

Land For Sale

ACREAGE:

33.00 Acres, m/l

LOCATION:

Johnson County, IA

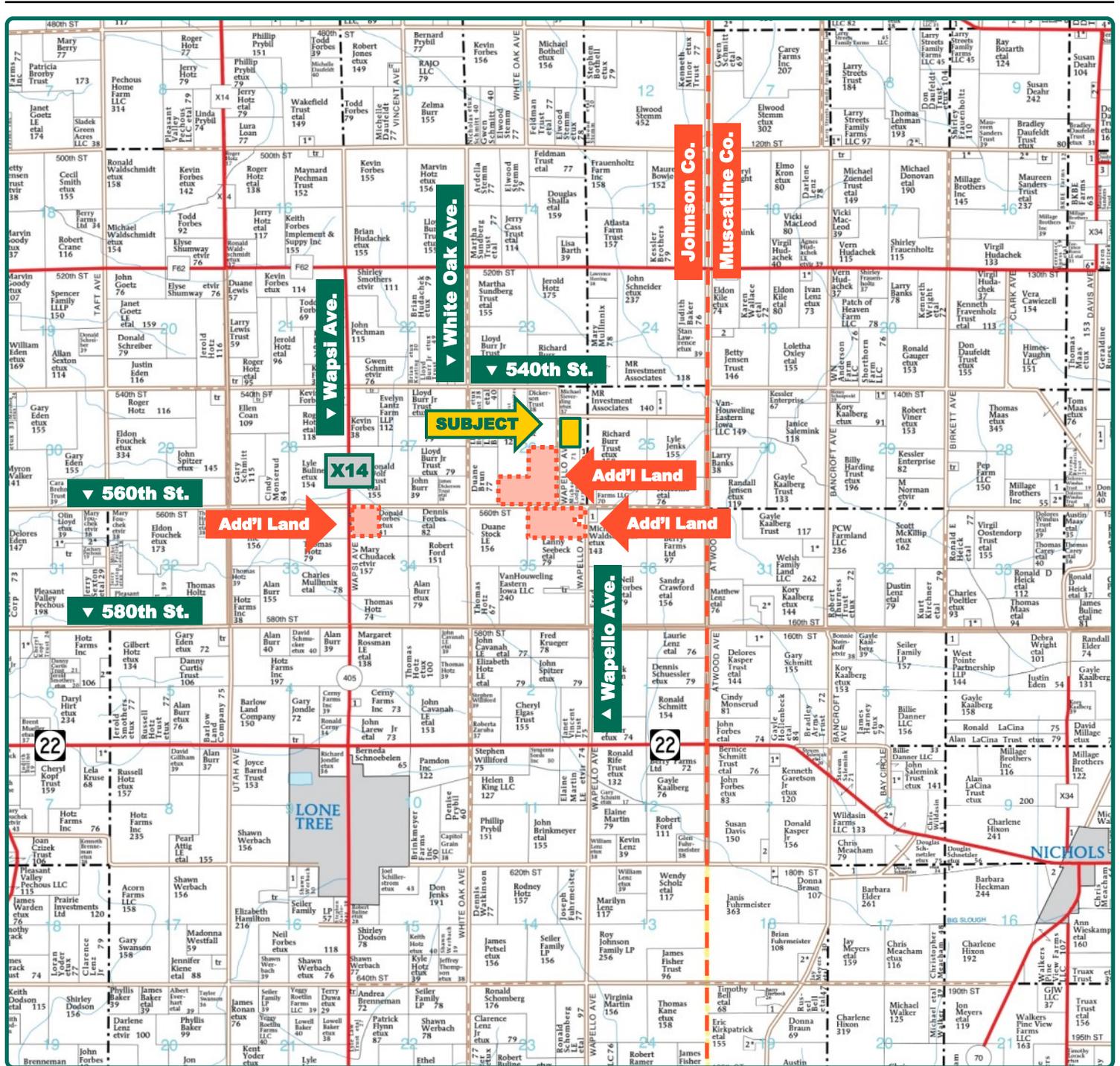


Property Key Features

- Located 4 Miles Northeast of Lone Tree
- 32.81 FSA/Eff. Crop Acres with an 88.50 CSR2
- High-Productive Johnson County Farm

Troy Louwagie, ALC
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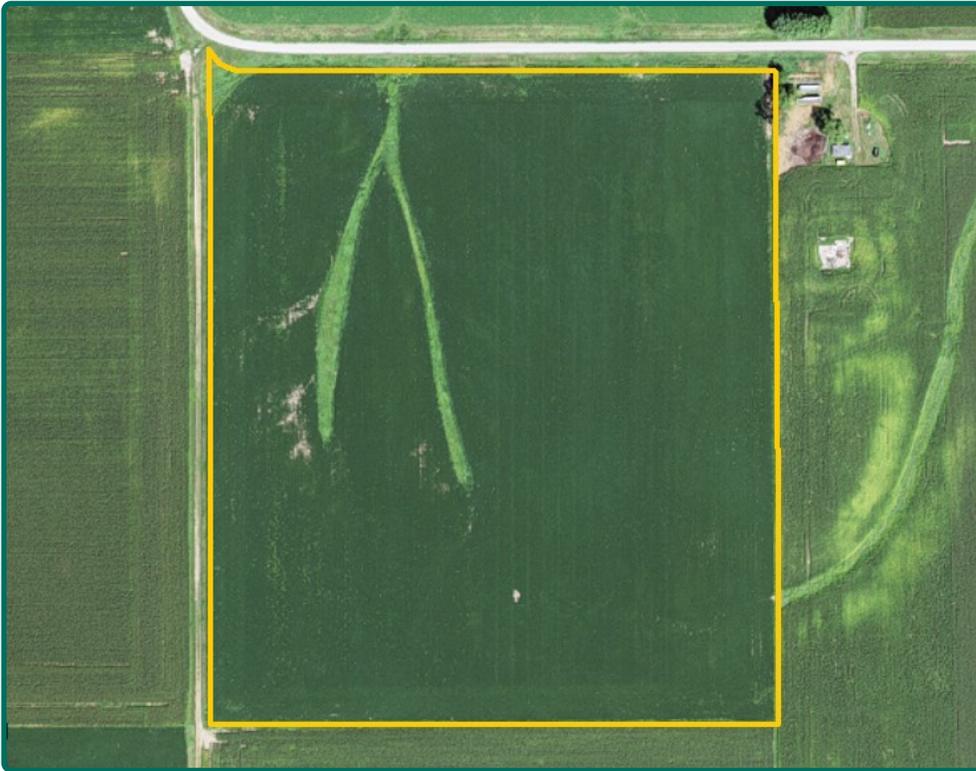
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 32.81 |
| Cert. Grass Acres: | 1.65 |
| Corn Base Acres: | 22.30 |
| Bean Base Acres: | 9.40 |
| Soil Productivity: | 88.50 CSR2 |

Property Information

33.00 Acres, m/l

Location

From Lone Tree: 3 miles north on Wapsi Avenue and follow 540th Street for 1¾ miles. The farm is located on the south side of the road.

Legal Description

The West 35 acres of the SE¼ of the NE¼ of Section 26, Township 78 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$346,500.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2020 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,052.00
Net Taxable Acres: 33.00
Tax per Net Taxable Acre: \$31.88

FSA Data

Farm Number 1214, Tract 8246
FSA/Eff. Crop Acres: 32.81
Cert. Grass Acres: 1.65
Corn Base Acres: 22.30
Corn PLC Yield: 170 Bu.
Bean Base Acres: 9.40
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and Downs. CSR2 on the FSA/Eff. crop acres is 88.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is some drainage tile installed in this farm.

Water & Well Information

None.

Comments

This is a clean Johnson County farm with an 88.50 CSR2.

Additional Land for Sale

Seller has 3 additional tracts of land for sale located southwest and south of this property. See Additional Land Aerial Photo.

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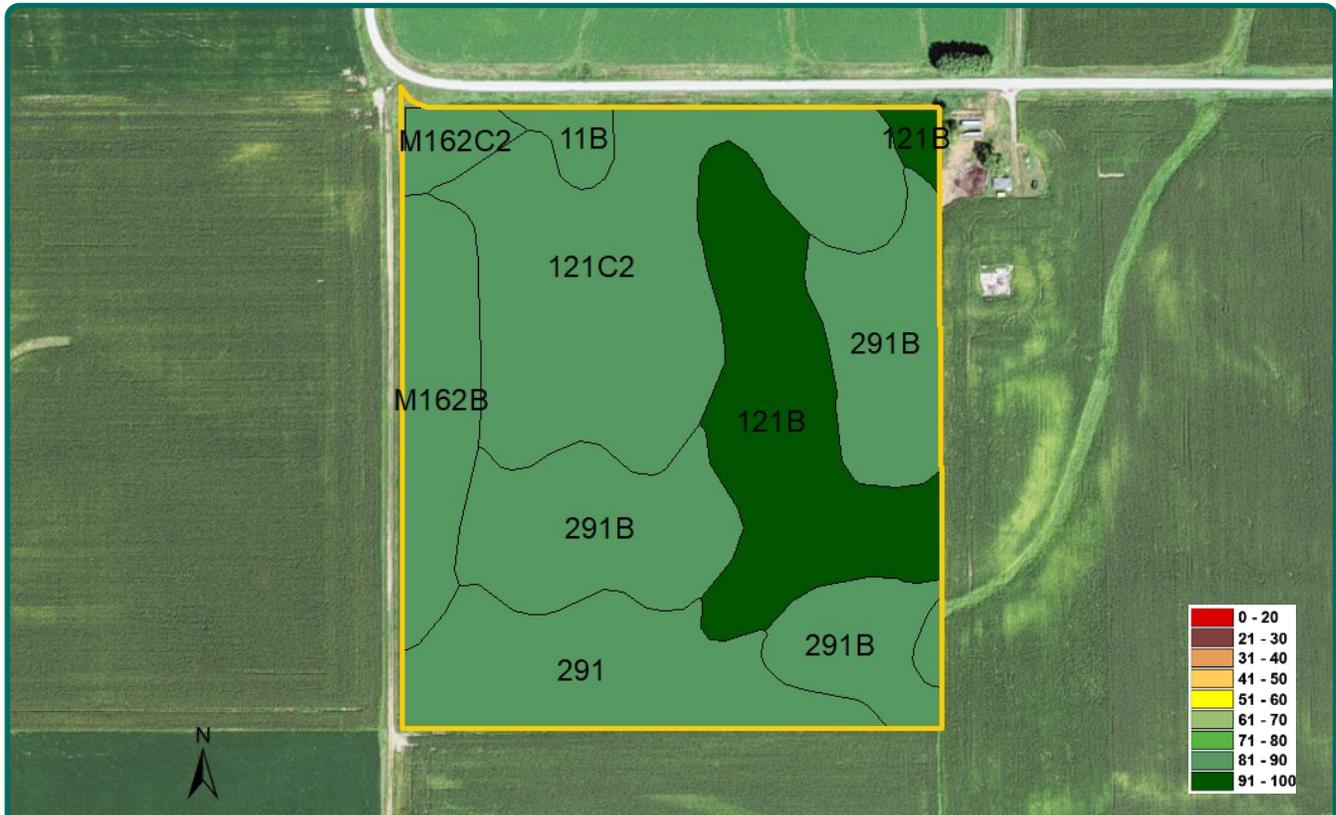
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| Measured Tillable Acres | | 32.81 | Avg. CSR2 | | 88.50 |
|-------------------------|---|-------|------------------|---------------|-------|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 121C2 | Tama silt loam, 5 to 9 percent slopes, | 87 | 28.8% | IIIe | 9.43 |
| 291B | Atterberry silt loam, 2 to 5 percent | 85 | 25.9% | Ile | 8.51 |
| 121B | Tama silt loam, 2 to 5 percent slopes | 95 | 18.9% | Ile | 6.19 |
| 291 | Atterberry silt loam, 0 to 2 percent | 90 | 13.9% | Iw | 4.55 |
| M162B | Downs silt loam, till plain, 2 to 5 percent | 90 | 8.8% | Ile | 2.88 |
| M162C2 | Downs silt loam, till plain, 5 to 9 percent | 82 | 2.1% | IIIe | 0.70 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 86 | 1.6% | IIw | 0.54 |

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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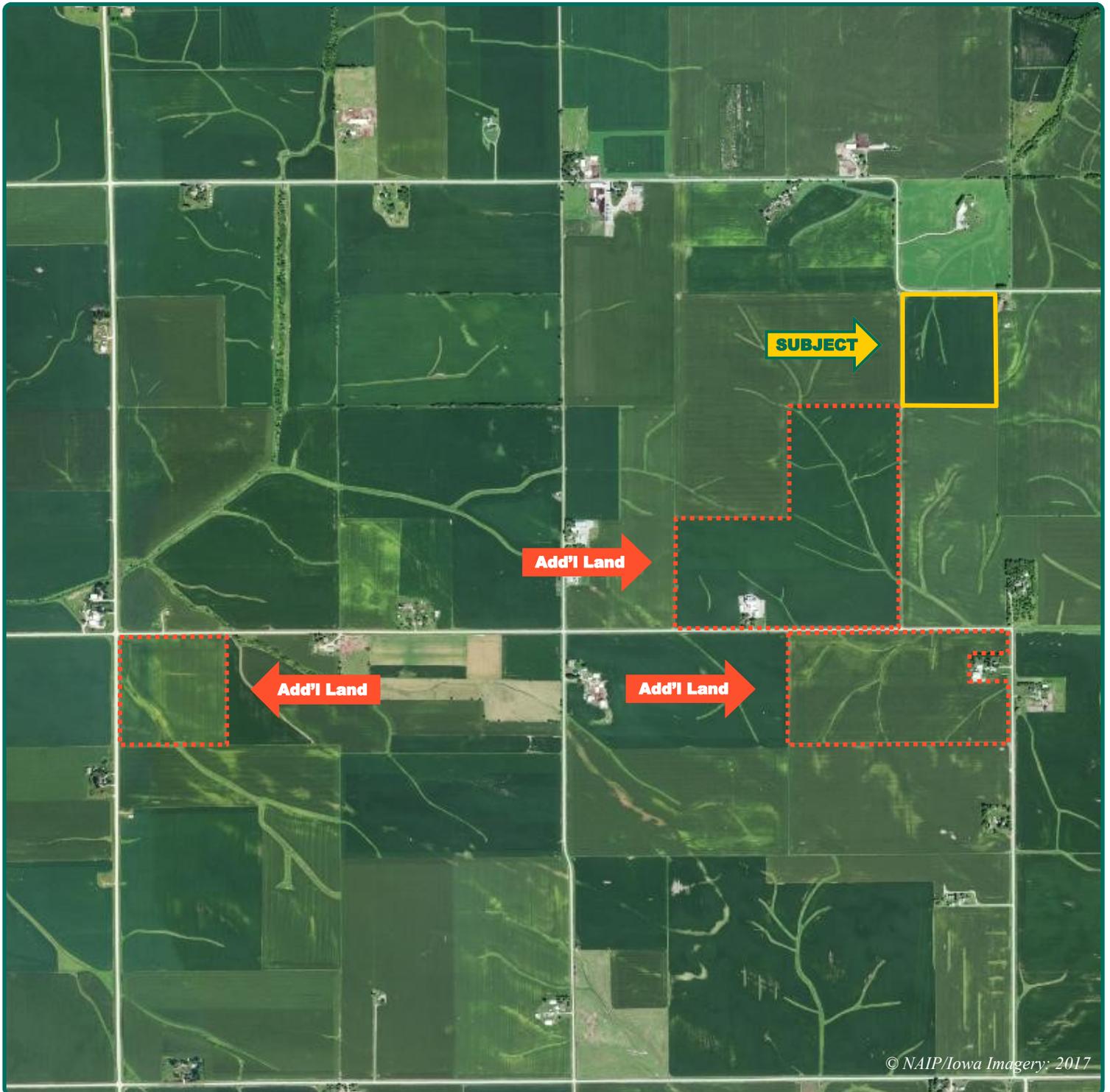
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Additional Land Aerial Photo



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