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Johnson County, IA
40 Acres M/L
\$475,000

Property For Sale

Location: Located South of Oxford, Iowa. A convenient 20 minute drive from Iowa City. Area actively growing between Oxford and Tiffin in the Clear Creek Amana School District.

Acreage Breakdown:

Tillable: 13.88 Acres M/L
CRP: 5.04 Acres M/L
Timber: 9.97 Acres M/L
Pasture: 10.45 Acres M/L

Tillable Acres Soil Productivity:

CSR2: 74.2 CSR: 78.7

Property Taxes: \$630.00

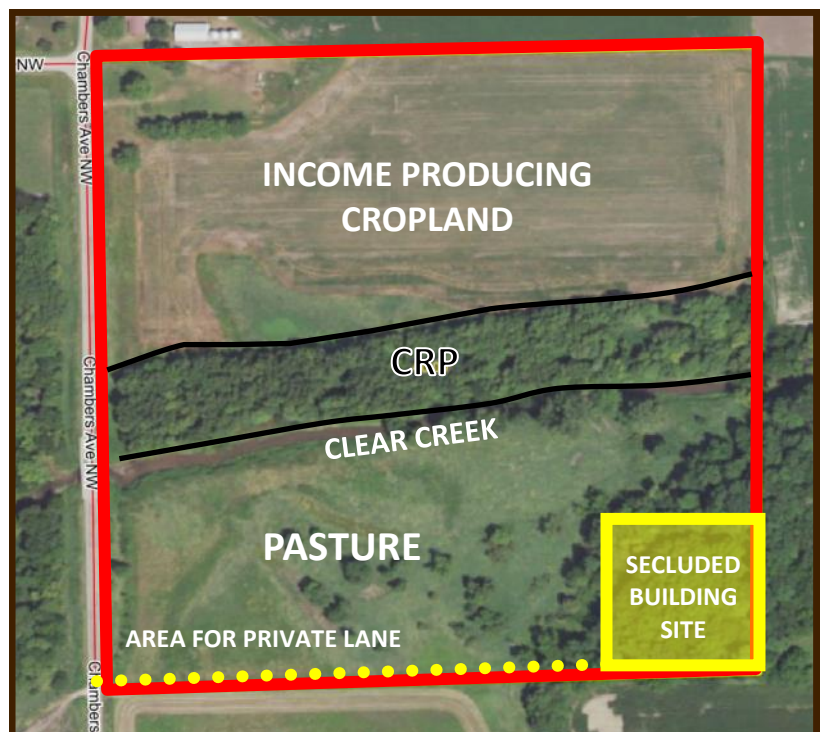
Conservation Reserve Program (CRP) Contract:

Annual contract rate of \$333.00 and expires in September, 2032.

School District: Clear Creek Amana School District

Comments: This is a unique property that offers recreational appeal, opportunity for income from the tillable land and CRP, and *ideal for a secluded residence to be built with a private lane*. Also, includes mature walnut trees that a party may seek to harvest in the near future.

Possession: Date of closing. **Buyer must cooperate with a the seller to conduct a 1031 exchange.**



Agri Management Services

Appraisals

Farm Management

Real Estate Sales

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143
www.agri-management.com

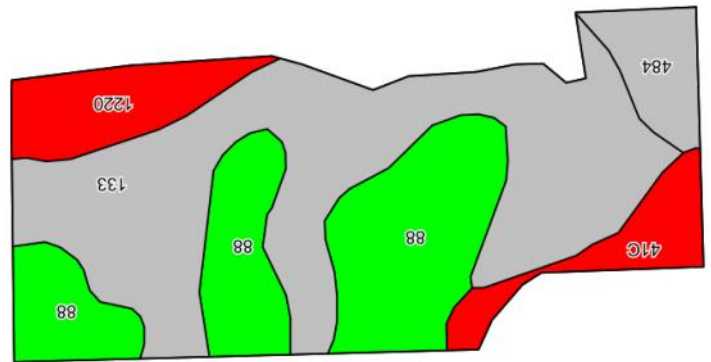
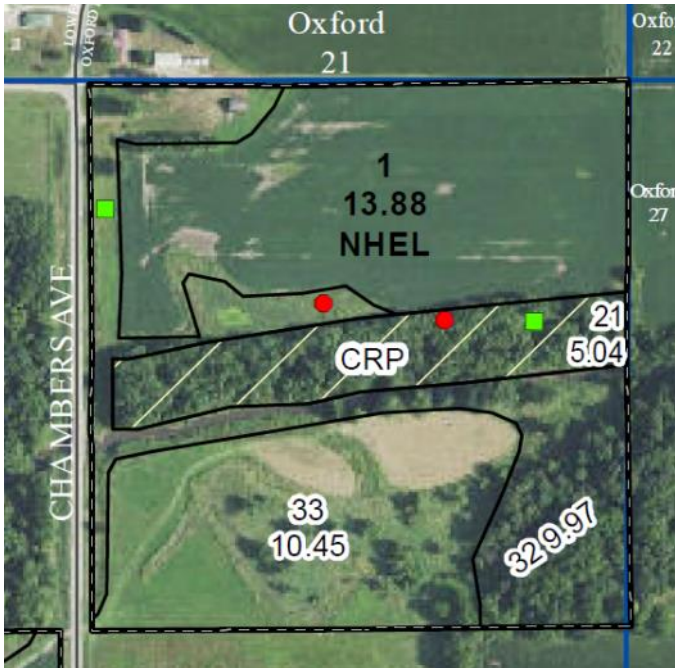
John Airy, licensed in IA
john@agri-management.com
Ben Isaacson, licensed in IA
ben@agri-management.com



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Aerial Map

Tillable Soil Map—CSR2



Code	Soil Description	Acres	% of field	CSR2 Legend	Non-Irr Class	CSR2	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.77	48.8%		IIw	78	85
88	Nevin silty clay loam, 0 to 2 percent slopes	4.25	30.6%		Iw	95	92
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	1.18	8.5%		Vw	5	25
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.89	6.4%		IVs	34	26
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.79	5.7%		IIw	79	92
Weighted Average						74.2	78.7



Photos



Clear Creek looking to the East



Cropland on North Side of the Farm



Pasture and Timber



Wooded Area in the Southeast Corner