

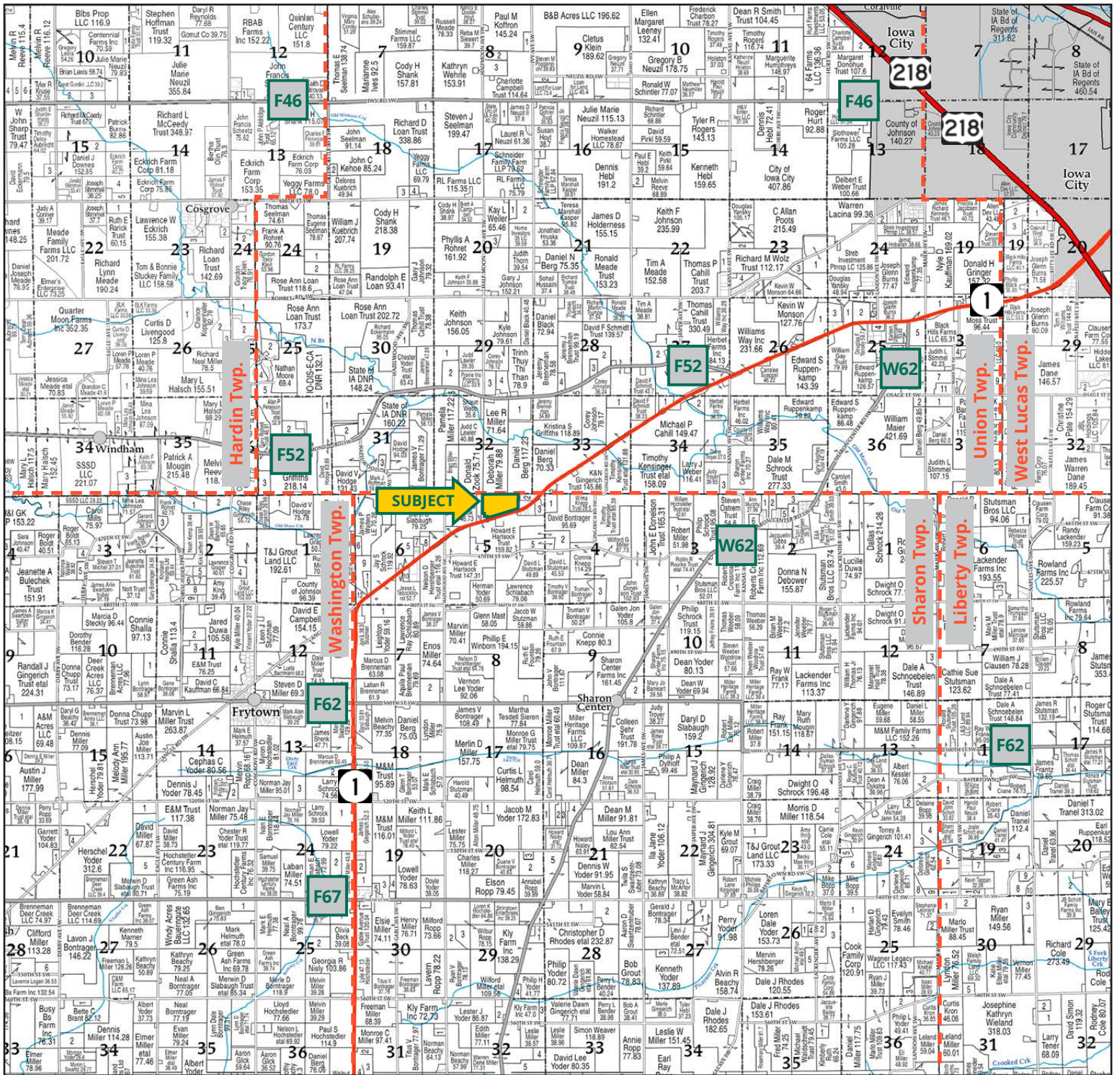
Cropland & Building Site Along Highway-1 SW



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

50.85 Acres, m/I
Johnson County, IA

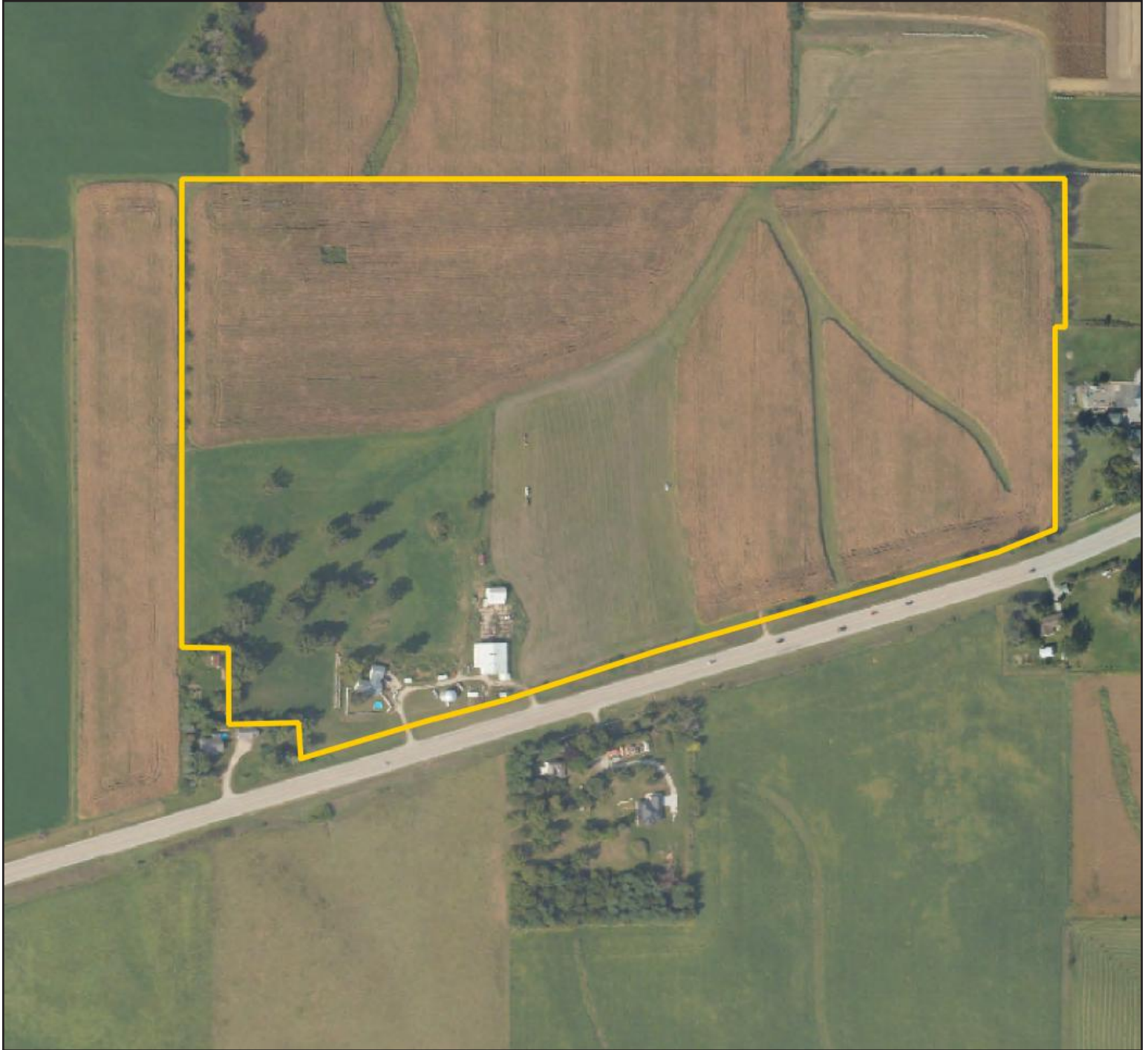


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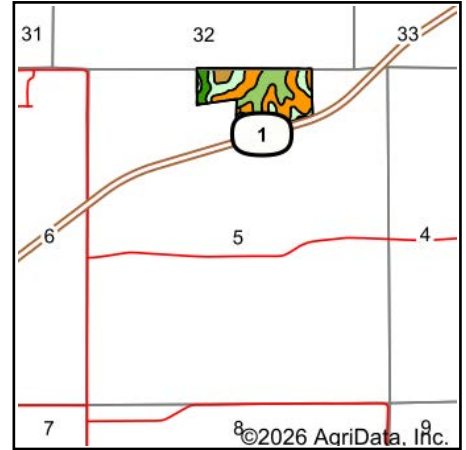
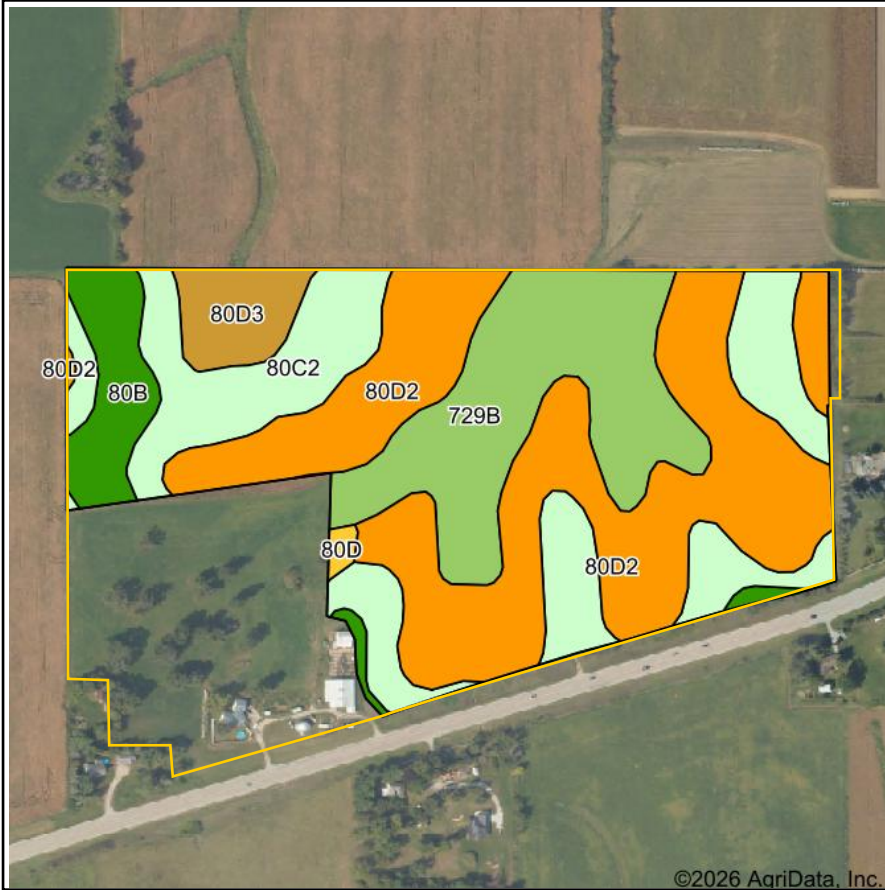
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RebeccaF@Hertz.ag

Est. FSA/Eff. Crop Acres: 41.25 | Soil Productivity: 59.30 CSR2



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State: **Iowa**
 County: **Johnson**
 Location: **5-78N-7W**
 Township: **Sharon**
 Acres: **41.25**
 Date: **3/13/2026**



Maps Provided By:


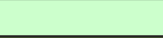



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Soils data provided by USDA and NRCS.

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Area Symbol: IA103, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	16.97	41.1%		IIIe	46
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	10.52	25.5%		IIIe	69
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	8.85	21.5%		IIw	71
80B	Clinton silt loam, 2 to 5 percent slopes	2.85	6.9%		Ile	80
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	1.86	4.5%		IVe	39
80D	Clinton silt loam, 9 to 14 percent slopes	0.20	0.5%		IIIe	51
Weighted Average					2.76	59.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Iowa City: At the intersection of US-218 and IA-1, 7 miles southwest on IA-1. The property is on the north side of the road.

Simple Legal

That part of the NE¼ NW¼ and NW¼ NE¼ of Section 5, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2502 Highway 1 SW
Iowa City, IA 52240

Price & Terms

- \$1,300,000
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

School District

Iowa City Community School District

Real Estate Tax

Taxes Payable 2025-2026: \$2,364.00
Net Taxable Acres: 50.85

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 1813, Part of Tract 1938

FSA/Eff. Crop Acres: 41.25*

Corn Base Acres: 24.88*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 14.20*

Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Primary soils are Clinton and Nodaway-Arenzville. CSR2 on the estimated FSA/Eff. crop acres is 59.30. 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.

House & Buildings

The property includes a one-story frame home built in 1975 with 1,624 square feet of above-grade living area. The main level contains three bedrooms and five rooms total. The home sits on a poured-concrete foundation with a 1,344-square-foot, unfinished basement. A 676-square-foot garage is attached to the main level.

Outbuildings include a 56' x 72' steel utility building constructed in 1970 and a 39' x 39' steel utility building originally built in 1920. A 14' x 56' lean-to, added in 2018, provides additional covered space.

Additional improvements include a 16' x 18' milk house built in 1975 and a 27' diameter steel grain bin (approximately 8,986 bushel capacity) constructed in 1970.

House and buildings will be sold in "as is" condition.

Water & Well Information

The primary well is located south of the house. A secondary well is located inside the milk house; however, it is not currently functional.

Septic System

The septic tank is located north of the garage with the leach field east of the tank.

LP Tank

The LP tank is owned by the sellers and will be included with the sale of the property.

Access Easement

An access easement runs through the property, providing access to the farmland located to the north. Contact the listing agent for additional details.

Comments

A rare opportunity to own property along Highway-1 SW. This farm features income-producing tillable acres and an ideal building site for your dream home.

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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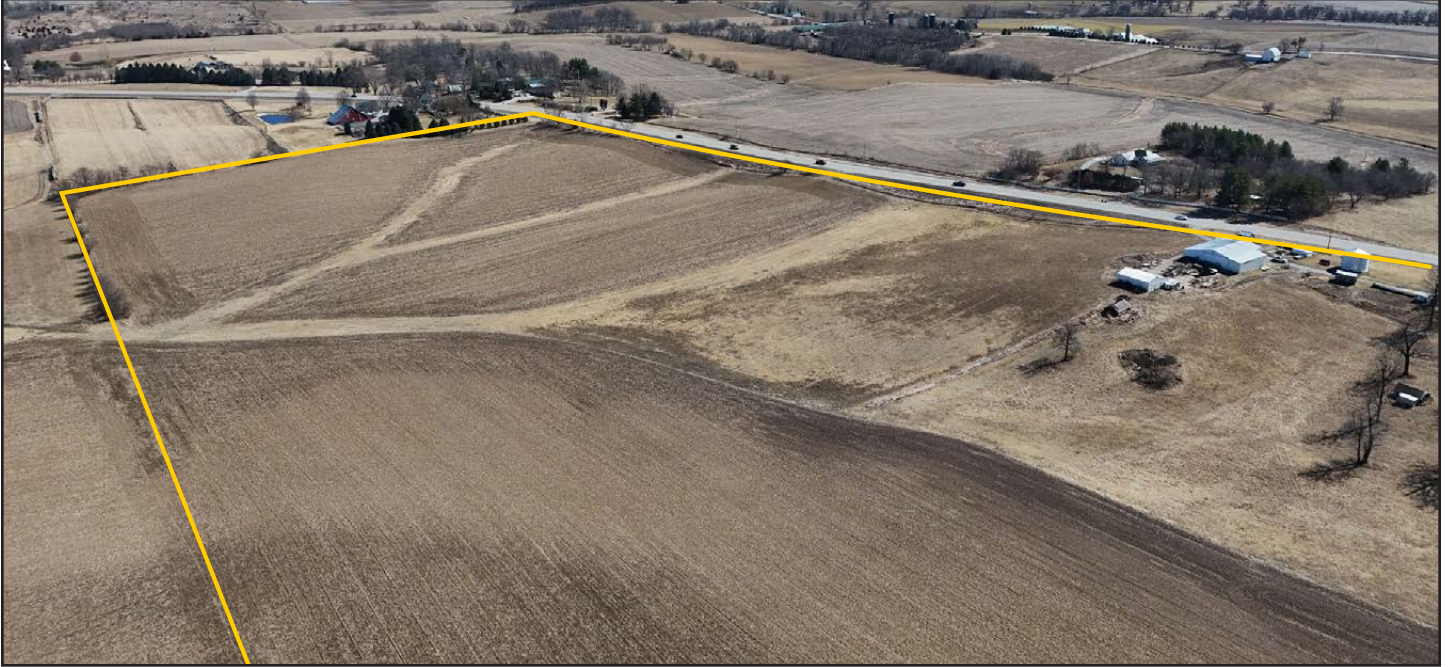
Southeast Corner Looking Northwest



Northeast Corner Looking Southwest



Northwest Looking Southeast



Northwest Corner Looking Southeast



Northeast of Building Site Looking Southwest



South Side of House



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Steel Utility Building & Lean-To



Interior of Steel Utility Building

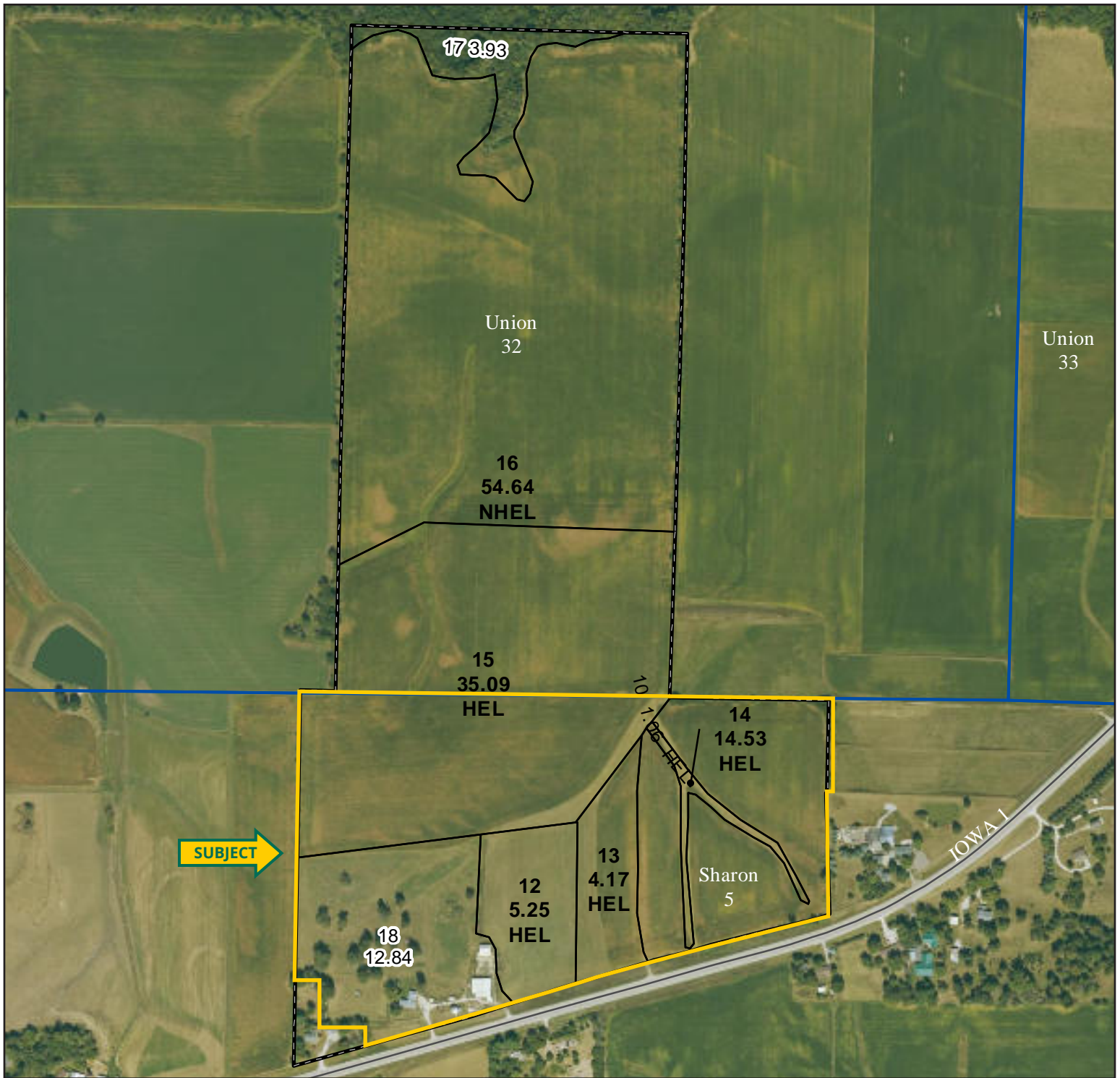


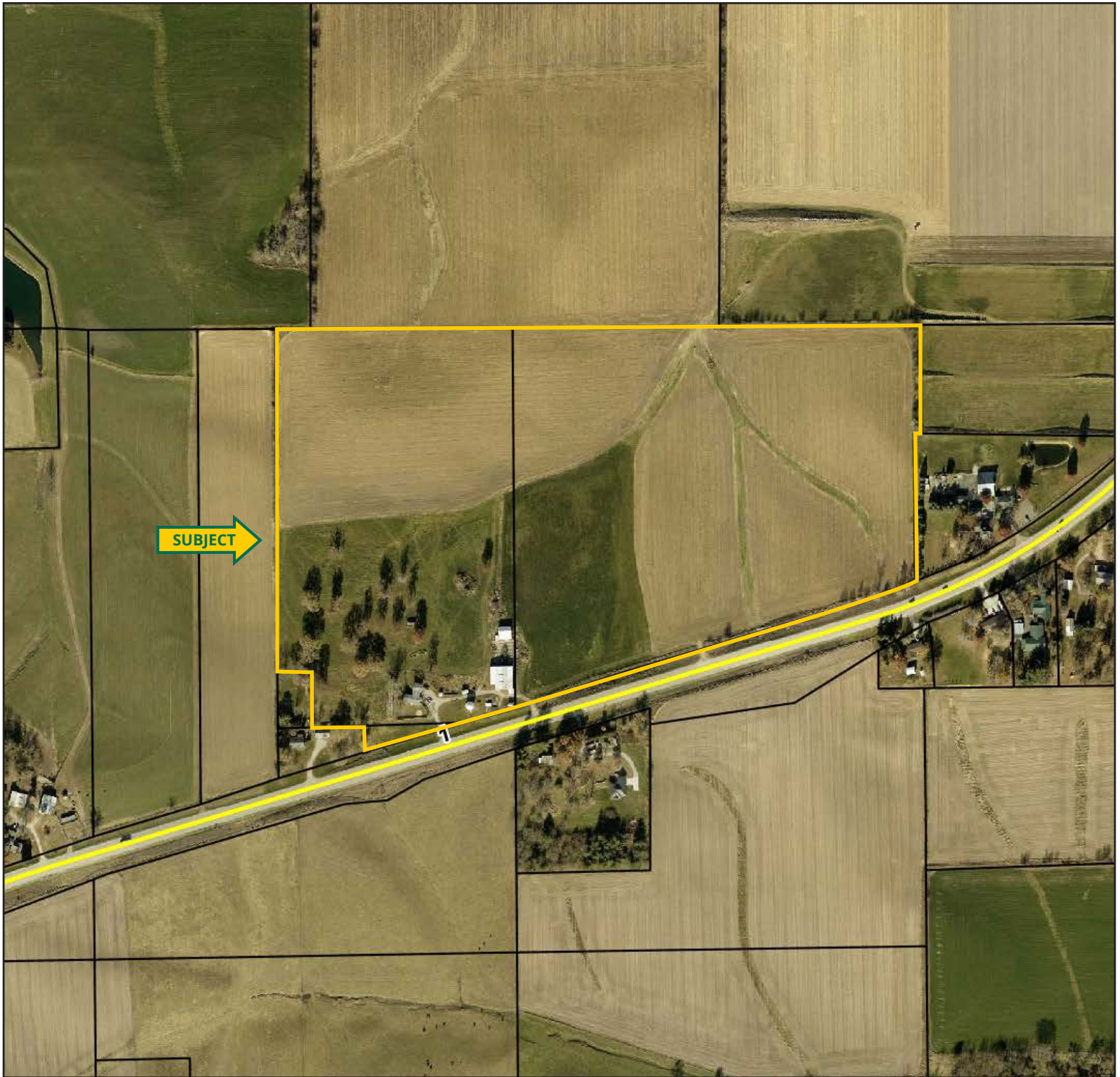
Milk House & Grain Bin



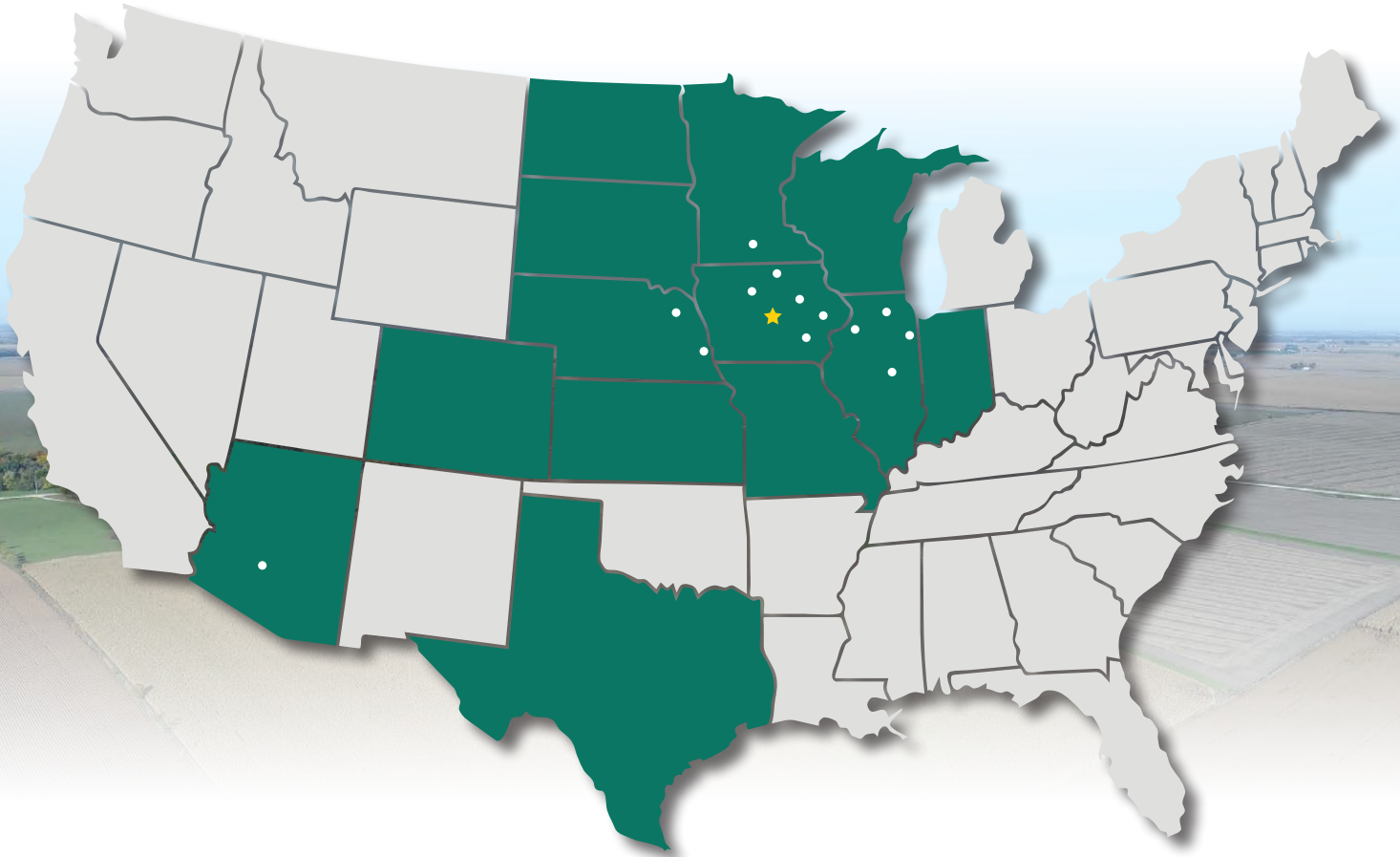
Milk House & Grain Bin







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