

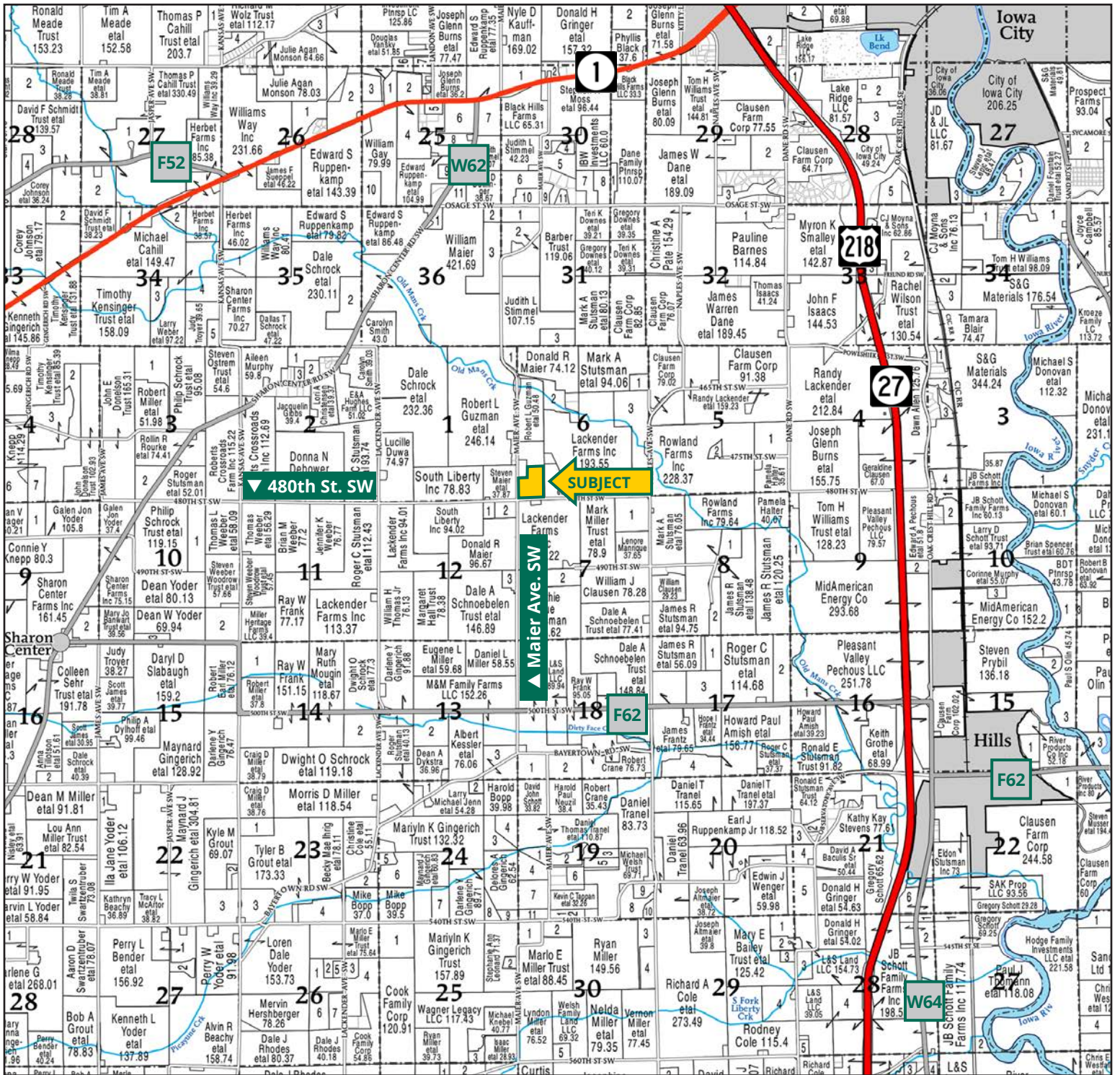
**Certified Organic Farm, Iowa City, IA 52240**



**REBECCA FRANTZ, ALC**  
*Licensed Salesperson in IA*  
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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**27.33 Acres, m/l**  
**Johnson County, IA**

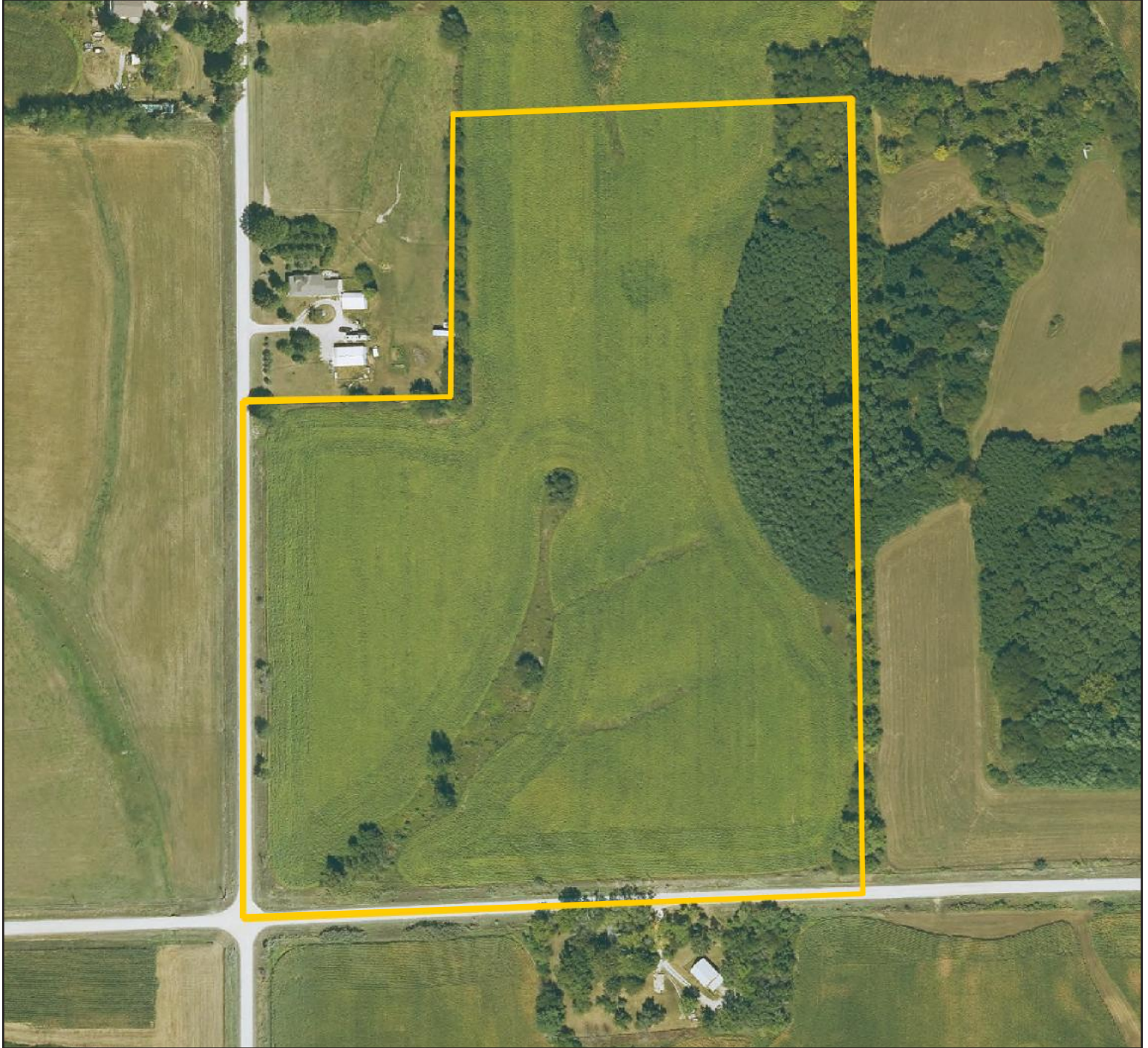


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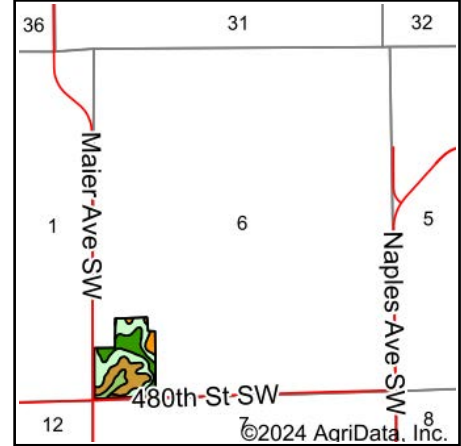
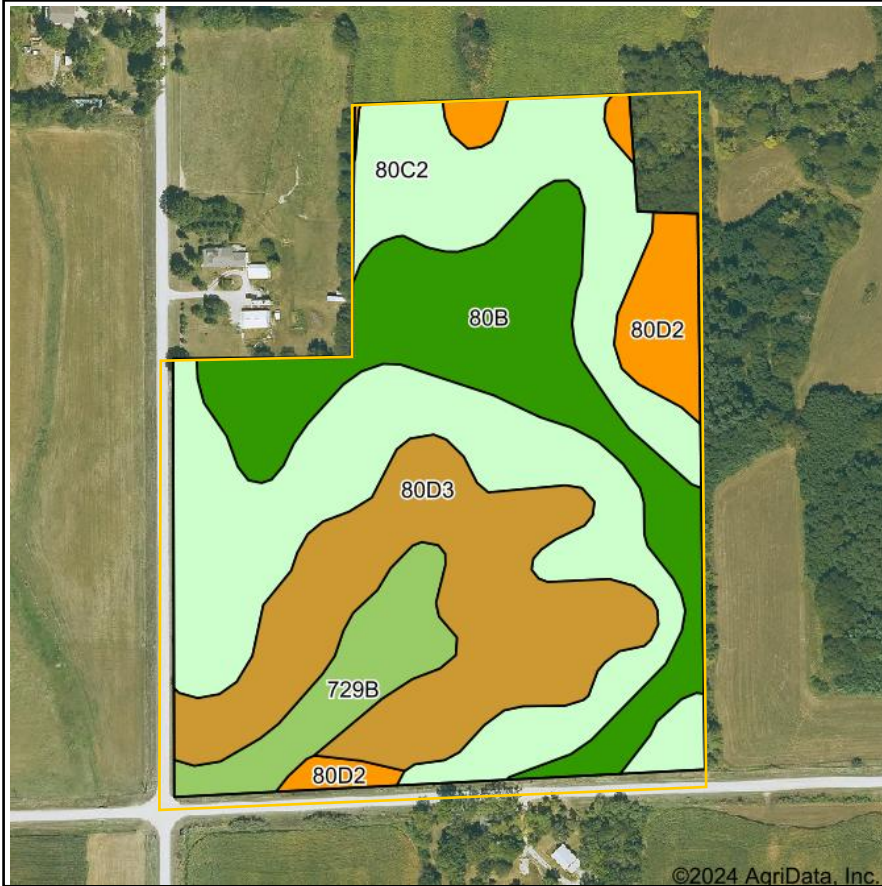
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Est. FSA/Eff. Crop Acres: 25.62 | Soil Productivity: 63.00



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State: **Iowa**  
 County: **Johnson**  
 Location: **6-78N-6W**  
 Township: **Liberty**  
 Acres: **25.62**  
 Date: **12/20/2024**

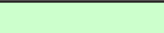






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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	10.53	41.1%		IIIe	69
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	6.08	23.7%		IVe	39
80B	Clinton silt loam, 2 to 5 percent slopes	5.59	21.8%		Ile	80
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	1.79	7.0%		IIw	71
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.63	6.4%		IIIe	46
<b>Weighted Average</b>					<b>2.95</b>	<b>63</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Iowa City:** 1 mile southwest on IA-1 and 2½ miles south on Maier Ave. SW. The property is on the east side of the road.

### Simple Legal

Auditor Parcel 2019108, in the SW¼ SW¼ of Section 6, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$530,000.00
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$808.00  
Gross Acres: 27.33

Net Taxable Acres: 27.17  
Tax per Net Taxable Acre: \$29.74

### Lease Status

Lease is open for 2025 crop year.

### FSA Data

Farm Number 6531, Part of Tract 8995  
FSA/Eff. Crop Acres: 25.62\*  
*\* Crop Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

### Soil Types/Productivity

Primary soil is Clinton. CSR2 on the estimated FSA/Eff. crop acres is 63.00. 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 terrain is rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a great opportunity to expand an existing certified organic farming operation. With its timber and rolling hills, it's the perfect setting to build your dream home and many other business opportunities. Contact the listing agent or Johnson County Planning & Zoning to explore building and other possibilities.



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.

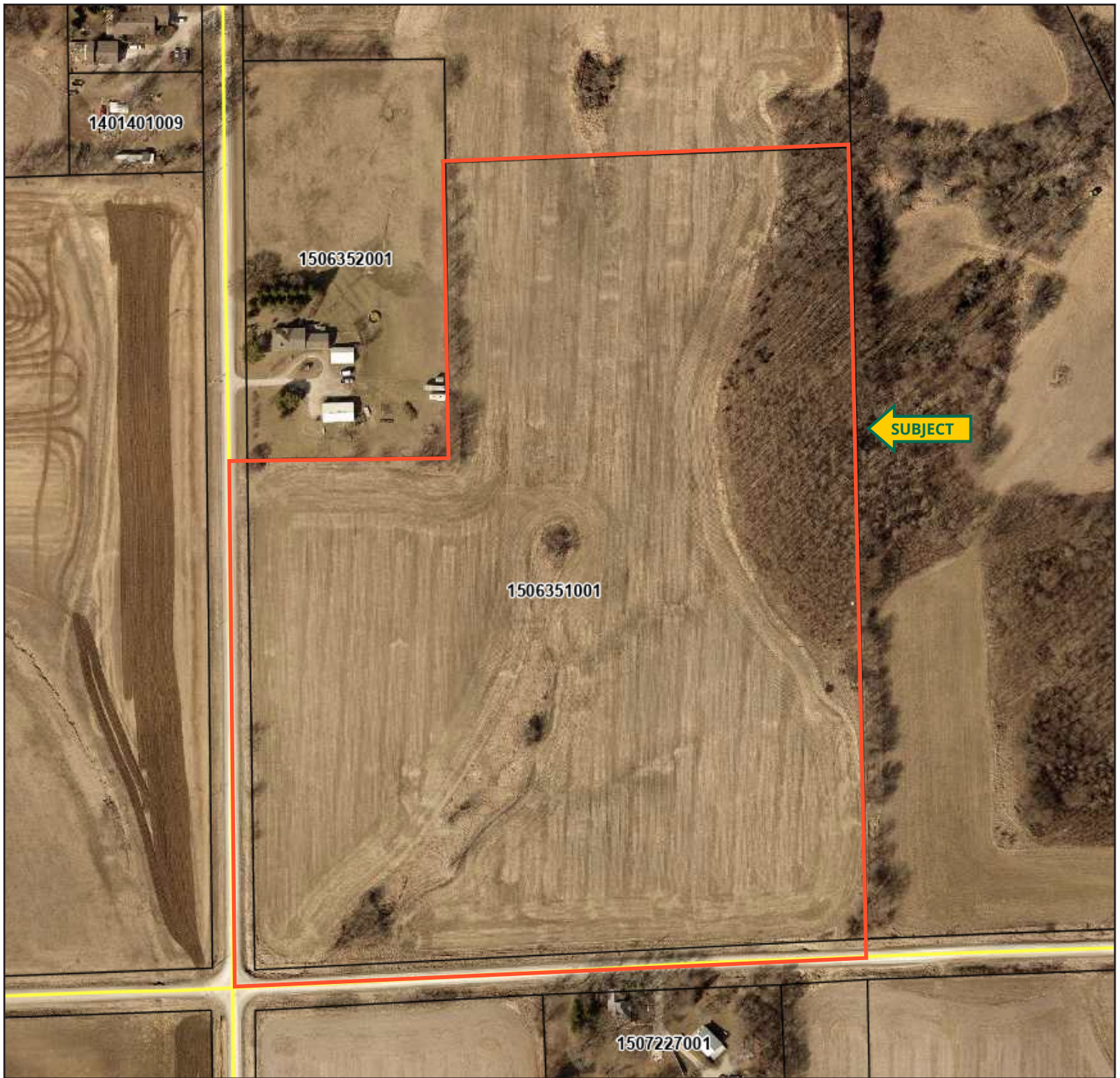
North Looking South



Northeast Corner Looking Southwest









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