



40 Acres m/l, Johnson County, IA Johnson Trust Property

Attractive Building Site East of Solon with Beautiful Views and Close to Iowa City!

Property Information

Location

From Iowa City-Intersection of I-80 and Hwy 1: 3 ½ miles north on Hwy 1, 5 miles east on Co. Rd. F8W (Morse Rd.) and 1 ¼ miles north on Saint Bridgets Rd.

From Solon: 5 ¾ miles east on 180th St., 1 mile south on Saint Bridgets Rd. The farm is located on the SE corner.

Property Address

1966 Saint Bridgets Road NE
Solon, IA 52333

Owners

Gary and Harriet Johnson Revocable Trust

Legal Description

The SW ¼ of the SE ¼ of Section 25, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

Price Reduced!

- ~~\$290,000~~ \$278,000
- ~~\$7,250/acre~~ \$6,950/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the CRP contract.

Real Estate Tax

Taxes Payable 2016 - 2017: \$540.00
Net Taxable Acres: 38.78
Tax per Net Taxable Acre: \$13.92

School District

West Branch Community School

FSA Data

Farm Number 5312, Tract 8046

Crop Acres: 31.5*

Corn Base: 3.1

Corn PLC Yield: 117 Bu.

*This consists of 28.4 acres enrolled in the CRP Program with the remaining 3.1 cropland acres in grass.

CRP Contracts

There are 28.4 acres of CRP enrolled at \$125.15 per acre for a total annual payment of \$3,554. This contract expires September 30, 2018.

Soil Types/Productivity

Primary soils are Fayette and Nodaway-Arenzville. See soil map for detail.

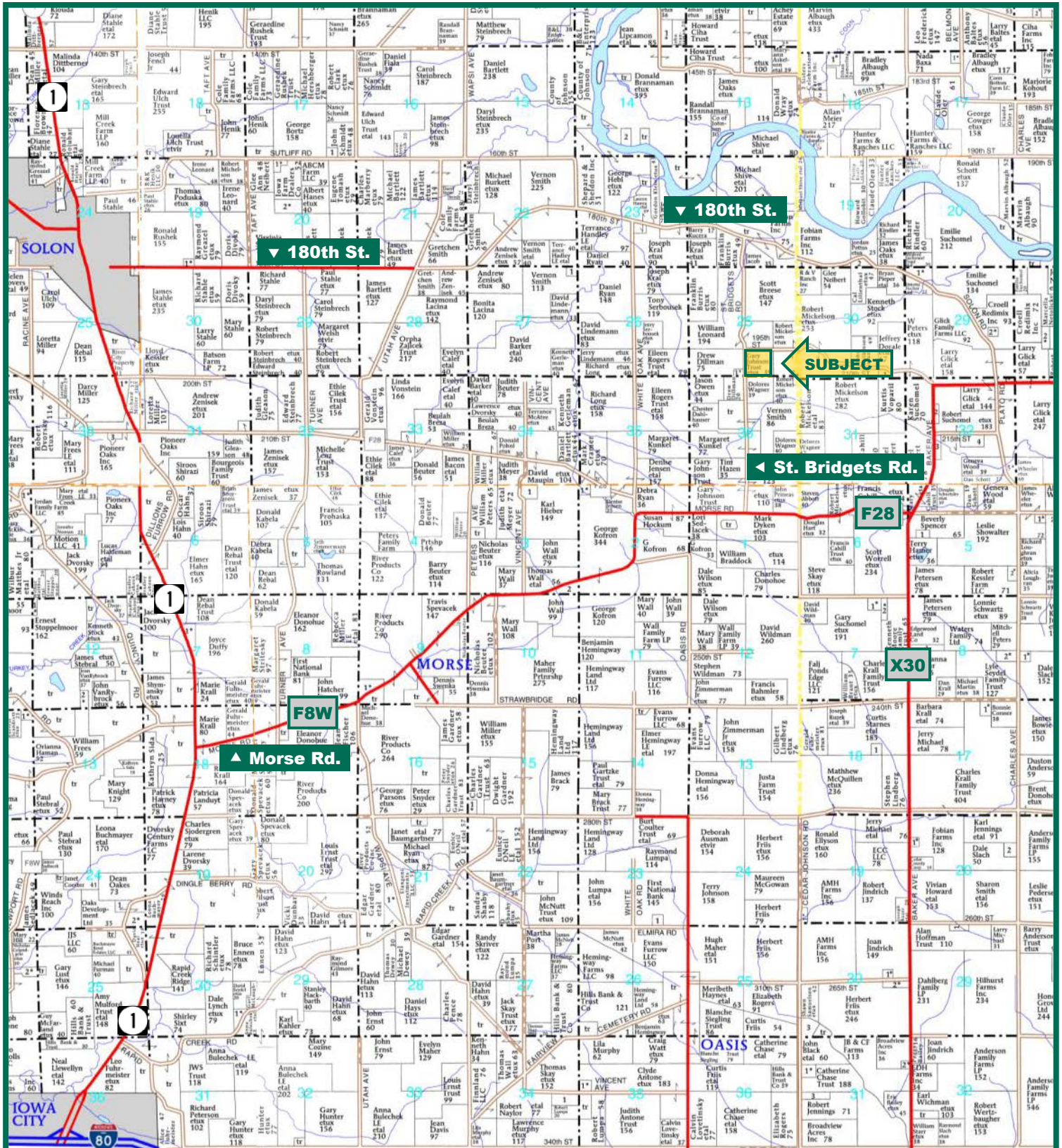
- **CSR2:** 46.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 55.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 45.8 per County Assessor, based on net taxable acres.

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Plat Map



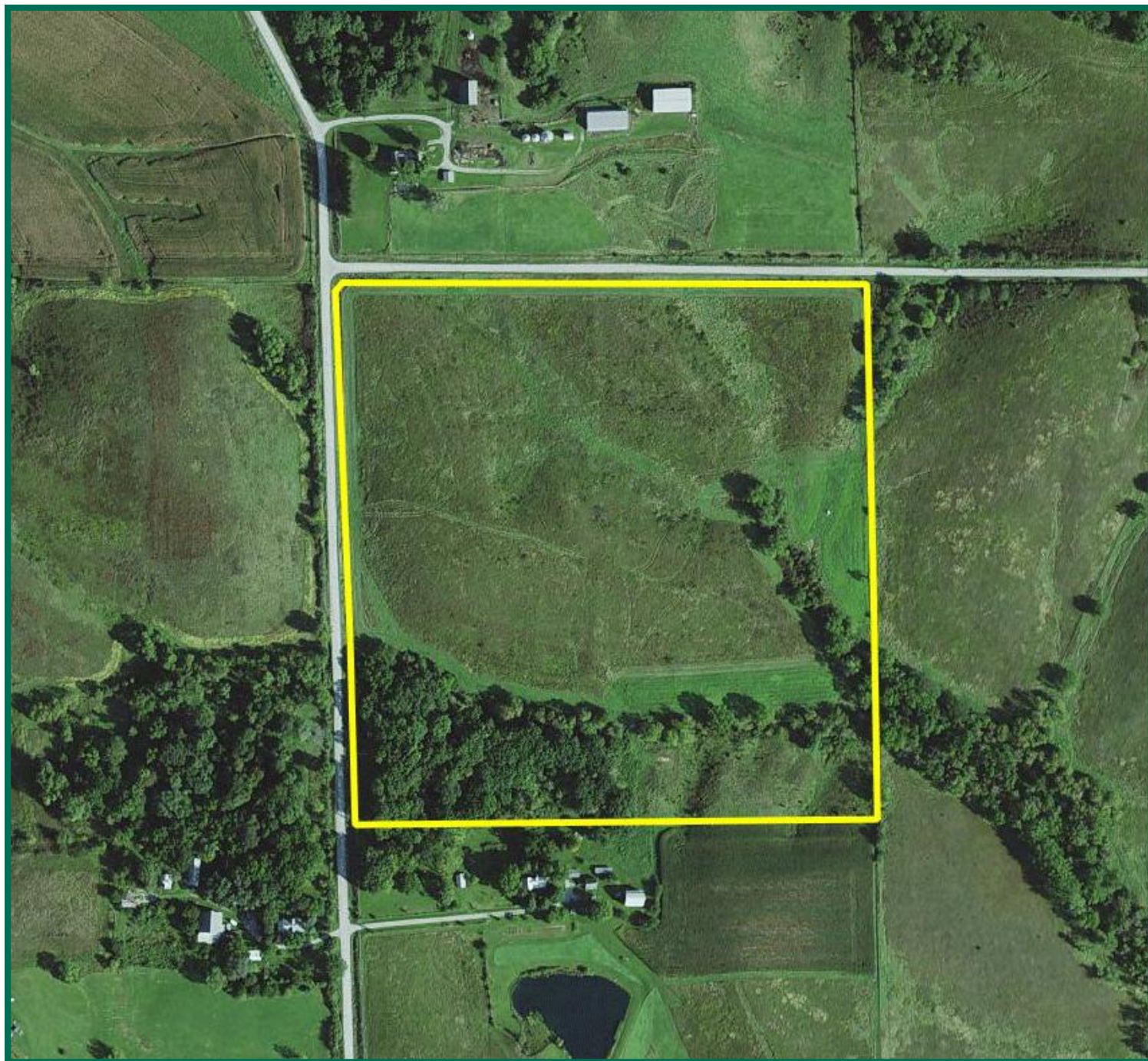
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Aerial Photo



Land Description

Rolling to moderately sloping. Mixture of mature timber, creek and CRP.

Comments

This is a great opportunity to build your new home in a beautiful setting with income potential and recreational opportunities. There is a small creek and timber on the south portion of this property.

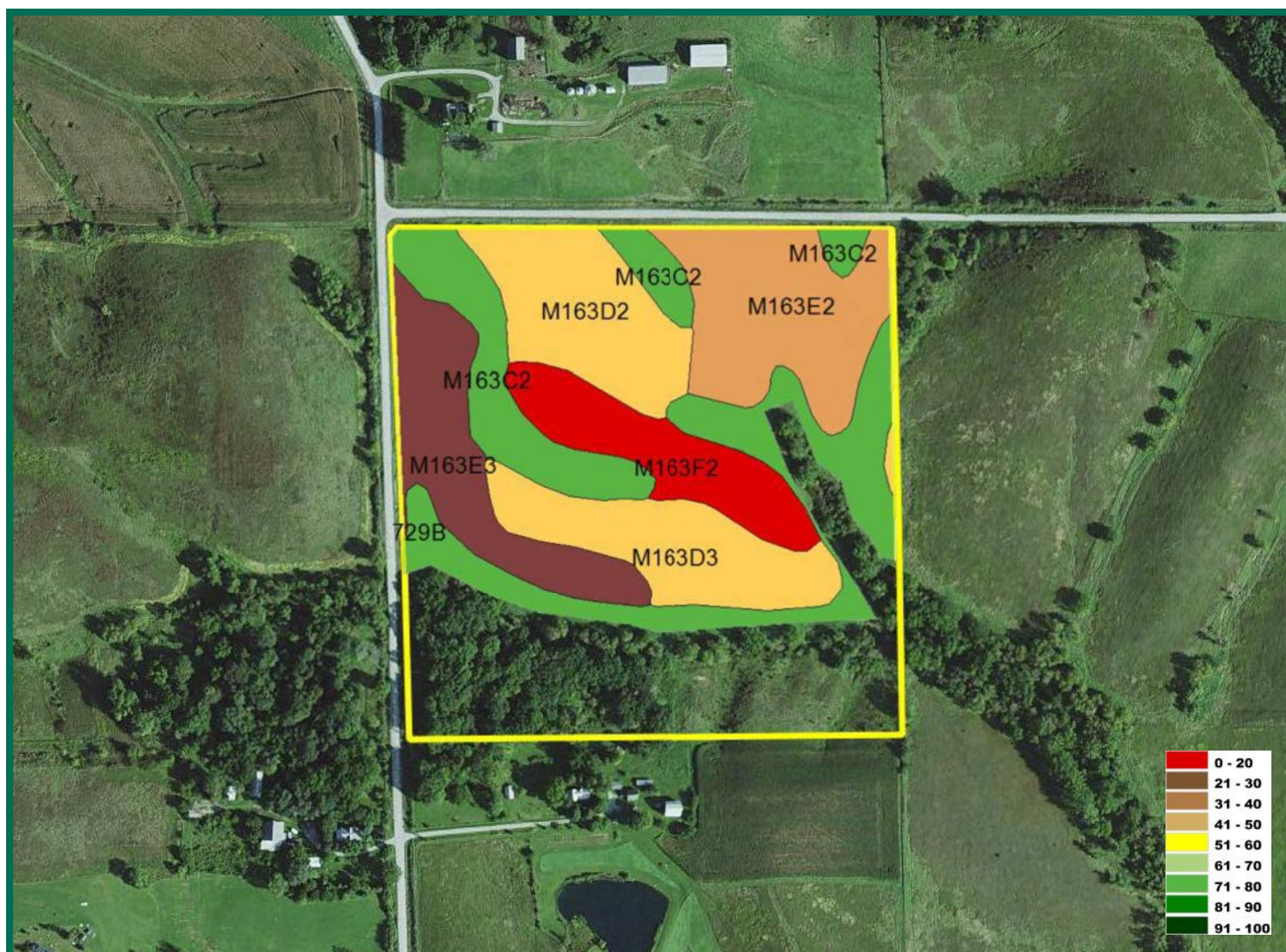
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres		28.4	Avg. CSR*		55.1	Avg. CSR2		46.4
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres			
729B	Nodaway-Arenzville silt loams, 1 to 4	71	16.2%	IIw	4.61			
M163C2	Fayette silt loam, till plain, 5 to 9	76	13.5%	IIIe	3.85			
M163D2	Fayette silt loam, till plain, 9 to 14	47	14.4%	IIIe	4.09			
M163D3	Fayette silty clay loam, till plain, 9 to 14	41	13.7%	IVe	3.88			
M163E2	Fayette silt loam, till plain, 14 to 18	36	17.5%	IVe	4.96			
M163E3	Fayette silty clay loam, till plain, 14	29	13.8%	Vle	3.91			
M163F2	Fayette silt loam, till plain, 18 to 25	18	11.0%	Vle	3.12			

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 55.1.

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