



FARMLAND FOR SALE

Johnson County, IA

34 Acres M/L

31.89 Tillable Acres M/L; 70.6 CSR2

\$411,400 (\$12,100/A)



Highly tillable Johnson County farm with naturally drained soils and solid access. Located just outside of Oasis, 8 minutes from West Branch and 19 minutes from Iowa City.



JAKE THOMSEN

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Licensed In Iowa

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Property Details

Legal Description:

NW1/4 NW1/4 of Section 35, Township 80 North, Range 5 West, Johnson County, Iowa, EXCEPT Kofoed's 1st Subdivision.

Township:

Graham

Location:

Near Oasis, on Fairview Cemetery Rd NE. Approximately 8 minutes to West Branch and 19 minutes to Iowa City.

Acreage Breakdown:

Taxable Acres: 33.42

Tillable Acres: 31.89

Soil Productivity:

Tillable CSR2: 70.6

Property Taxes:

\$1,108.00

Parcel Numbers:

0835226001

School District:

West Branch Community

FSA Farm Base Acres:

Corn Base Acres: 23.73

Corn PLC Yield: 155

Bean Base Acres: 7.89

Bean PLC Yield: 52

*Pending FSA Reconstitution

Comments:

Highly tillable Johnson County farm with naturally drained soils and solid access. Located just outside of Oasis, 8 minutes from West Branch and 19 minutes from Iowa City. The farm lease has been terminated and the property is available for the 2027 crop season.

Aerial Map



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Boundary Center: 41.698290, -91.402530

0ft 498ft 996ft

Maps Provided By
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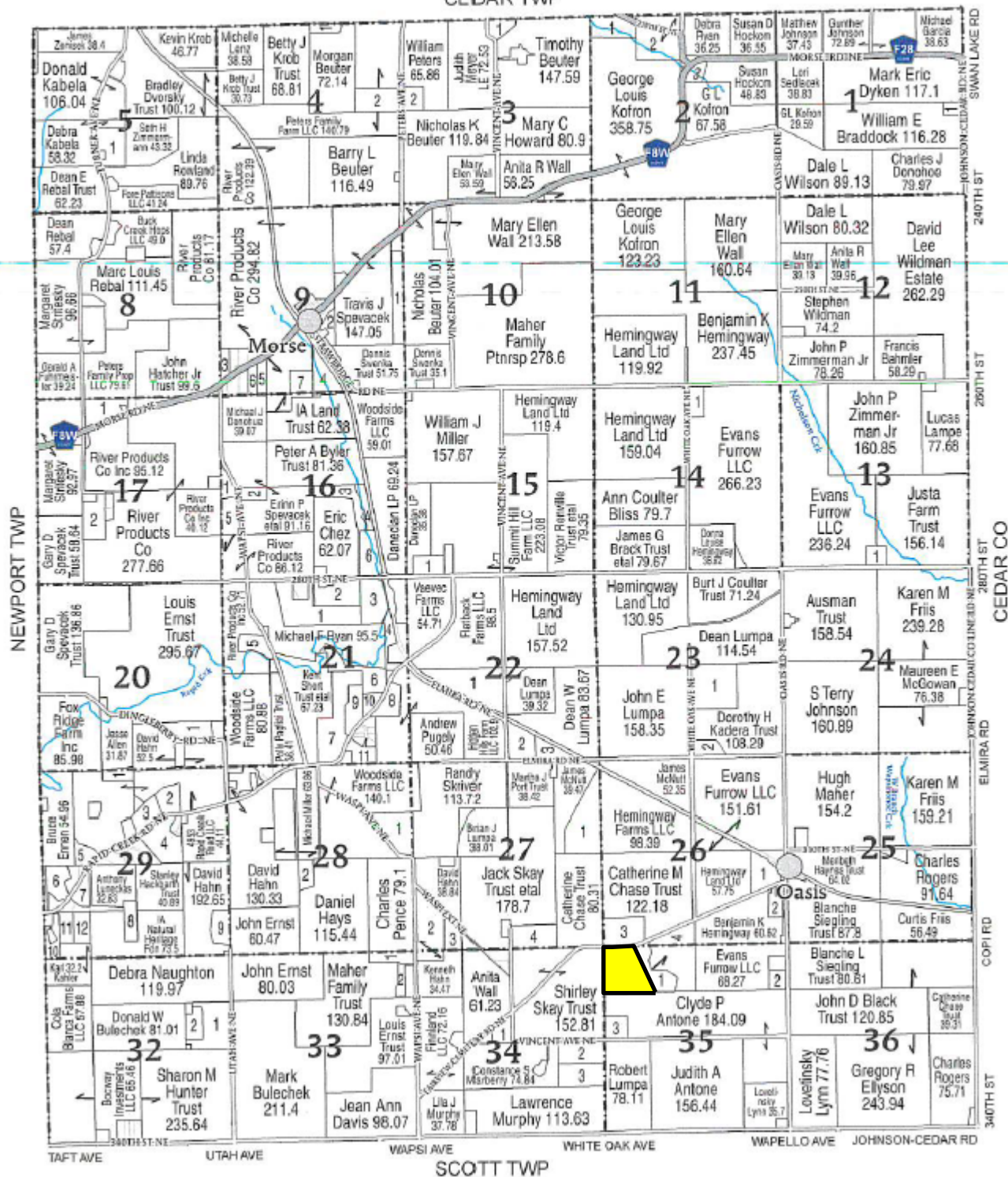
35-80N-5W
Johnson County
Iowa



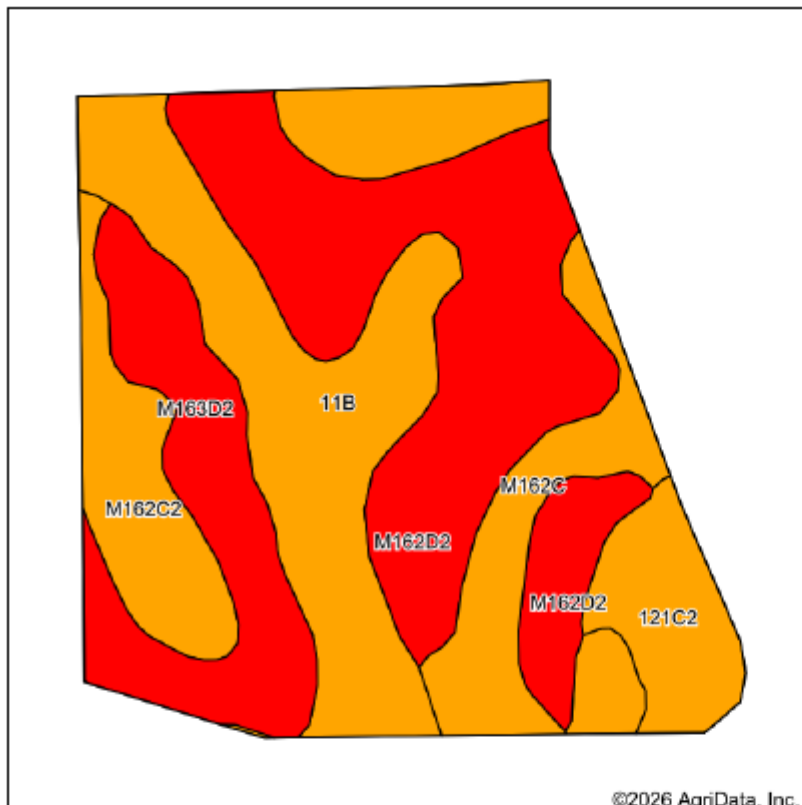


R-5-W

CEDAR TWP



Soil Map



State: Iowa
County: Johnson
Location: 35-80N-5W
Township: Graham
Acres: 31.89

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Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	10.21	32.0%		57
11B	Colo-Ely complex, 0 to 5 percent slopes	7.81	23.9%		88
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	4.70	14.7%		47
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	4.47	14.0%		85
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.73	8.6%		82
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	2.17	6.8%		87
Weighted Average					70.6

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



United States
Department of
Agriculture

Johnson County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 31.89 acres

2026 Program Year

Map Created February 25, 2026

Farm 3172

Tract 6400

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Southwest corner looking northeast



Southeast corner looking northwest



Northwest corner looking southeast



Northeast corner looking southwest