

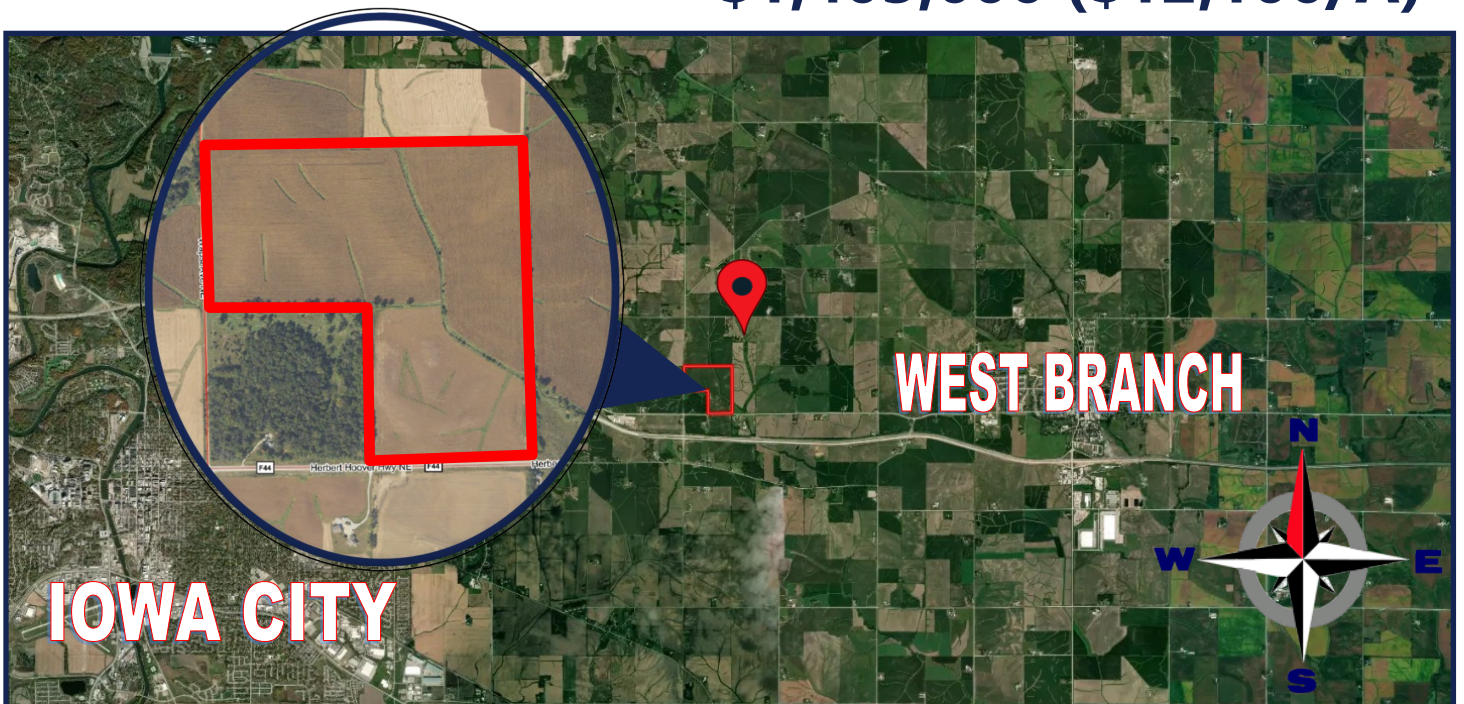


FARMLAND FOR SALE

Johnson County, IA

116 Acres M/L
115.14 Tillable Acres M/L; 66.7 CSR2

\$1,403,600 (\$12,100/A)



Highly tillable farmland with paved road access, a stable creek crossing, and an excellent location just minutes from West Branch and Iowa City. Available for the 2027 crop season.



JAKE THOM

Real Estate Agent, Farm M.

Licensed In Iowa

📞 319-325-4258



Property Details

Legal Description:

A tract in the NE1/4 SW1/4 AND NW1/4 SW1/4 of Section 3, Township 79 North, Range 5 West, AND SE1/4 SW1/4 of said Section 3, subject to a highway easement recorded in Book 6022 Page 792, Johnson County, Iowa.

Township: Scott

Location:

Fronts Wapsi Ave NE and Herbert Hoover Hwy NE (F44), with a stable creek crossing to access the east portion of the tract. Approximately 6 minutes to West Branch and 13 minutes to Iowa City.

Acreage Breakdown:

Taxable Acres:	116.28	
Tillable Acres:	115.14	*Pending FSA Reconstitution
FSA Acres:	118.17	

Soil Productivity:	Tillable CSR2:	66.7
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Property Taxes: \$3,694.00

Parcel Numbers: 0903301001 0903376001
0903326001

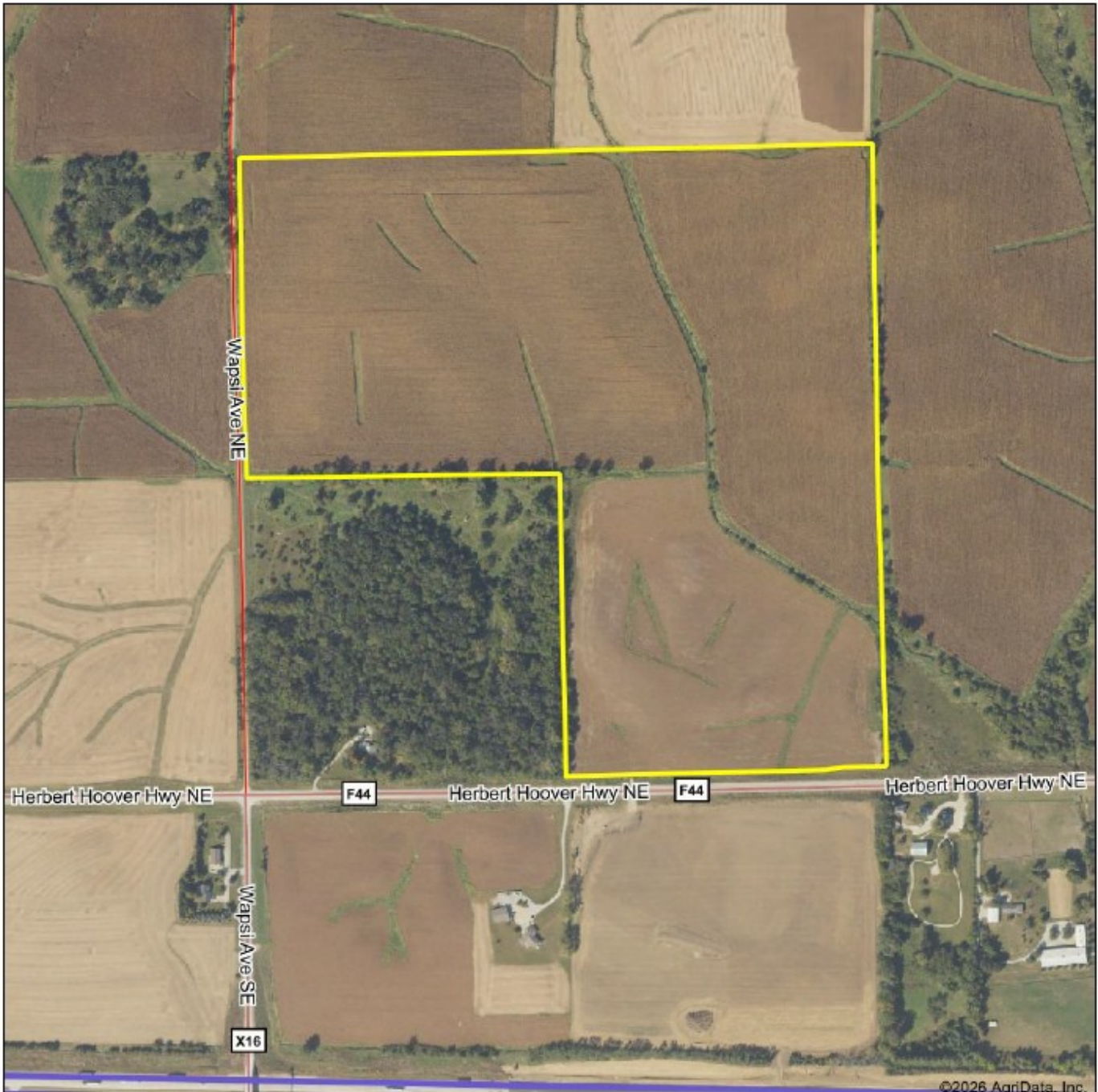
School District: West Branch Community

FSA Farm Base Acres:	Corn Base Acres:	87.62 *Pending FSA Reconstitution
	Corn PLC Yield:	155
	Beans Base Acres:	29.14
	Beans PLC Yield:	52

Comments:

Near 100% tillable tract with paved road access. Farm is complete with a stable creek crossing to access east tract. Located 6 minutes from West Branch and 13 minutes from Iowa City. The farm lease has been terminated and the property is available for the 2027 crop season.

Aerial Map

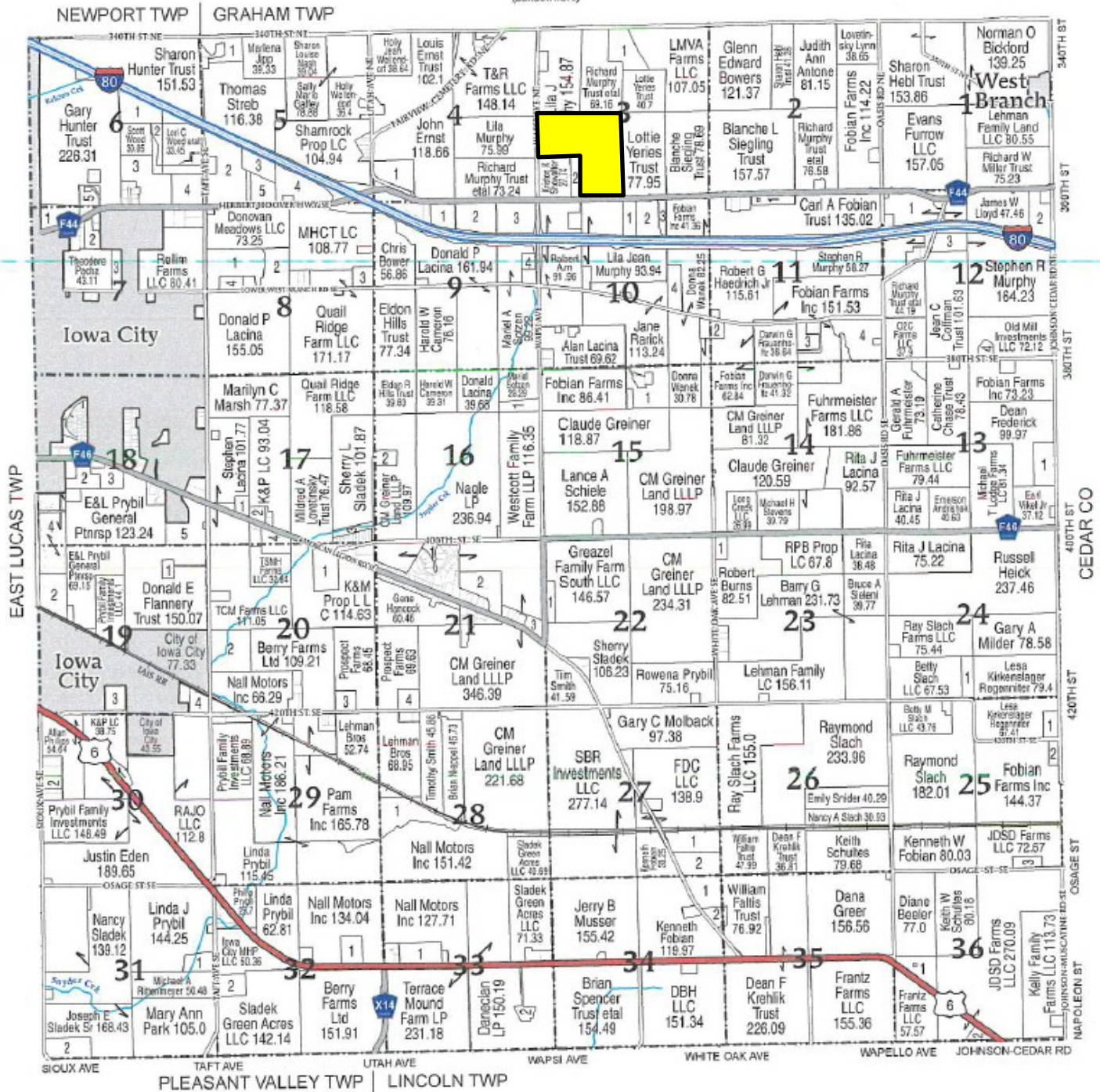


Plat Map

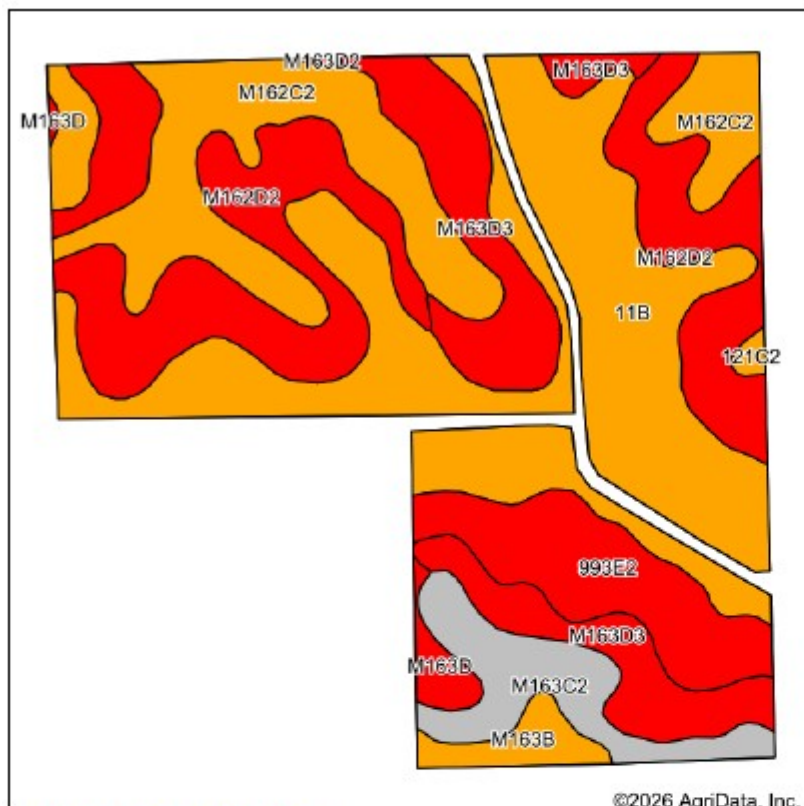
T-79-N

SCOTT PLAT
(Landowners)

R-5-W

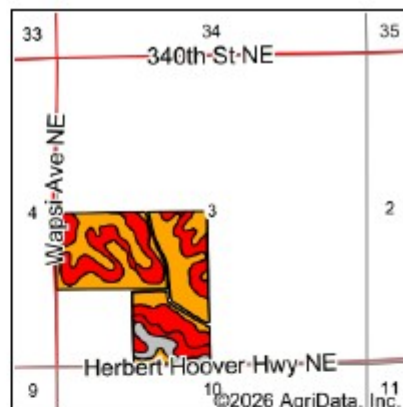


Soil Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Johnson
Location: 3-79N-5W
Township: Scott
Acres: 115.14



Area Symbol: IA103, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	37.65	32.6%		86
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	25.17	21.9%		57
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.64	15.3%		82
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	14.47	12.6%		41
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	9.32	8.1%		17
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.81	5.9%		76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	2.21	1.9%		84
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.45	1.3%		50
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	0.35	0.3%		87
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.07	0.1%		47
Weighted Average					66.7

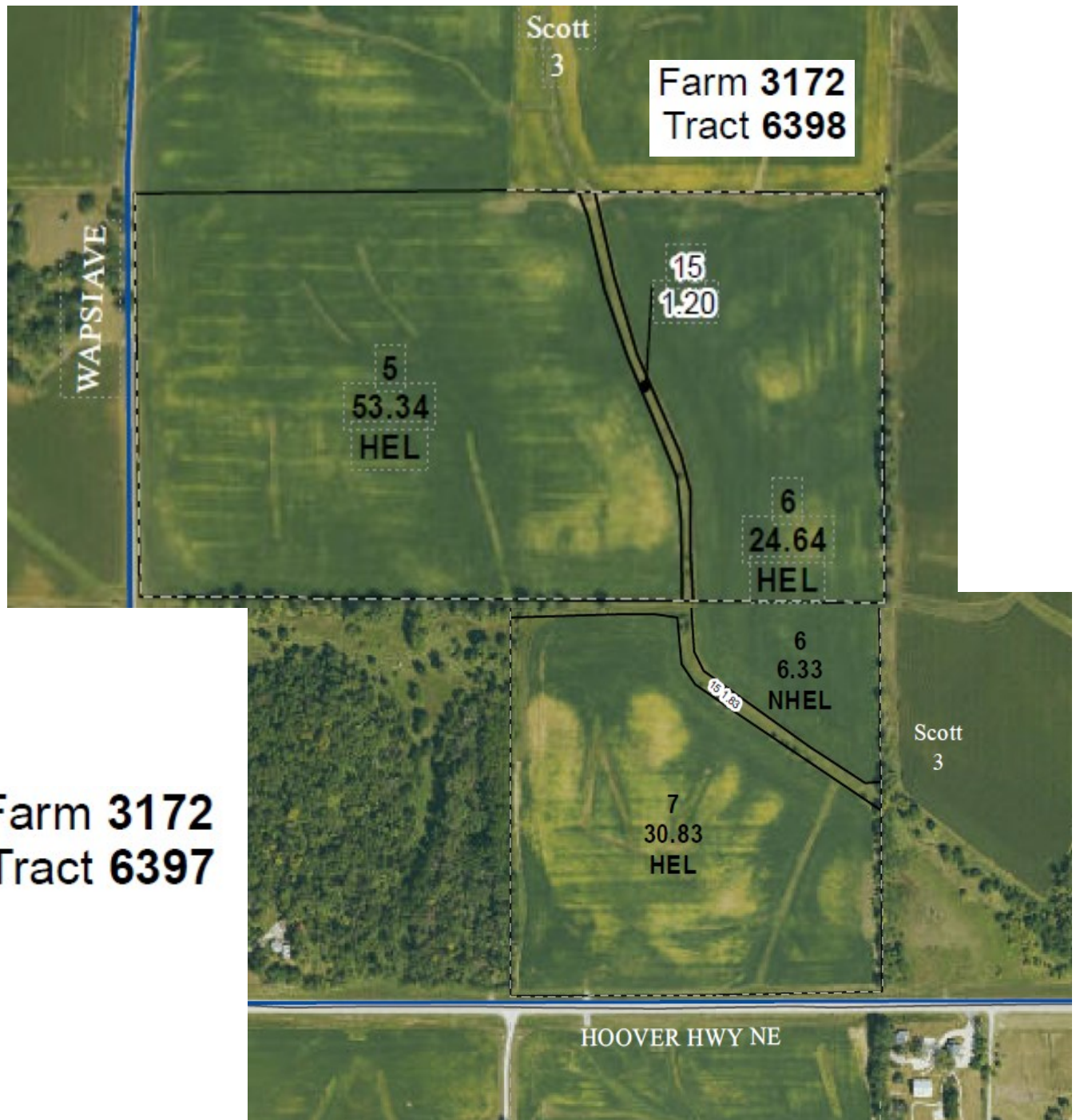
**IA has updated the CSR values for each county to CSR2.

FSA Map



United States
Department of
Agriculture

Johnson County, Iowa



***Pending FSA Reconstitution**





Northeast corner looking southwest