



144 Acres m/l, Johnson County, IA

Property Information

Location

4 miles east of Solon on 180th Street.
The farm is located on the north side of the road.

Legal Description

That part of the NE 1/4 except house and buildings in the southeast portion and south of the road in Section 22, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$ 1,224,000
- \$ 8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Subject to the existing lease which expires March 1, 2014.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$2,898
Net Taxable Acres: 138
Tax per Net. Tax. Ac.: \$21.00

FSA Data

Farm Number: 3073
Tract Number: 7534
Crop Acres: 128.5
Corn Base: 94.65
Corn Direct/CC Yields: 124/124
Bean Base: 33.86
Bean Direct/CC Yields: 41/41

Soil Types / Productivity

Primary soils is Fayette, Ely and Tama.
See soil map for detail.

- **CSR:** 72.68 per Johnson County Assessor, based on net taxable acres.
- **CSR:** 73.1 per AgriData, Inc., 2013, based on FSA crop acres.

Land Description

Gently rolling to rolling with terraces.

Comments

This is a Good Quality Johnson County farm with good soils located in a strong area! Farmstead split will not be available on this parcel.

Drainage

Natural and private tile. Tile maps available.

Water & Well Information

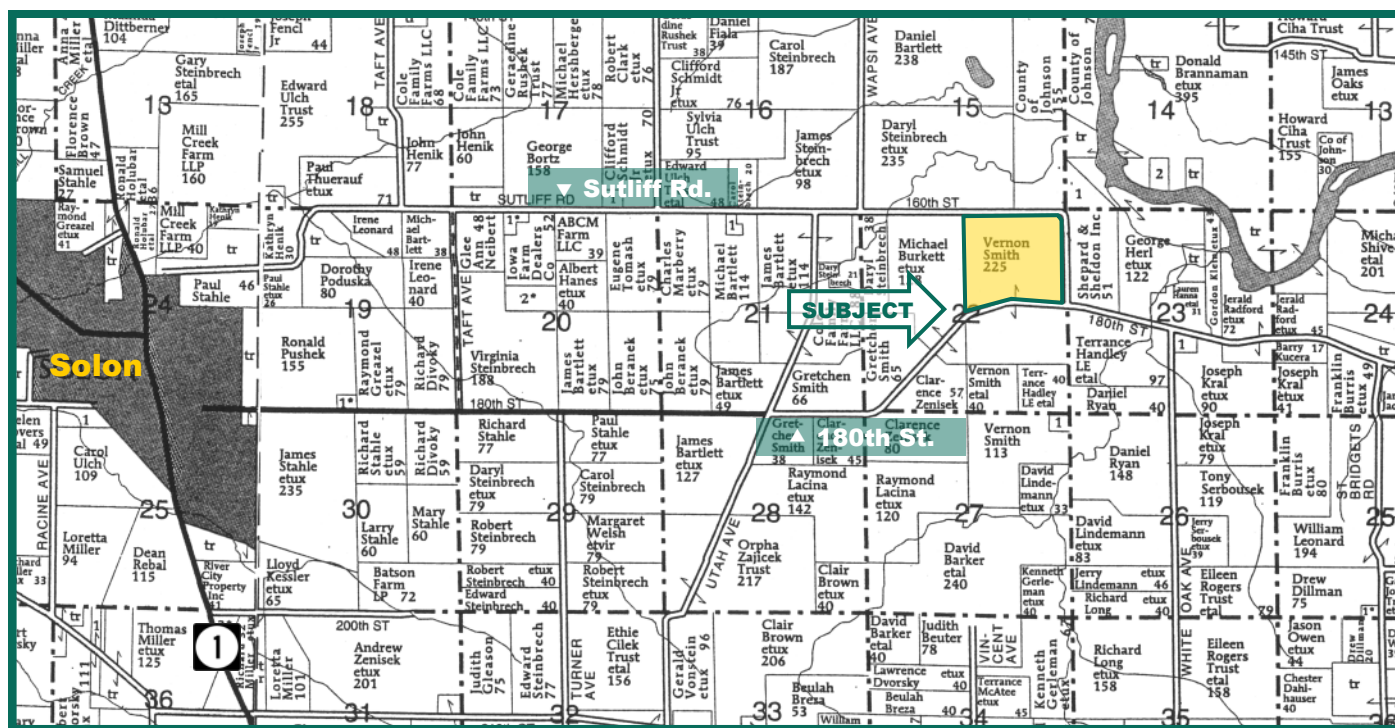
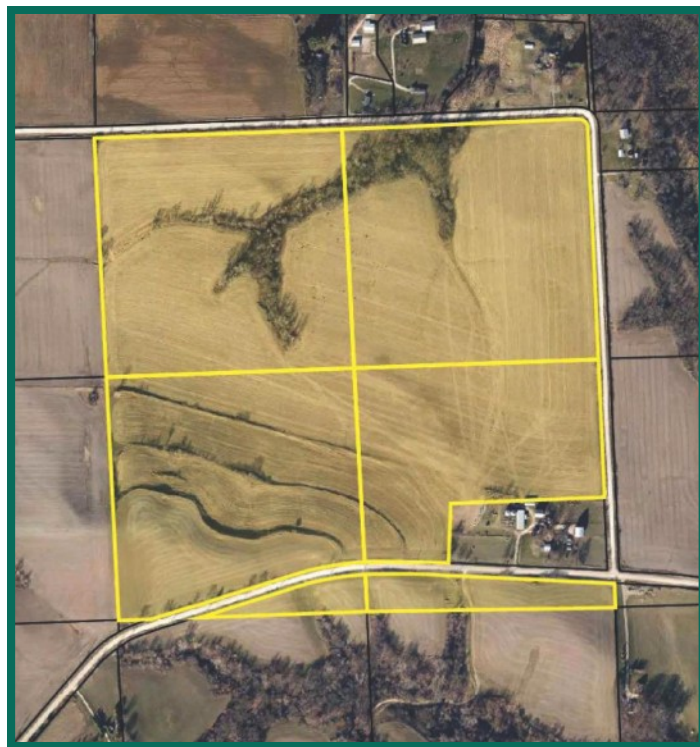
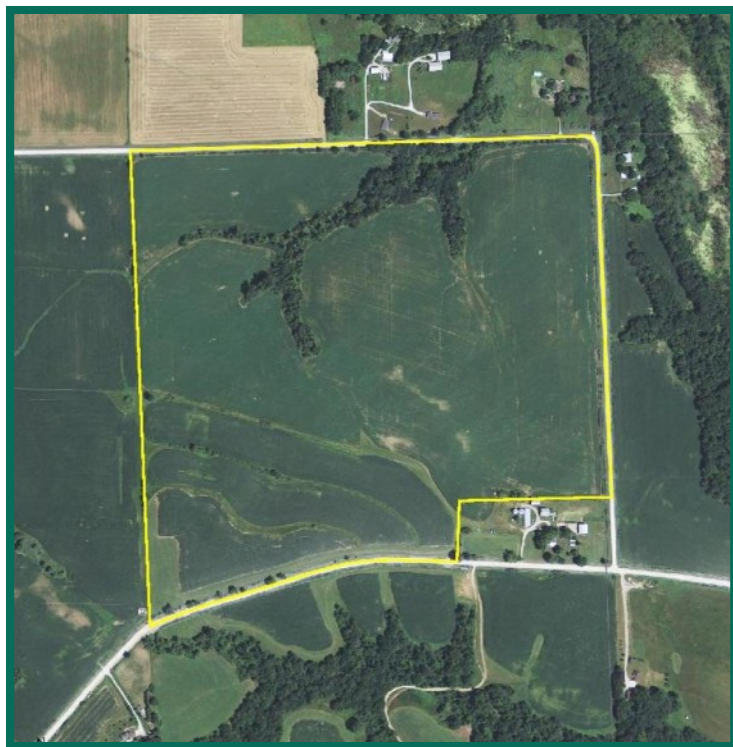
None known.

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Aerial Photo and Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

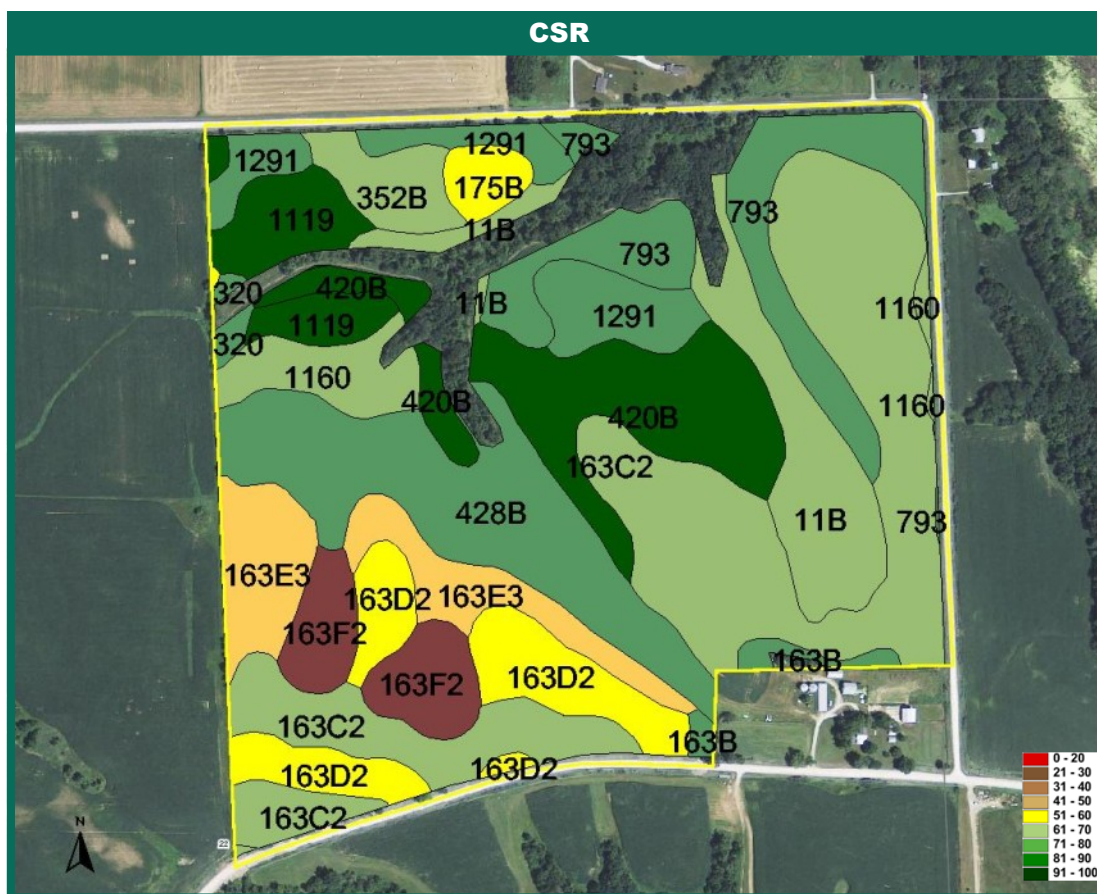
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres 128.5

Average CSR 73.1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
1119	Muscatine silt loam, benches, 0 to 2 percent slopes	100	217	59	5.68
1160	Walford silt loam, benches, 0 to 1 percent slopes	63	167	45	4.12
11B	Colo-Ely complex, 2 to 5 percent slopes	70	177	48	9.31
1291	Atterberry silt loam, benches, 0 to 2 percent slopes	90	204	55	6.79
163B	Fayette silt loam, 2 to 5 percent slopes	85	197	53	1.12
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	68	174	47	32.96
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	58	160	43	9.20
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	45	143	39	8.80
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	28	120	32	5.59
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	60	163	44	0.05
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	55	156	42	1.61
320	Arenzville silt loam, 0 to 2 percent slopes	83	194	52	0.62
352B	Whittier silt loam, 2 to 5 percent slopes	63	167	45	3.03
420B	Tama silt loam, benches, 2 to 5 percent slopes	95	210	57	12.92
428B	Ely silt loam, 2 to 5 percent slopes	88	201	54	15.63
793	Bertrand silt loam, 1 to 3 percent slopes	85	197	53	11.11

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144 Acres, Johnson County, IA: Photos



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