



# LAND FOR SALE

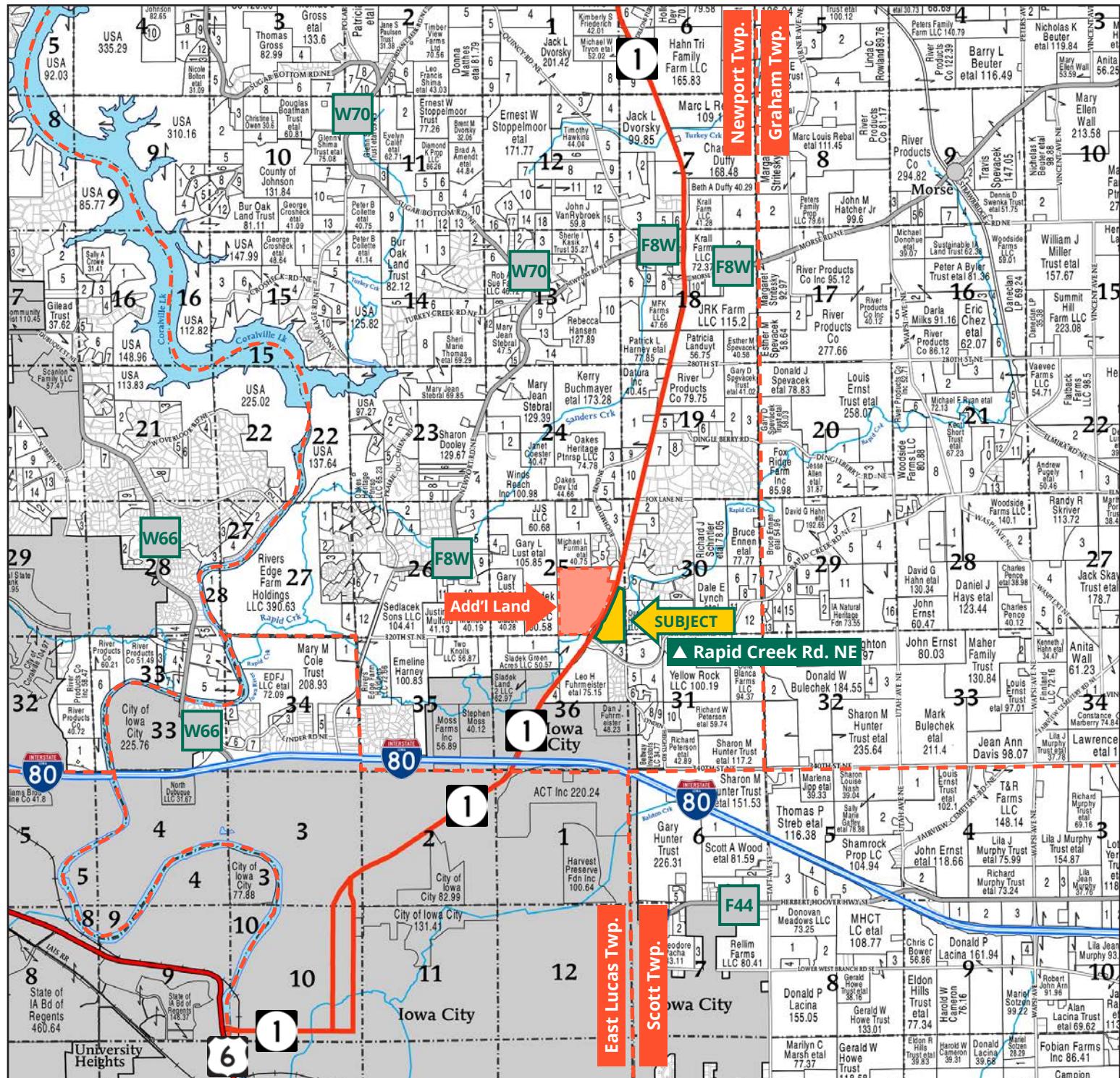
## Diverse Johnson County Farmland



**REBECCA FRANTZ, ALC**  
Licensed Salesperson in IA  
**319.330.2945**  
RebeccaF@Hertz.ag

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

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



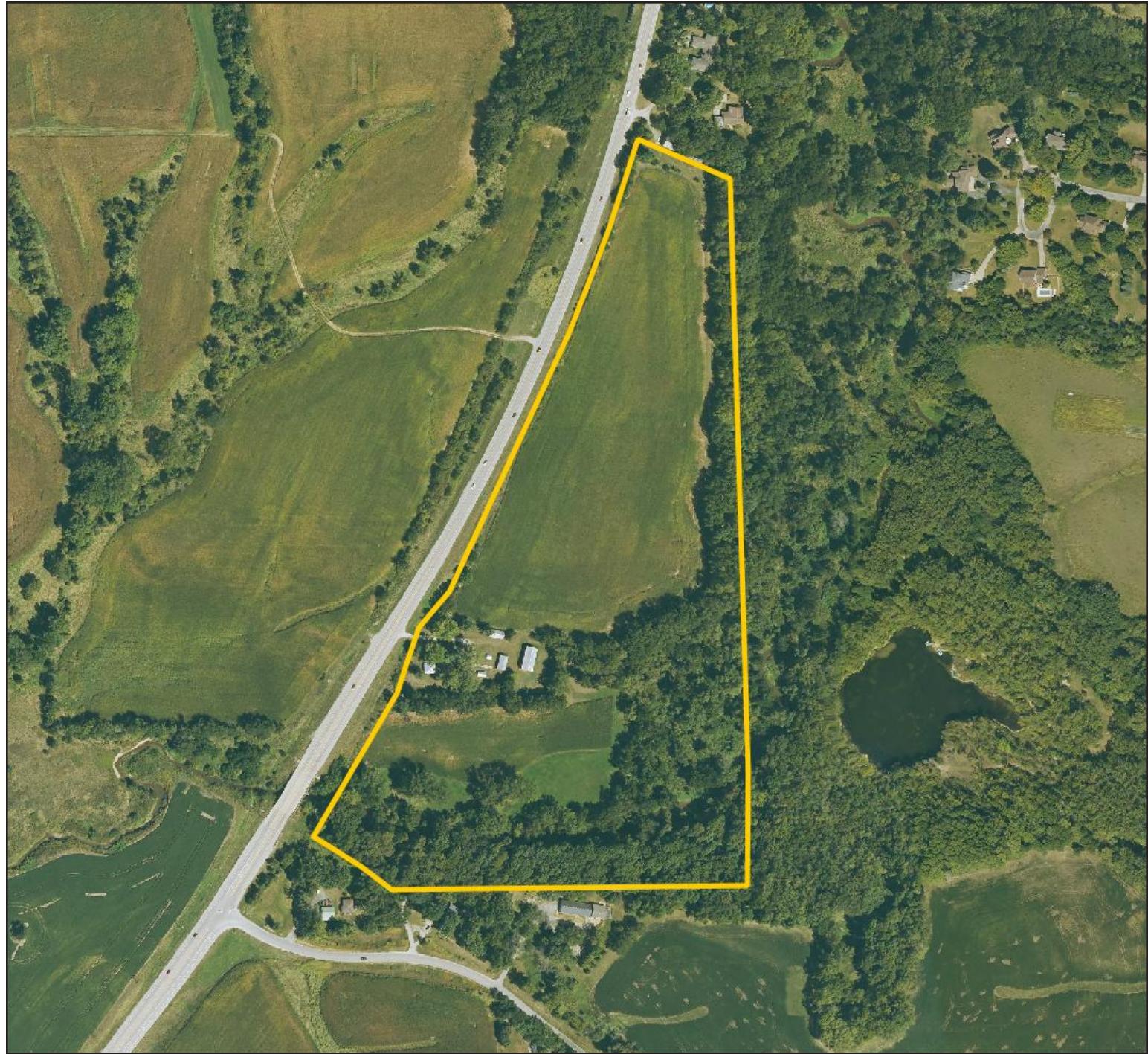
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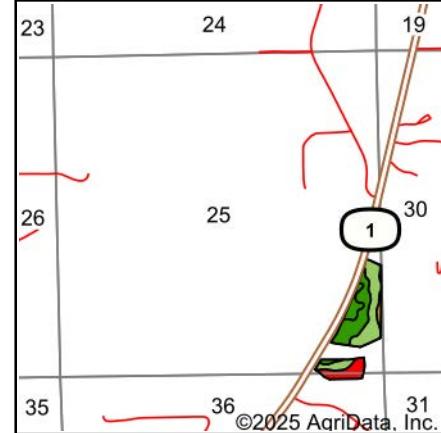
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FSA/Eff. Crop Acres: 21.41 | Soil Productivity: 66.80 CSR2





State: **Iowa**  
 County: **Johnson**  
 Location: **25-80N-6W**  
 Township: **Newport**  
 Acres: **21.41**  
 Date: **6/17/2025**



Maps Provided By:  
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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**
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.85	41.4%	Green	IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	6.54	30.5%	Green	IIe	84
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	3.26	15.2%	Red	Vw	5
165	Stronghurst silt loam, 0 to 2 percent slopes	1.89	8.8%	Green	Iw	87
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.70	3.3%	Yellow	IVe	39
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.17	0.8%	Red	VIle	5
<b>Weighted Average</b>						<b>2.89</b>
<b>66.8</b>						

\*\*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 east side of the road.

## Simple Legal

That part of the SE $\frac{1}{4}$  lying east 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 property described in the deed recorded in Book 584, Page 138. *Final abstract/title documents to govern legal description.*

## Address

3188 Highway 1 NE  
Iowa City, IA 52240

## Price & Terms

### PRICE REDUCED!

- \$1,283,750.00 \$1,165,250.00
- \$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: \$2,283.00\*

Net Taxable Acres: 39.50\*

\*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.

## School District

Iowa City Community School District

## FSA Data

Farm Number 933, Part of Tract 1406

FSA/Eff. Crop Acres: 21.41

Corn Base Acres: 15.61\*

Corn PLC Yield: 143 Bu.

Bean Base Acres: 5.44\*

Bean PLC Yield: 49 Bu.

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.

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

## Soil Types/Productivity

Primary soils are Fayette and Nodaway. CSR2 on the FSA/Eff. crop acres is 66.80. 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.

## Home

This 900-square-foot home offers a practical layout with a living room, eat-in kitchen, bedroom, bathroom, and bonus room for an office or dining area. There is an additional bonus room upstairs. The home presents an opportunity for updates and improvements.

## Outbuildings

Outbuildings include a historic barn, a corn crib, and two sheds.

## Historic Barn

Measuring 30 feet by 60 feet, this well-preserved barn is one of the oldest in Johnson County, dating back to the mid-1800s.

The property was originally known as the Felkner Farm, named after Henry Felkner, one of the county's earliest settlers. Felkner claimed the land near Rapid Creek in 1837 and built a sawmill shortly thereafter. Lumber from his mill was used in the construction of Iowa City's Capitol Building and also formed the timber frame of this barn.

Estimated to have been built between 1840 and 1860, the barn is particularly notable for its size and original construction. Unlike many barns of its era, it shows no evidence of additions or expansions. The timber dimensions and layout suggest it was built in a single construction campaign. Its hand-hewn timber frame remains fully intact. A concrete floor was added in the 1930s to accommodate a milking area.

This barn is a rare surviving example of early Iowa agricultural architecture. Due to its high degree of historical integrity and its association with local pioneer and mill owner Henry Felkner, it is considered eligible for listing on the National Register of Historic Places. It may be the only surviving structure associated with Felkner, and only one other barn in the region from the pre-Civil War era is known to retain a comparable level of original craftsmanship.

Contact the listing agent for more details.

## Water & Well Information

The well is located east of the house.

## Septic System

The septic system is located southwest of the house.

## Comments

This prime Highway 1 location offers diverse opportunities including residential development, agricultural use, potential equestrian use, and other possibilities.

## Additional Land for Sale

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

Northeast Corner Looking Southwest



East Side of Building Site Looking West



Home



Eat-In Kitchen



Living Room



Bedroom



Main-Level Bonus Room



Bathroom



Laundry Room



Outbuildings



Historic Barn



Barn Interior



# PROPERTY PHOTOS

39.50 Acres, m/l, Johnson County, IA

Shed



Garage



Corn Crib



Corn Crib



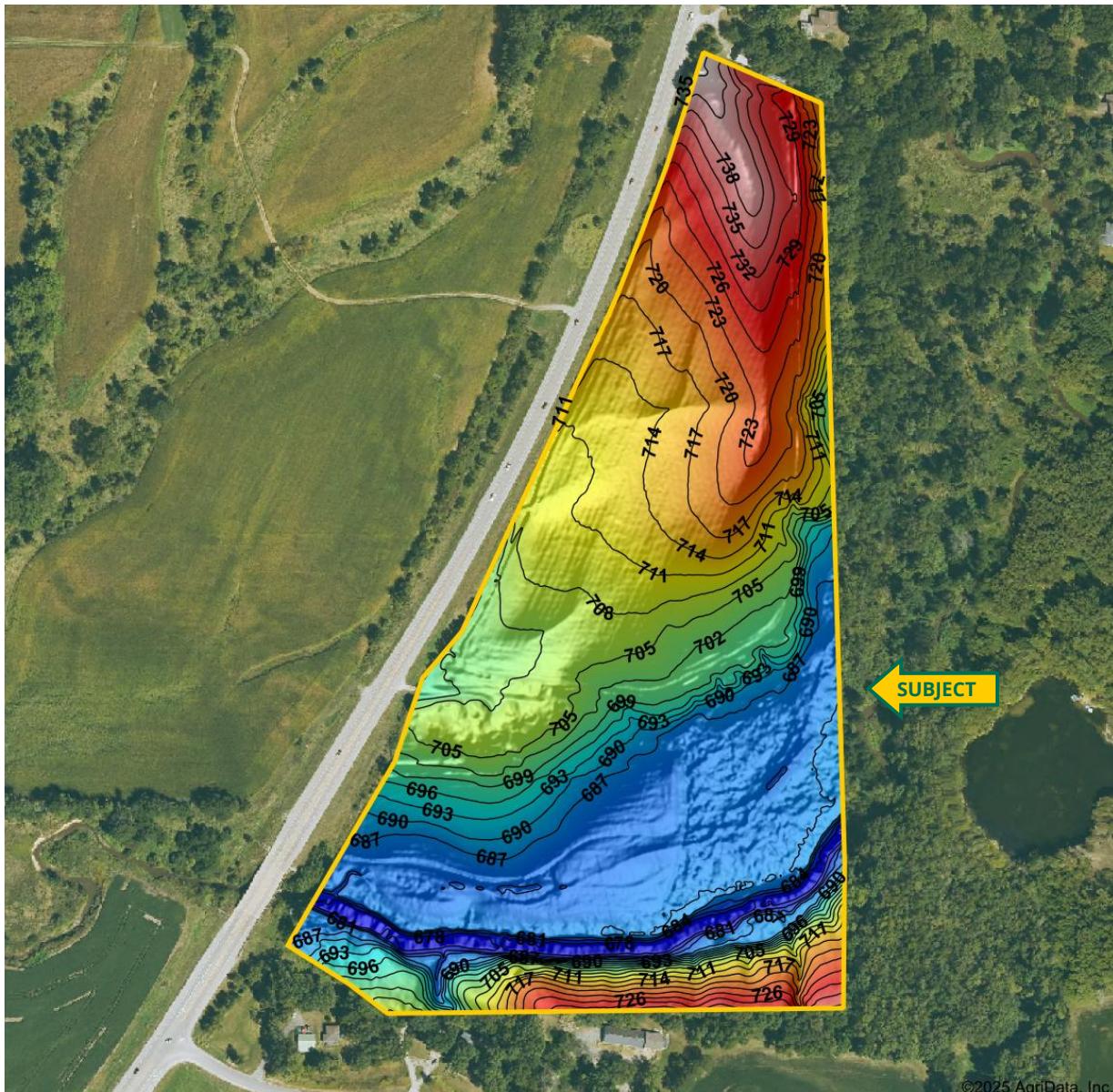
Southeast Side Looking Northwest



South Side Looking North







Low Elevation High

Source: USGS 1 meter dem

0ft 373ft 747ft

Interval(ft): 3

Min: 677.2



Max: 744.7

25-80N-6W  
Johnson County  
Iowa

Range: 67.5

Boundary Center: 41° 42' 8.64", -91° 29' 7.44"

Average: 703.9

Standard Deviation: 16.24 ft

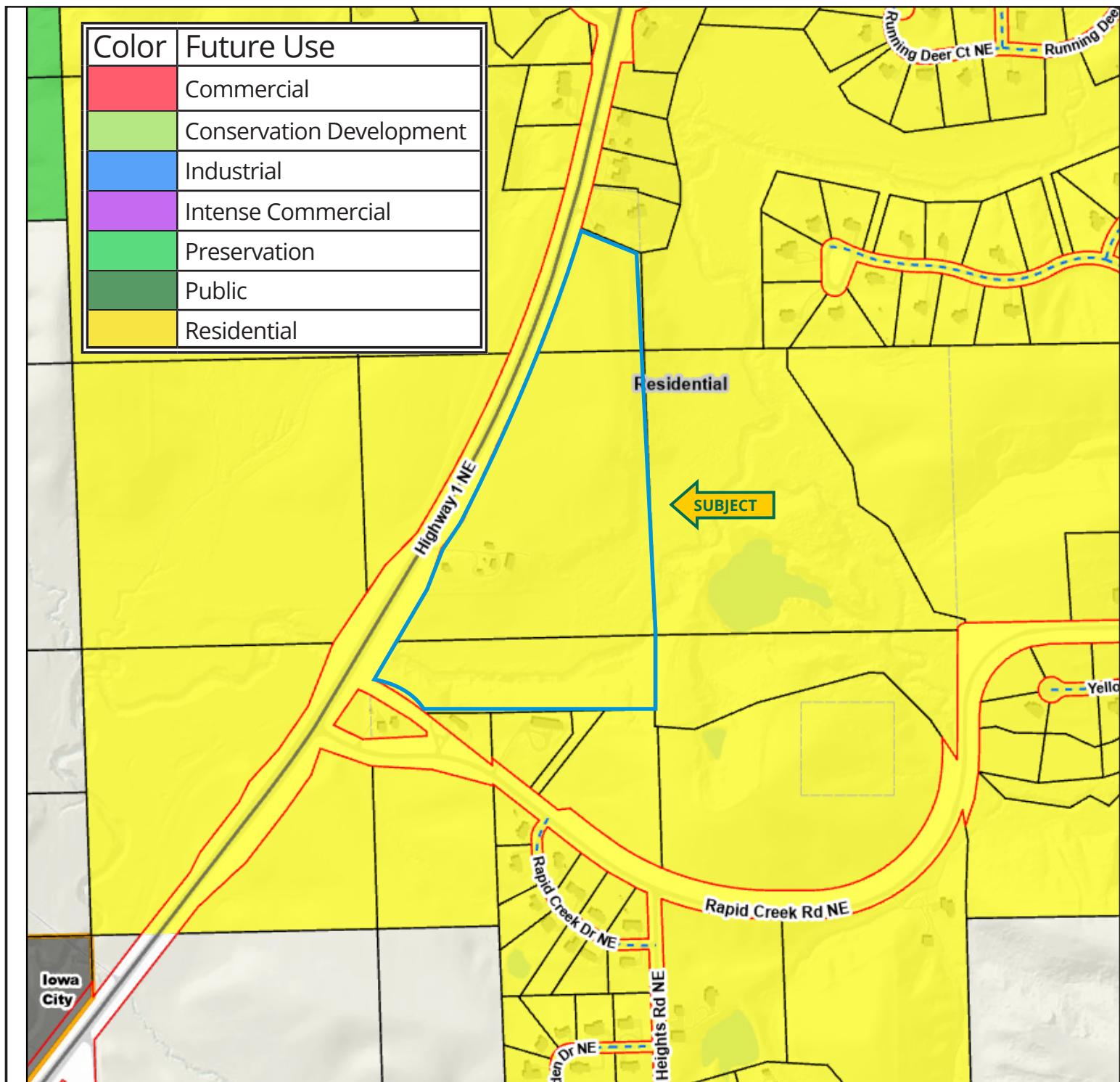
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# FUTURE LAND USE MAP

39.50 Acres, m/l, Johnson County, IA



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

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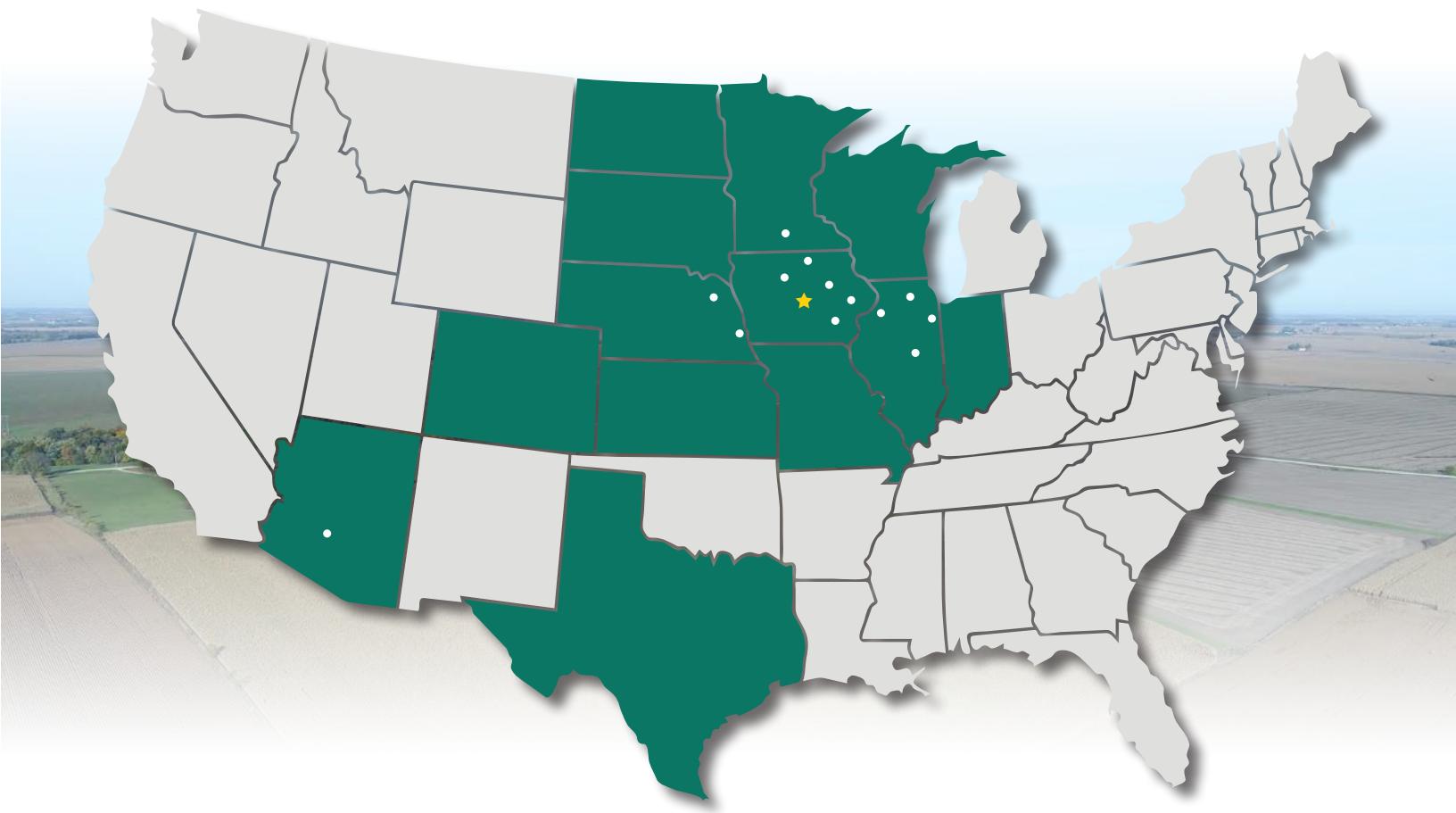
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