

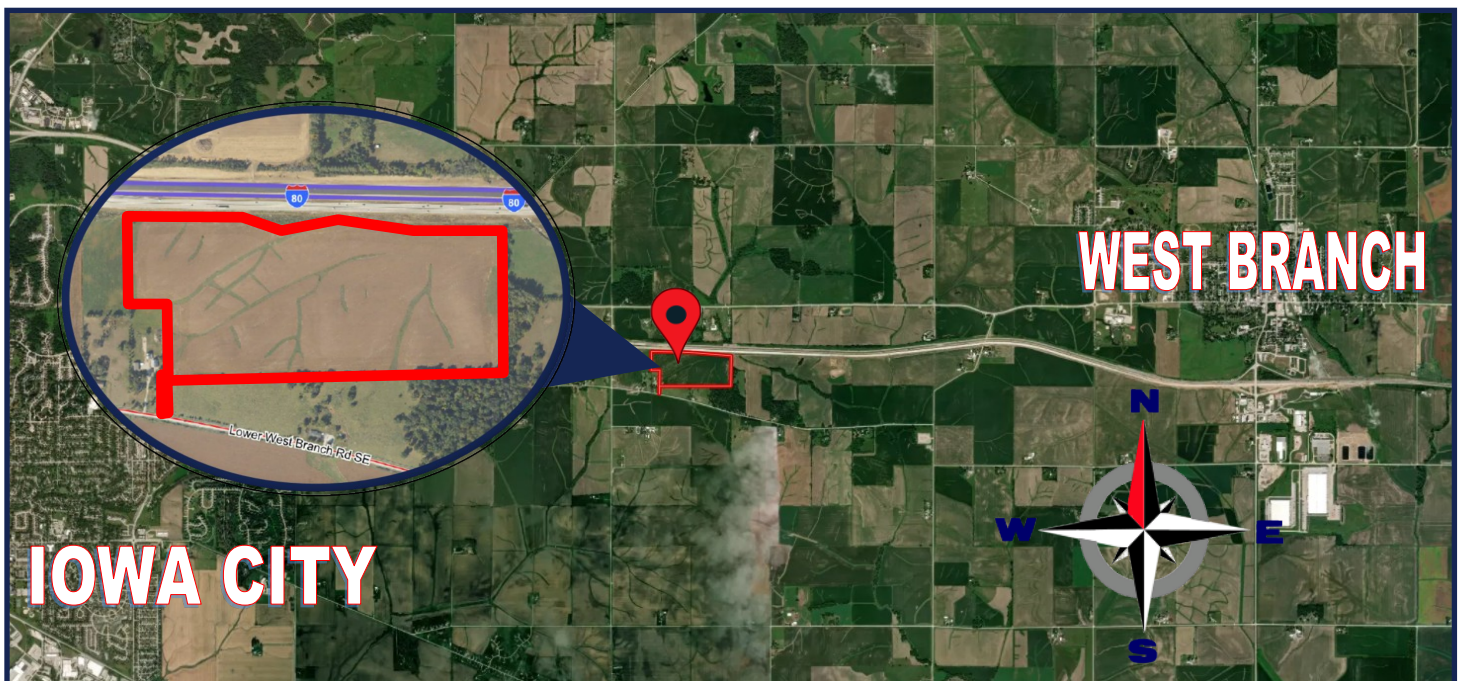


FARMLAND FOR SALE

Johnson County, IA

66 Acres M/L
65.77 Tillable Acres M/L; 60.8 CSR2

\$739,200 (\$11,200/A)



Highly productive, pattern-tiled farmland along Interstate 80, offering nearly 100% tillable acres and potential for a future building site. Conveniently located near West Branch and Iowa City, with full farming rights 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 SE1/4 NW1/4 of Section 10 (except ground taken for Interstate 80 and except Beckman Addition, including a 40-foot strip on the east side of the NW corner of NE1/4 SW1/4, except additional right-of-way per Book 6165 Page 157) AND SW1/4 NE1/4 of said Section 10 (except ground taken for Interstate 80 and except additional right-of-way per Book 6165 Page 157), Township 79 North, Range 5 West, Johnson County, Iowa.

Township: Scott

Location:

Along Interstate 80, fronts Lower West Branch Rd SE. Approximately 10 minutes to West Branch and 14 minutes to Iowa City.

Acreage Breakdown:

Taxable Acres:	63.20	
Tillable Acres:	65.77	*Pending FSA Reconstitution
FSA Acres:	65.77	

Soil Productivity: Tillable CSR2: 60.8

Property Taxes: \$1,816.00

Parcel Numbers: 0910151002 0910276004

School District: West Branch Community

FSA Farm Base Acres:	Corn Base Acres:	49.58 *Pending FSA Reconstitution
	Corn PLC Yield:	155
	Beans Base Acres:	16.49
	Beans PLC Yield:	52

Comments:

Located along Interstate 80, this pattern-tiled tract is nearly 100% tillable. Building site potential, contact Agent for more information. Located 10 minutes from West Branch and 14 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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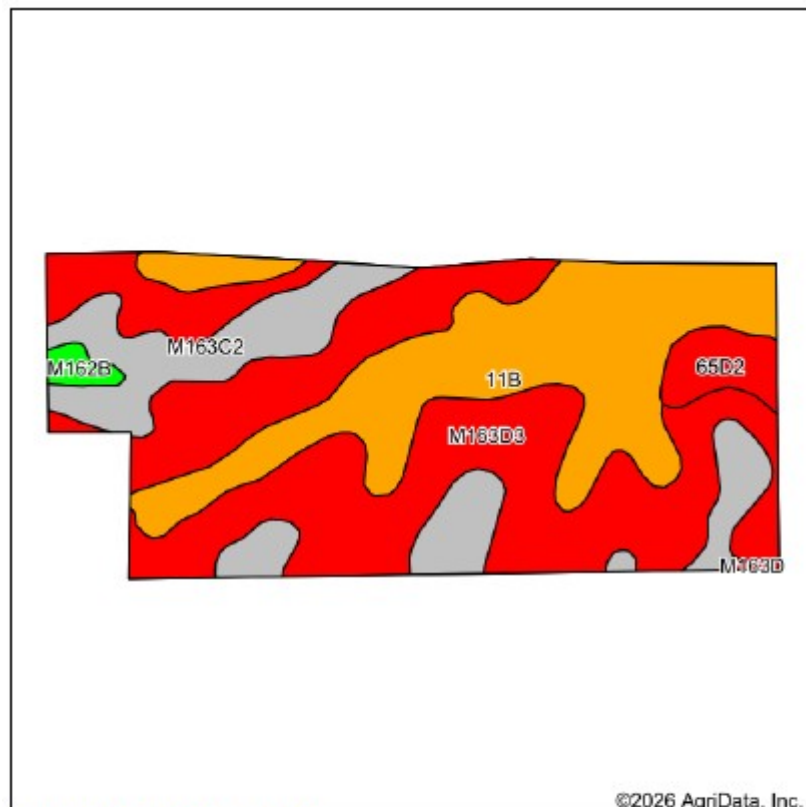




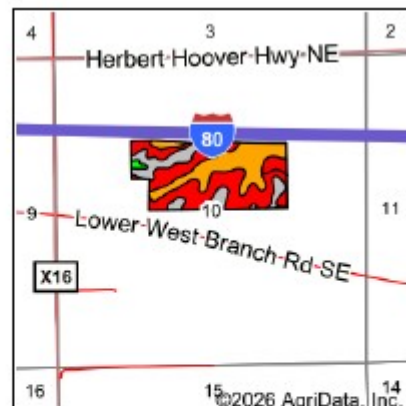
R-5-W



Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Johnson
Location: 10-79N-5W
Township: Scott
Acres: 65.77



Area Symbol: IA103, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	31.48	47.8%		41
11B	Colo-Ely complex, 0 to 5 percent slopes	19.68	29.9%		86
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	11.57	17.6%		76
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	2.21	3.4%		31
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.70	1.1%		90
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.13	0.2%		50
Weighted Average					60.8

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



FSA Map



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: 65.77 acres

2026 Program Year

Map Created February 25, 2026

Farm 3172

Tract 6397

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Southwest corner looking northeast



Southeast corner looking northwest



Northwest corner looking southeast



Northeast corner looking southwest