

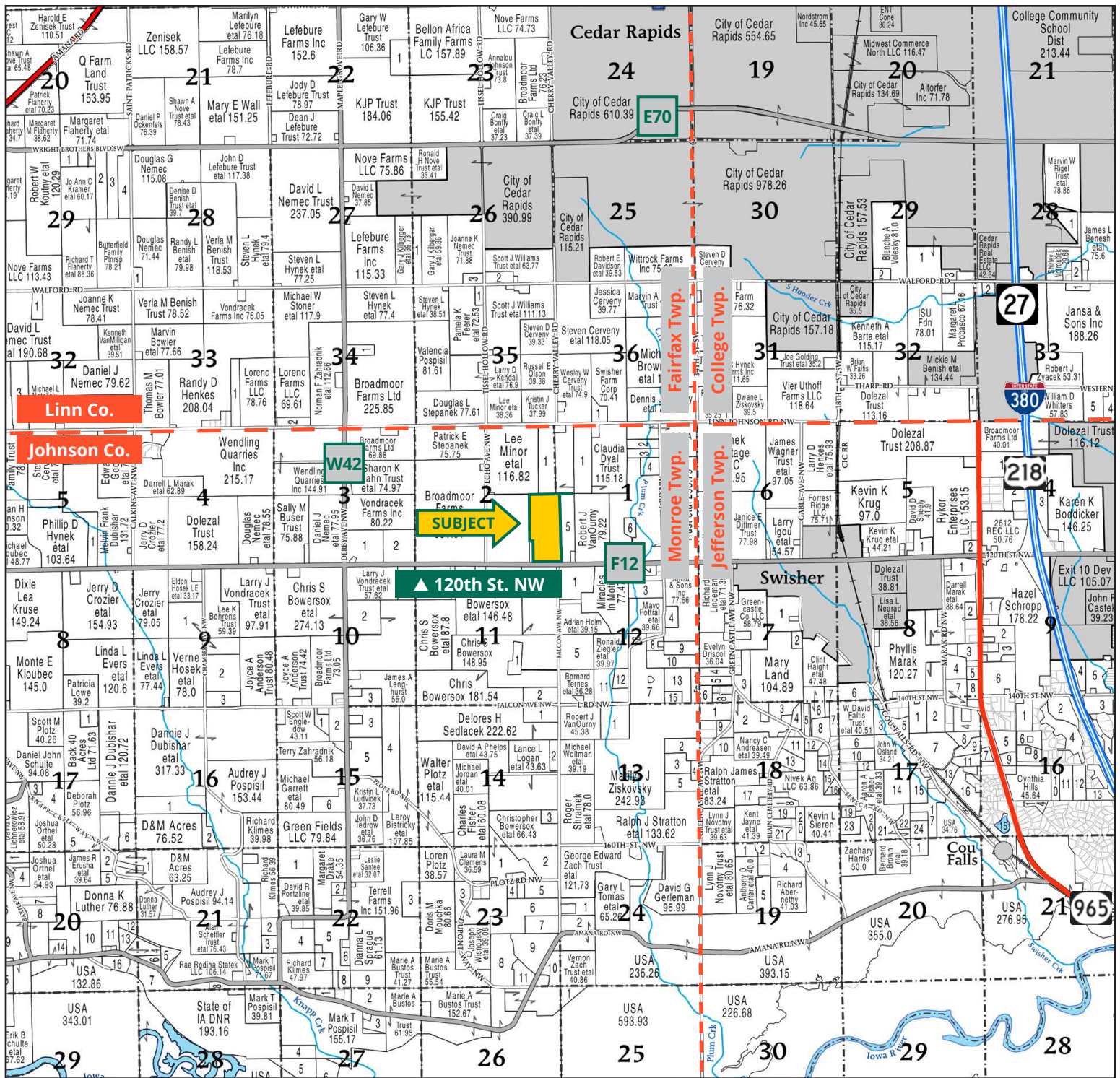
Bollman Farm



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65.52 Acres, m/l
Johnson County, IA

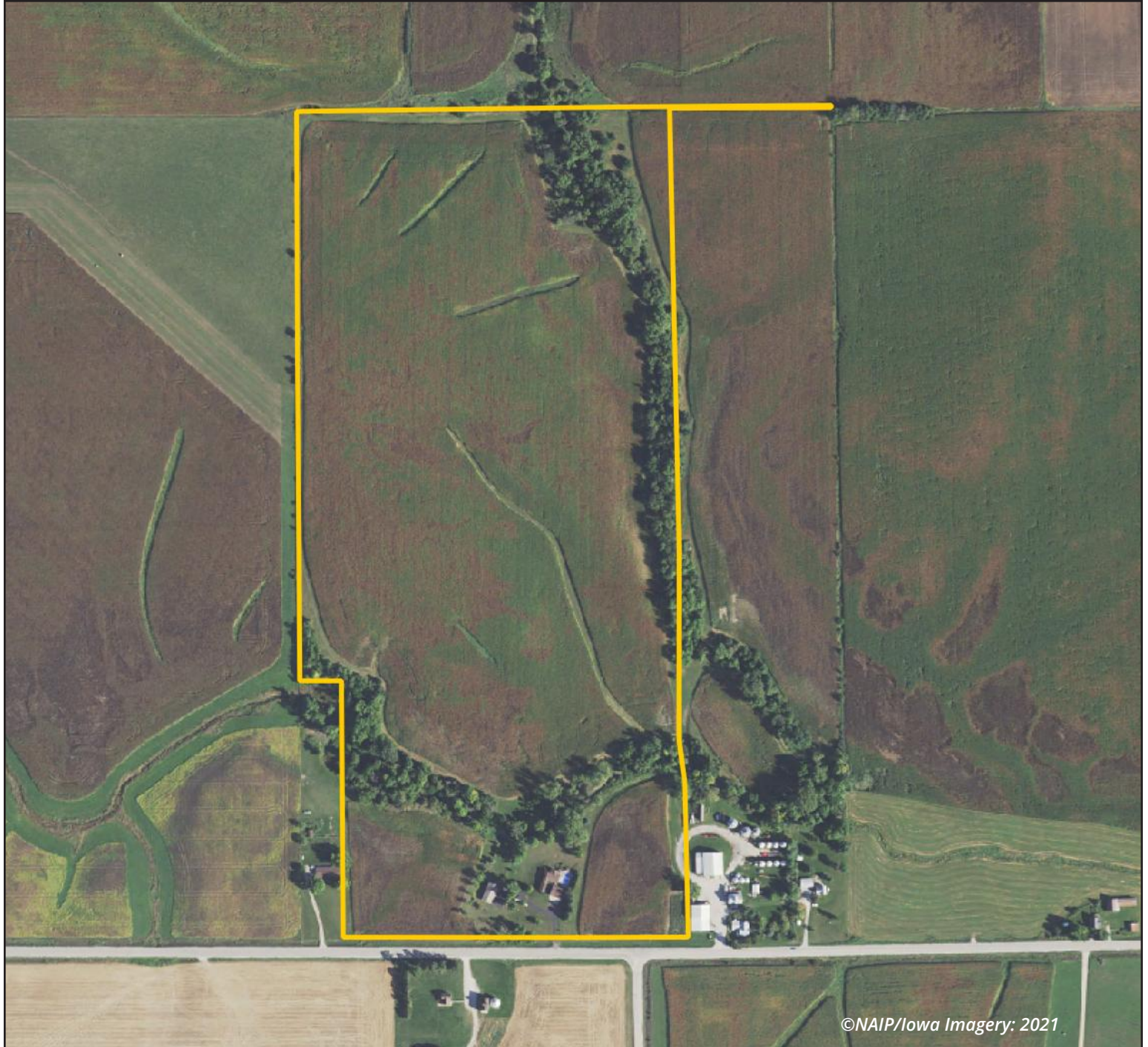


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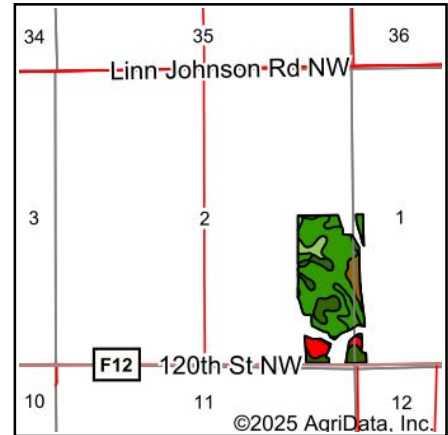
Est. FSA/Eff. Crop Acres: 55.89 | Soil Productivity: 76.70 CSR2



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State: **Iowa**
 County: **Johnson**
 Location: **2-81N-8W**
 Township: **Monroe**
 Acres: **55.89**
 Date: **10/22/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	31.17	55.8%		IIIe	84
83B	Kenyon loam, 2 to 5 percent slopes	5.57	10.0%		Ile	90
11B	Colo-Ely complex, 0 to 5 percent slopes	5.05	9.0%		IIlw	86
285C	Burkhardt sandy loam, 5 to 9 percent slopes	3.53	6.3%		IVs	13
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.35	6.0%		VIe	20
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.23	5.8%		Ile	94
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.92	5.2%		IIIe	77
171B	Bassett loam, 2 to 5 percent slopes	0.68	1.2%		Ile	85
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.31	0.6%		IIlw	87
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.08	0.1%		IIIe	54
Weighted Average					2.98	76.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Swisher: 1½ miles west on 120th St. NW. The property is on the north side of the road.

Simple Legal

That part of the West 40 acres of the W½ SW¼ of Section 1; and the East 60 acres of the E½ SE¼ of Section 2; all in Township 81 North, Range 8 West of the 5th P.M., excepting therefrom a tract in the SE¼ of Section 2-81N-8W, and further excepting Lot 1 and Lot 2 of Tomas Estates, Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1986 120th St. NW
Swisher, IA 52338

Price & Terms

- \$900,900.00
- \$13,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

School District

College Community School District

Real Estate Tax

Taxes Payable 2025-2026: \$4,610.00
Net Taxable Acres: 65.52

Lease Status

Lease is open for the 2026 crop year.

FSA Data

FSA/Eff. Crop Acres: 55.89*

**Acres are estimated as FSA information is currently not available and able to be verified with the Johnson County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

Soil Types/Productivity

Primary soils are Kenyon. CSR2 on the estimated FSA/Eff. crop acres is 76.70. 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.

Drainage

Drainage is natural with some tile. Tile maps are not available.

House

There is a one-story house with 1,692 finished square feet of living space. The west portion of the home was built from a remodeled mobile home and includes two bedrooms, two bathrooms, living room and kitchen with cherry cabinets. The addition to the east includes a large living room with a wood-burning fireplace featuring a limestone surround and a laundry room. A nice screened-in porch has been added to the back of the house. Below the addition there is a lower level with a wood shop, forced-air furnace/air conditioner, water heater, pressure tank, water softener, and breaker box.

East of the home is a 22' x 42' above-ground pool surrounded by a raised wooden deck.

There is a two-stall detached garage that was built in 1989.

Outbuildings

There is a 32' x 63' steel utility building that was built in 1992. The south portion has a concrete floor, is insulated and has a heater.

Water & Well Information

The well is south of the house.

LP Tank

The 1,000-gallon LP tank is currently rented from Kerkove.

Septic System

The septic system is located north of the house. The septic system was updated with new absorptions lines in 2007.

Comments

An attractive farm and home located along a hard-surfaced road west of Swisher. Property includes an estimated 55.89 acres of productive cropland, a large outbuilding, asphalt driveway, and nice landscaping. The balance of the farm is mature timber and a 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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Southwest Corner of House



Northeast of House with Screened Porch



Garage Interior



Above-Ground Pool with Raised Deck



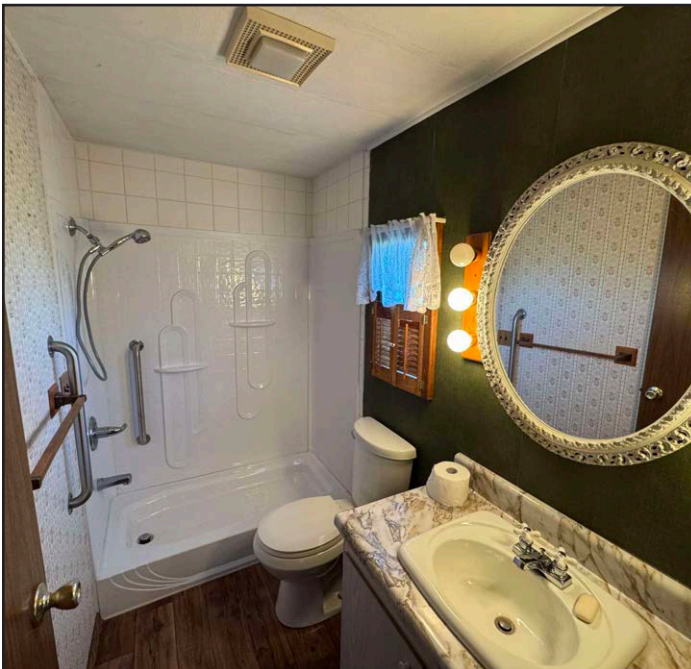
Main-Level Living Area



Eat-In Kitchen



Bathroom



Lower-Level Living Area



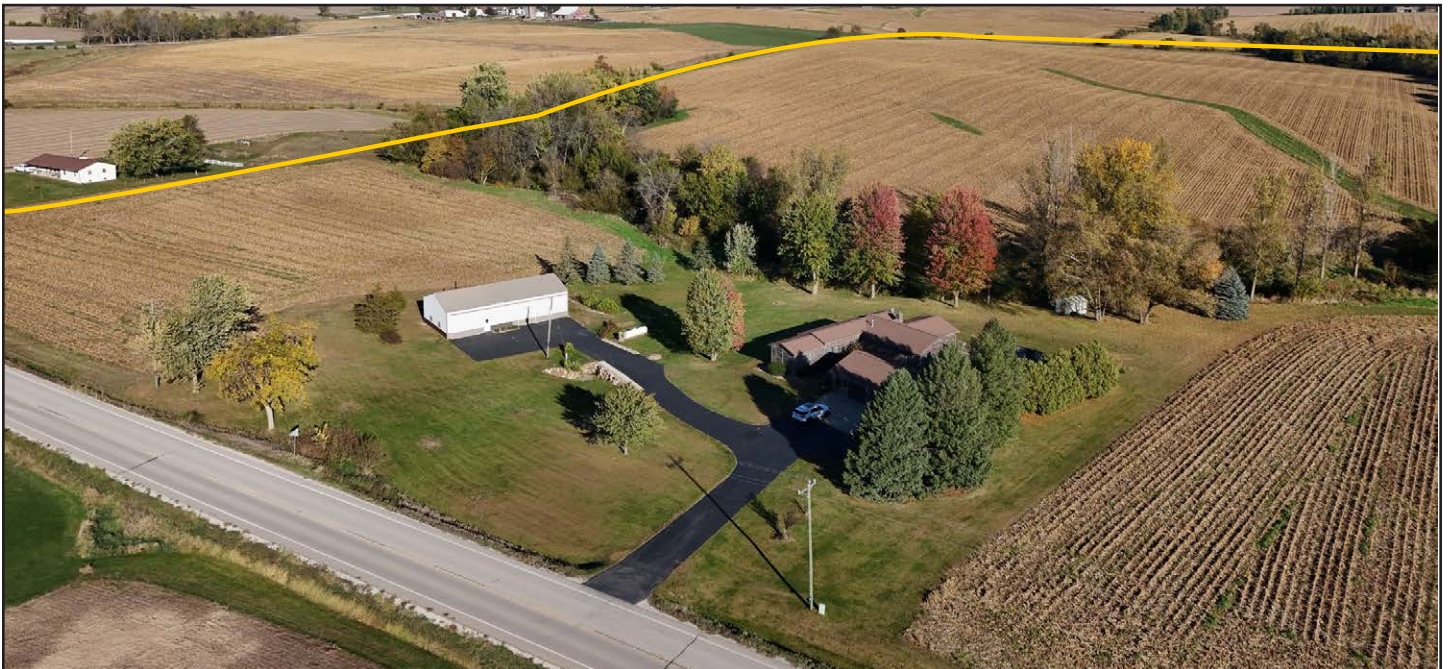
Steel Utility Building



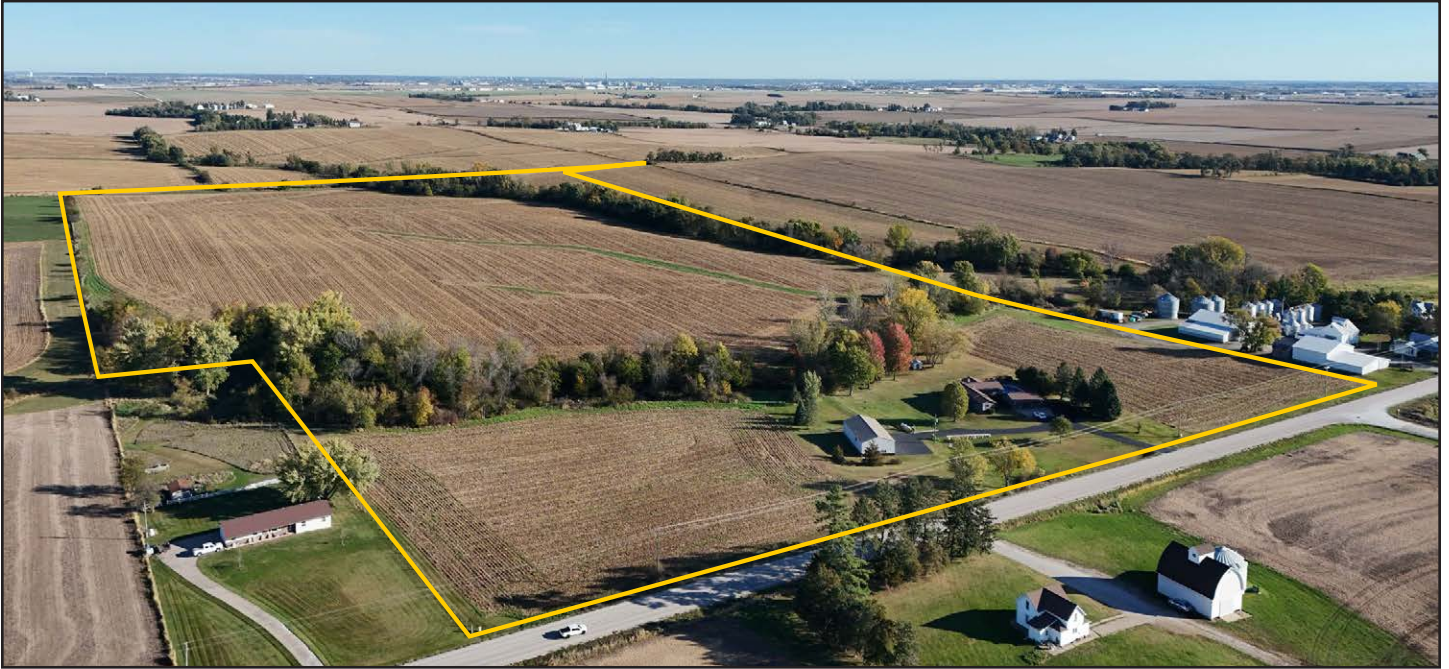
Interior of Utility Building



Southeast of Building Site



Southwest Corner Looking Northeast



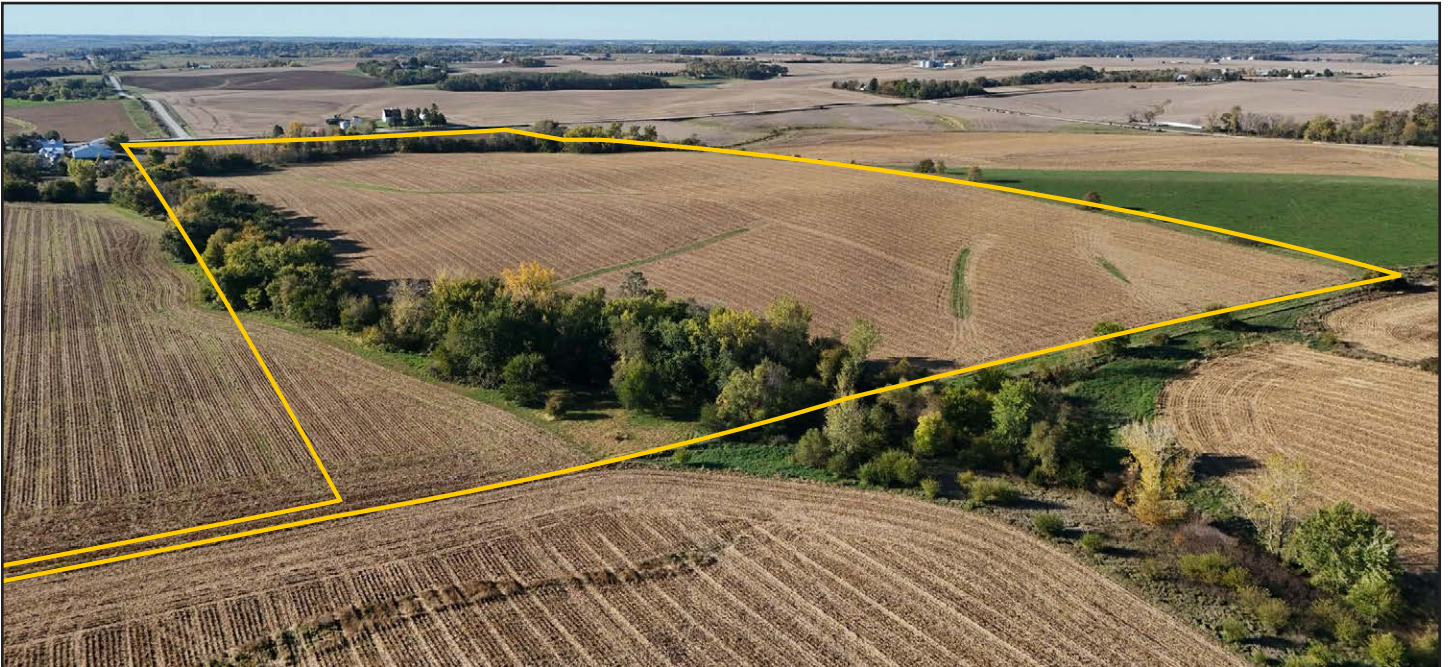
Southeast Corner Looking Northwest

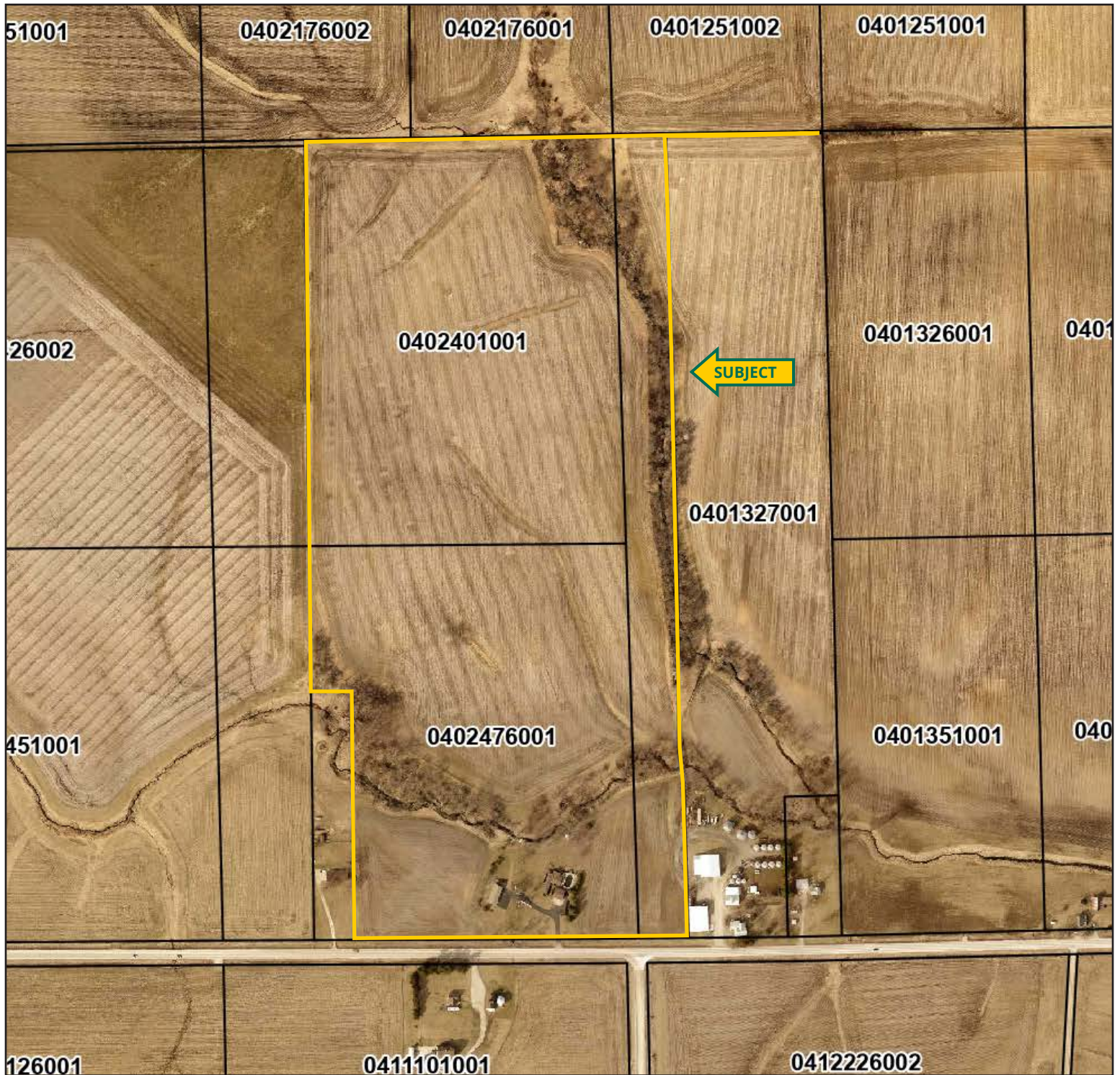


Northwest Corner Looking Southeast

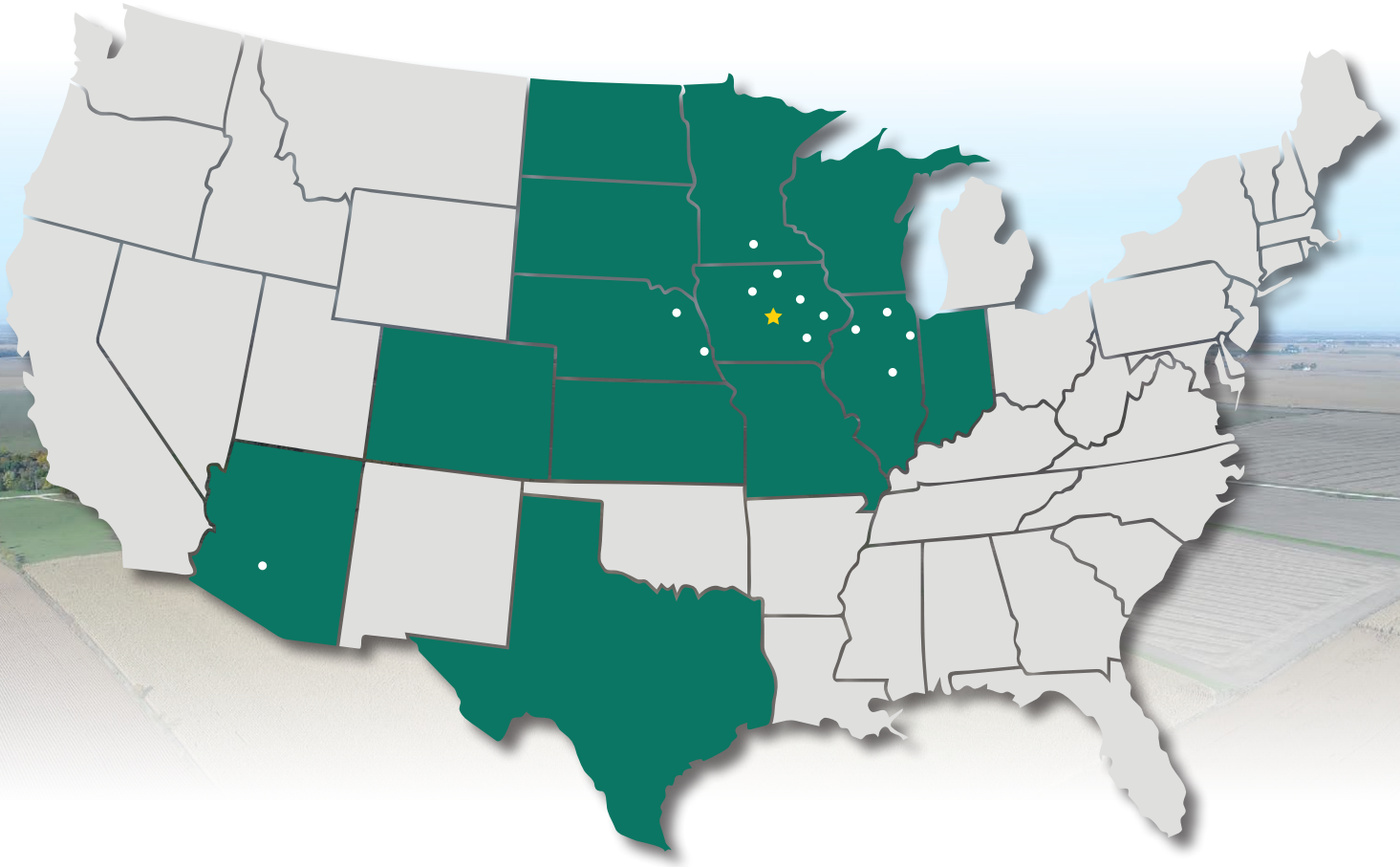


Northeast Corner Looking Southwest





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