

Land For Sale

ACREAGE:

36.42 Acres, m/l

LOCATION:

Johnson County, IA

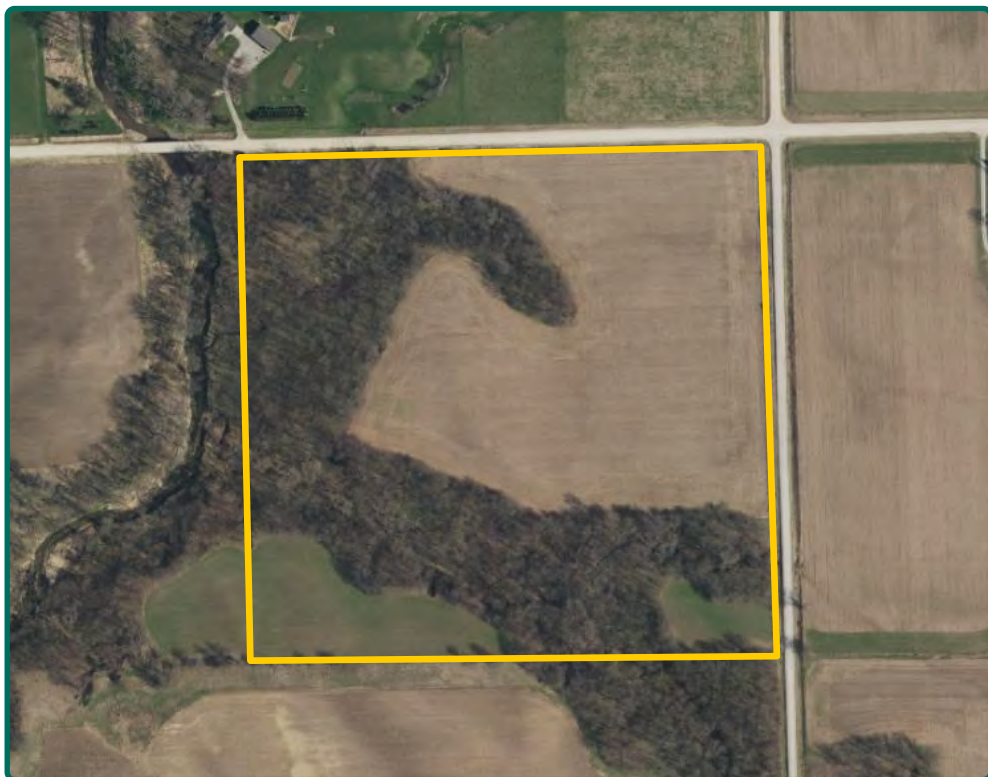


Property *Key Features*

- Located 4 Miles South of Lisbon, Iowa
- Mixture of Mature Timber, Cropland and Spring-Fed Creeks
- Attractive Building Site

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	21.54*
Forest Reserve Acres:	12.60
Cert. Grass Acres:	0.94*
Corn Base Acres:	14.66*
Bean Base Acres:	5.47*
Soil Productivity:	58.54 CSR2

**Acres are estimated.*

Property Information

36.42 Acres, m/l

Location

From Solon: 1¼ miles north on Highway 1, 2¾ miles east on 140th Street, continue on Sutliff Road for 4½ miles and ½ mile east on Clear Creek Road. The property is located on the south side of the road.

From Lisbon: 3⅔ miles south on Sutliff Road and ½ mile east on Clear Creek Road. The property is located on the south side of the road.

Legal Description

The NW¼ of the NE¼ of Section 1, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Price & Terms

- \$382,410.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2021 50/50 crop share lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$528.00

Gross Acres: 36.42

Net Taxable Acres: 23.82*

Tax per Net Taxable Acre: \$22.17

**There are 12.60 acres in the Forest Reserve Program and are exempt from Real Estate Taxes.*

FSA Data

Part of Farm Number 23, Tract 1761

FSA/Eff. Crop Acres: 21.54*

Cert. Grass Acres: 0.94*

Corn Base Acres: 14.66*

Corn PLC Yield: 119 Bu.

Bean Base Acres: 5.47*

Bean PLC Yield: 36 Bu.

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

Soil Types/Productivity

Primary soils are Whittier, Walford and Raddle. CSR2 on the estimated FSA/Eff. crop acres is 58.54. See soil map for detail.

Land Description

Level to gently rolling.

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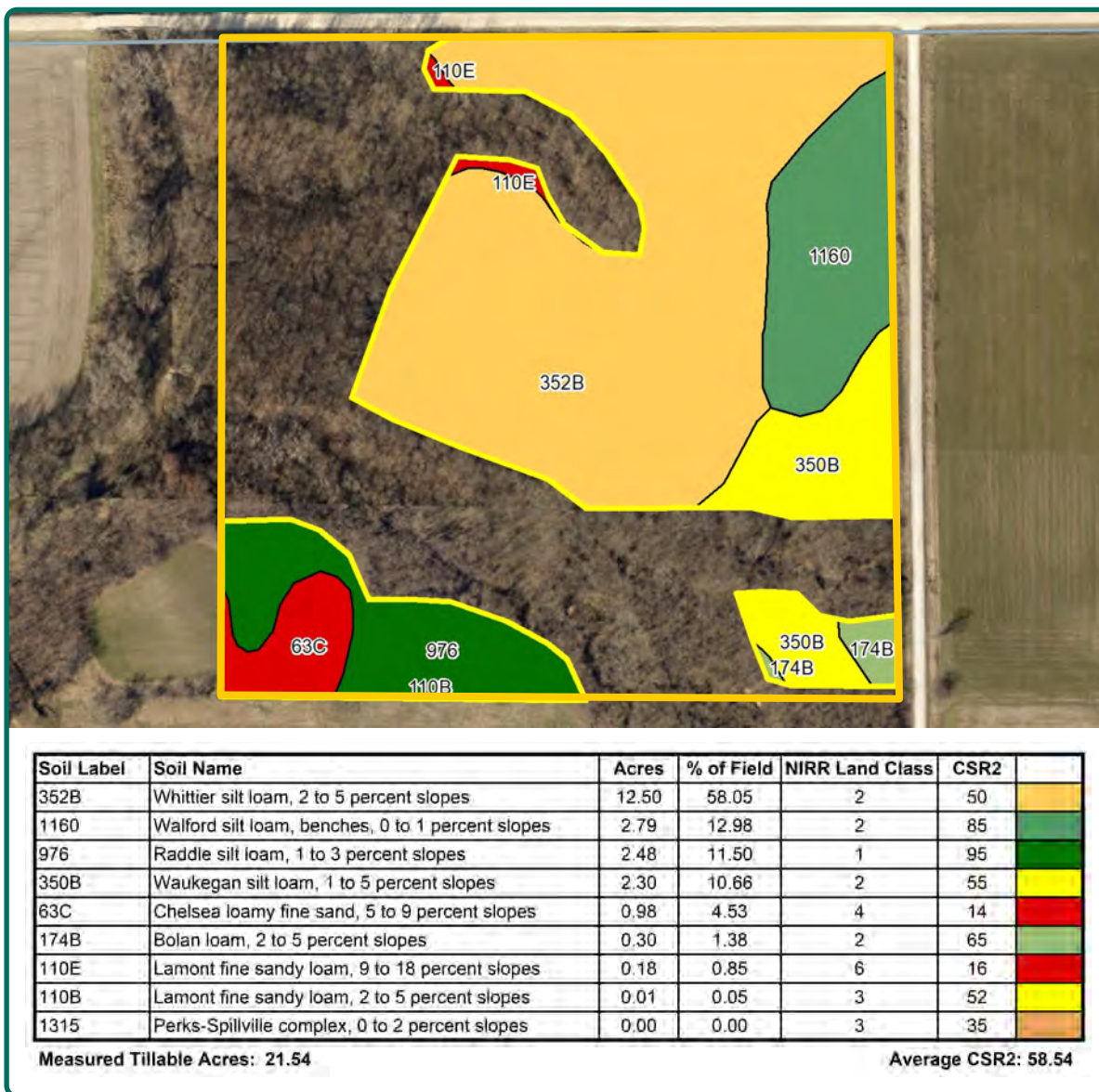
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Drainage

Natural.

Water & Well Information

None.

Comments

This is an absolutely beautiful Johnson County farm with a mixture of rolling

mature timber, spring-fed creeks and cropland. There are many nice cherry and oak trees. Build your dream house on this beautiful Johnson County farm.

Additional Land for Sale

Seller has an additional tract of land for sale located directly west of this property. See Additional Land Aerial Photo.

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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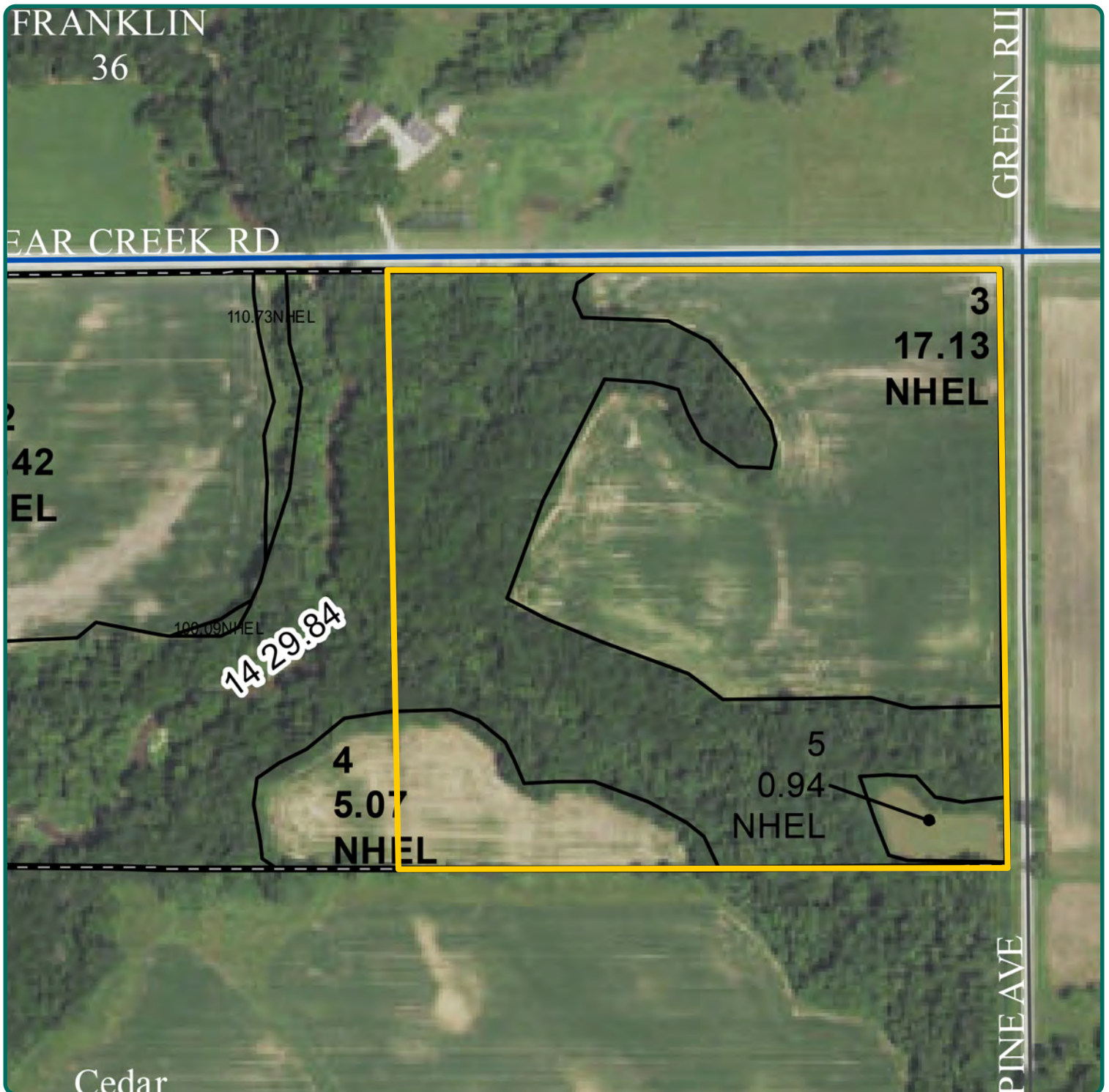
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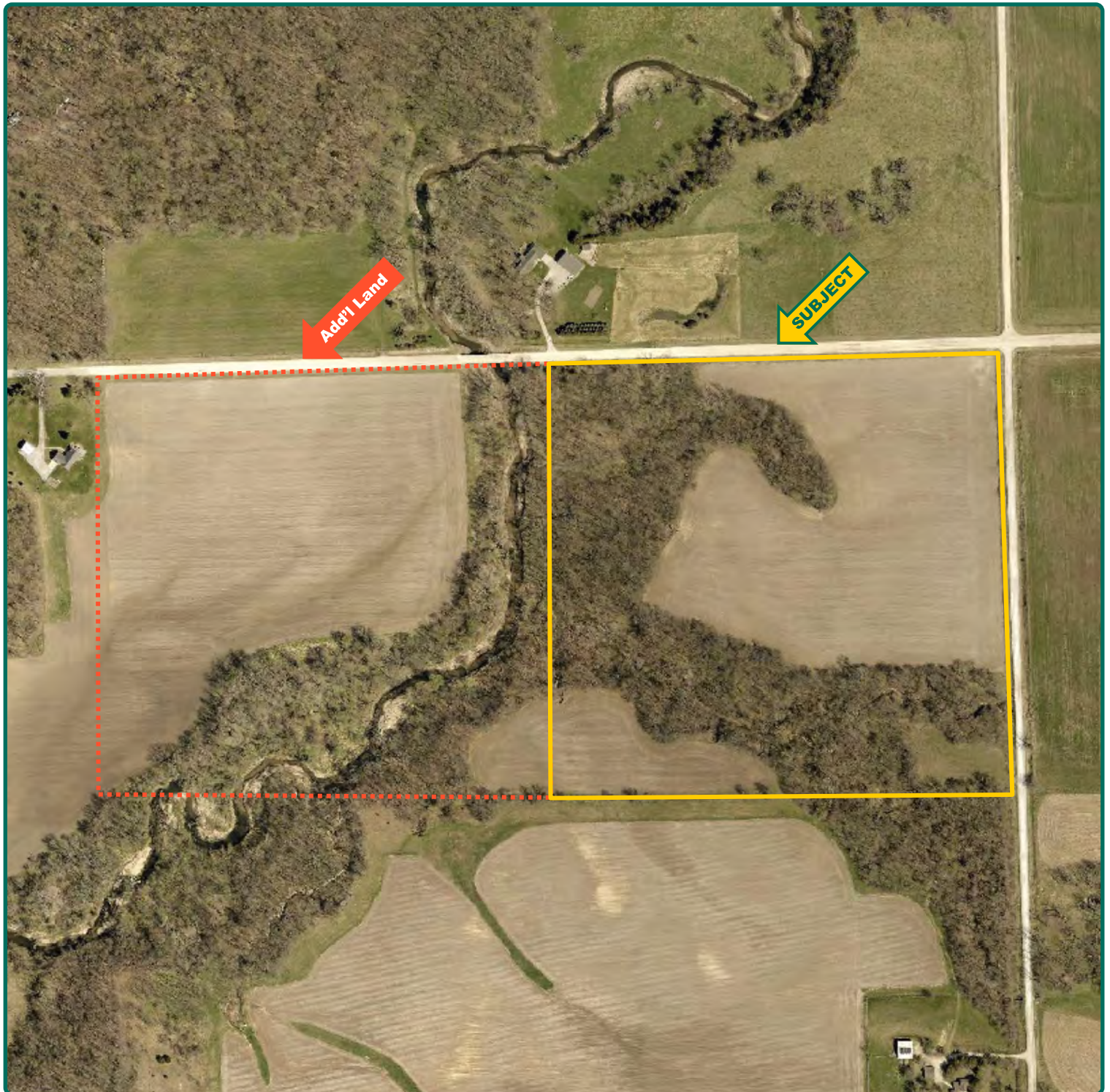
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Additional Land Aerial Photos



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