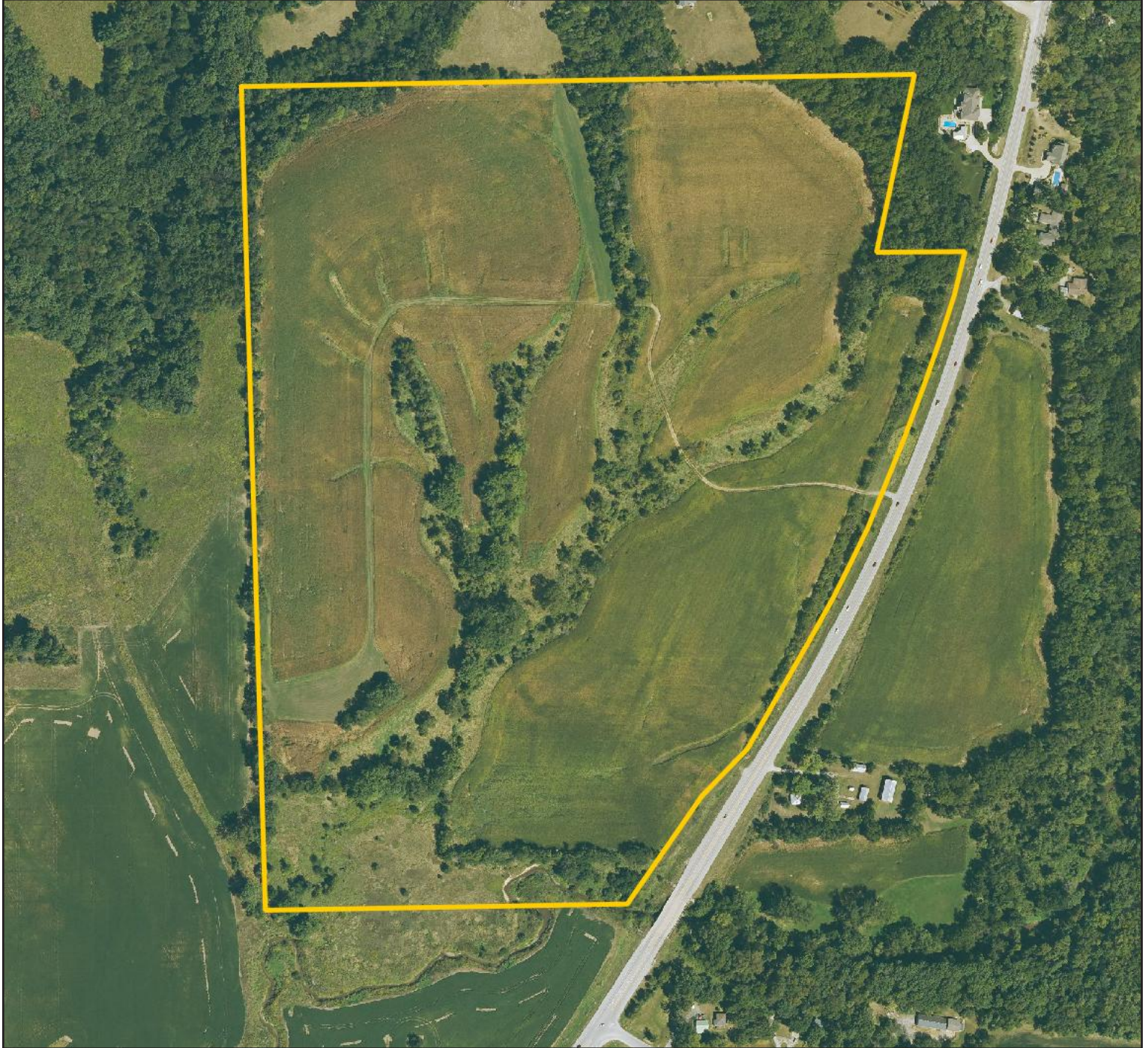
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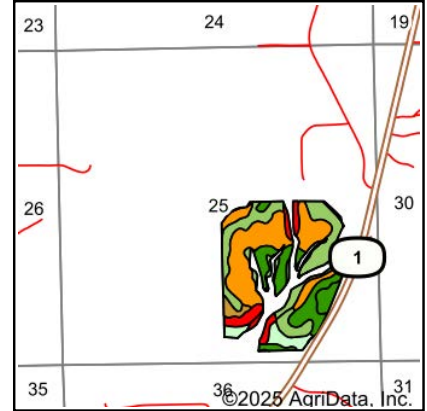
FSA/Eff. Crop Acres: 86.80 | Soil Productivity: 59.10 CSR2



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State: **Iowa**  
 County: **Johnson**  
 Location: **25-80N-6W**  
 Township: **Newport**  
 Acres: **86.8**  
 Date: **6/17/2025**



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**
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	28.98	33.5%		IVe	41
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	20.58	23.7%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	13.64	15.7%		IIe	84
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	5.48	6.3%		IIw	71
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	5.24	6.0%		VIe	18
320	Arenzville silt loam, 0 to 2 percent slopes	5.20	6.0%		IIw	63
165	Stronghurst silt loam, 0 to 2 percent slopes	2.84	3.3%		Iw	87
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	1.81	2.1%		Vw	5
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	1.77	2.0%		IVe	36
793	Bertrand silt loam, 1 to 3 percent slopes	1.17	1.3%		I	84
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.09	0.1%		VIe	21
Weighted Average					3.21	59.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

Iowa City—I-80/IA-1 Interchange: 1 mile northeast on IA-1. The property is on the west side of the road.

## Simple Legal

That part of the SE¼ lying west of the road in Section 25, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa, excluding the road right of way, Plat of Records Book 6, Page 51 and Auditor's Parcel 2009033. *Final abstract/ title documents to govern legal description.*

## Price & Terms

### PRICE REDUCED!

- \$3,744,325.00 \$3,398,695.00
- \$32,500/acre \$29,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024-2025: \$2,807.00\*  
Net Taxable Acres: 115.21\*  
Tax per Net Taxable Acre: \$24.36\*  
*\*Taxes estimated due to tax parcel split. Johnson County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Farm is leased for the 2026 crop year.

## FSA Data

Farm Number 933, Part of Tract 1406  
FSA/Eff. Crop Acres: 86.80  
Corn Base Acres: 63.29\*  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 22.06\*  
Bean PLC Yield: 49 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

## Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 59.10. 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 land is rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Excellent residential development opportunity in a prime location off Highway 1.

## Additional Land for Sale

Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.



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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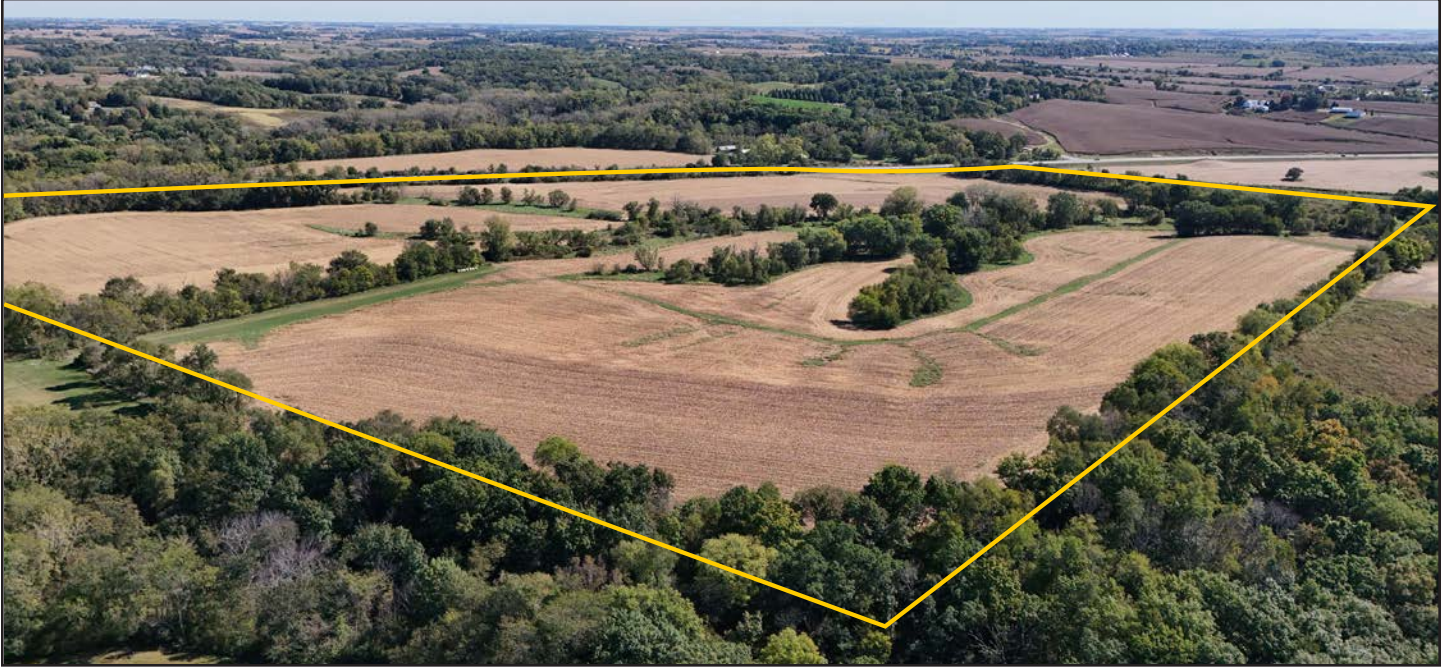
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Northwest Corner Looking Southeast



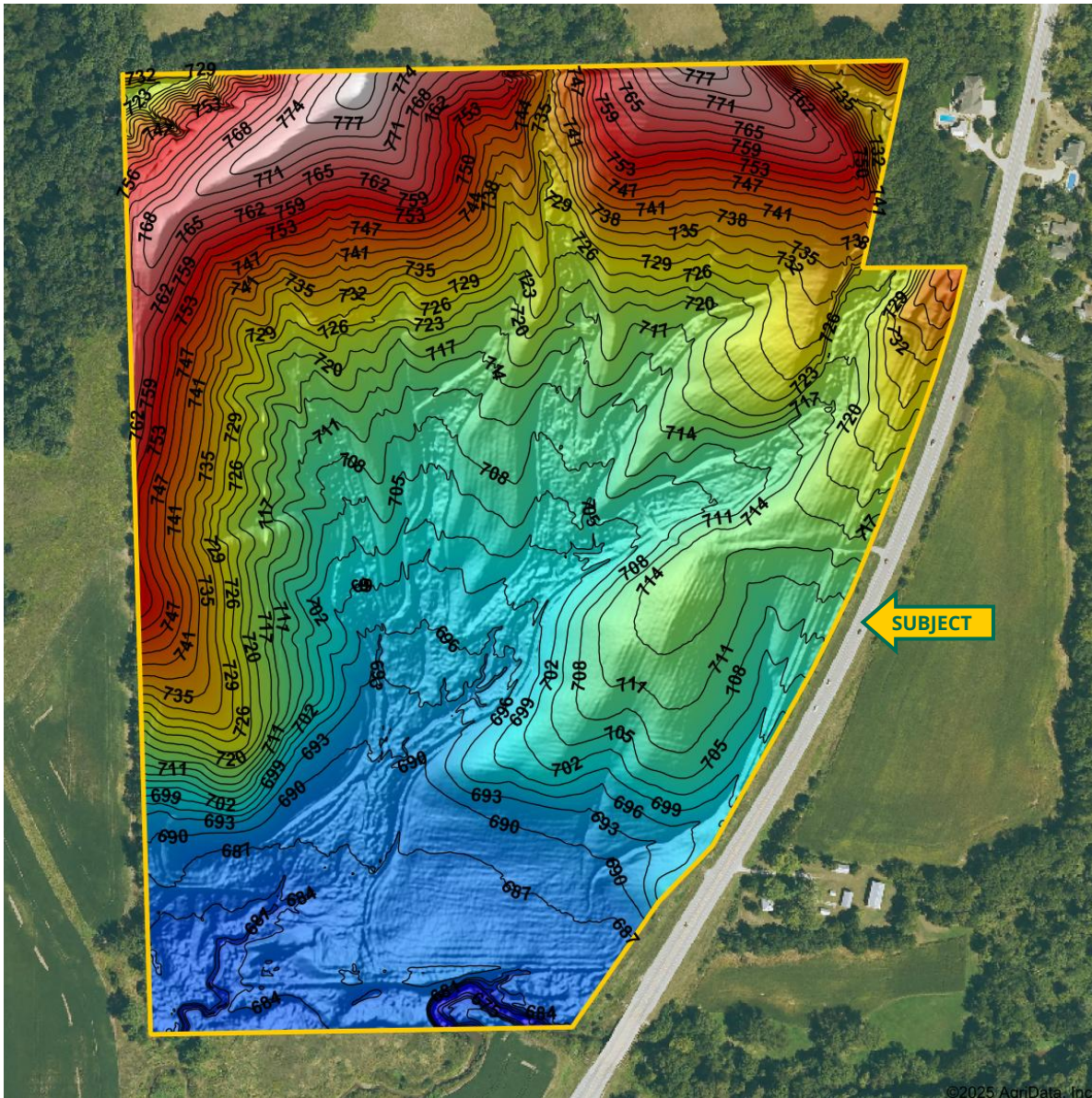
Northeast Corner Looking Southwest











Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 3

Min: 673.4

Max: 782.2

Range: 108.8

Average: 718.8

Standard Deviation: 25.07 ft

0ft 436ft 872ft

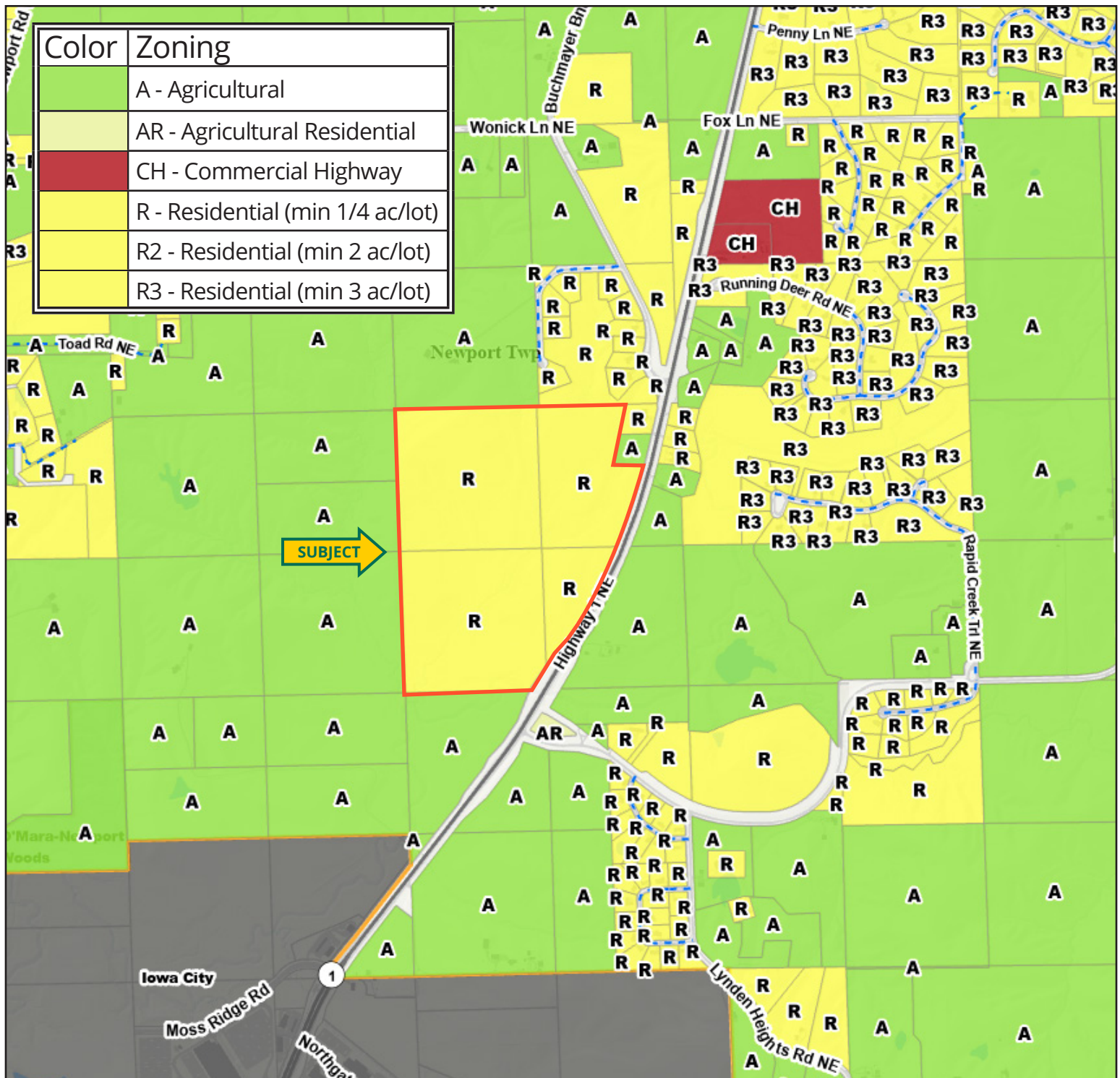


10/20/2025

25-80N-6W  
Johnson County  
Iowa

Boundary Center: 41° 42' 14.07, -91° 29' 19.06





Johnson County Planning, Development & Sustainability Map (<https://gis.johnsoncountyiowa.gov/pds/>)

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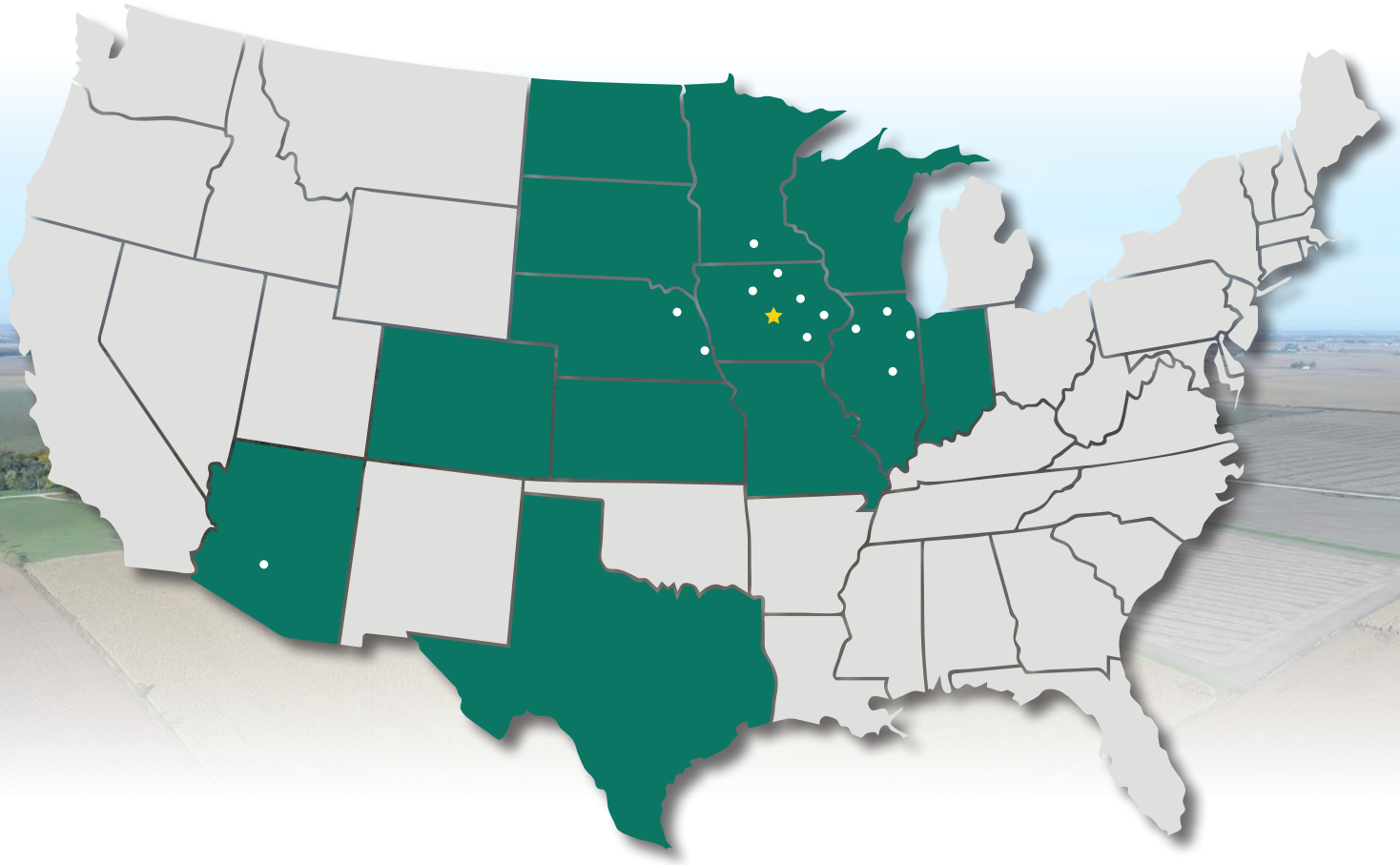
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