



## FARMLAND FOR SALE

**Johnson County, IA**

**73 Acres M/L**

72.65 Tillable Acres M/L; 63.3 CSR2

**\$854,100 (\$11,700/A)**



Highly tillable farmland featuring naturally drained soils and an excellent location near West Branch, Iowa City, and Solon. With the current farm lease terminated, this tract offers full farming rights for the 2027 crop season.



**JAKE THOMSEN**

*Real Estate Agent, Farm Manager*

Licensed In Iowa

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# Property Details

## Legal Description:

A tract in the NW1/4 NW1/4, EXCEPT JCMurphy Subdivision, AND SW1/4 NW1/4, all of Section 3, Township 79 North, Range 5 West, Johnson County, Iowa.

**Township:** Scott

## Location:

Fronts Wapsi Ave NE and 340th St NE. Approximately 10 minutes to West Branch, 16 minutes to Iowa City and 18 minutes to Solon.

## Acreage Breakdown:

|                        |       |                             |
|------------------------|-------|-----------------------------|
| <b>Taxable Acres:</b>  | 73.03 |                             |
| <b>Tillable Acres:</b> | 72.65 |                             |
| <b>FSA Acres:</b>      | 73.99 | *Pending FSA Reconstitution |

|                           |                       |      |
|---------------------------|-----------------------|------|
| <b>Soil Productivity:</b> | <b>Tillable CSR2:</b> | 63.3 |
|---------------------------|-----------------------|------|

**Property Taxes:** \$2,210.00

**Parcel Numbers:** 0903226002 0903251001

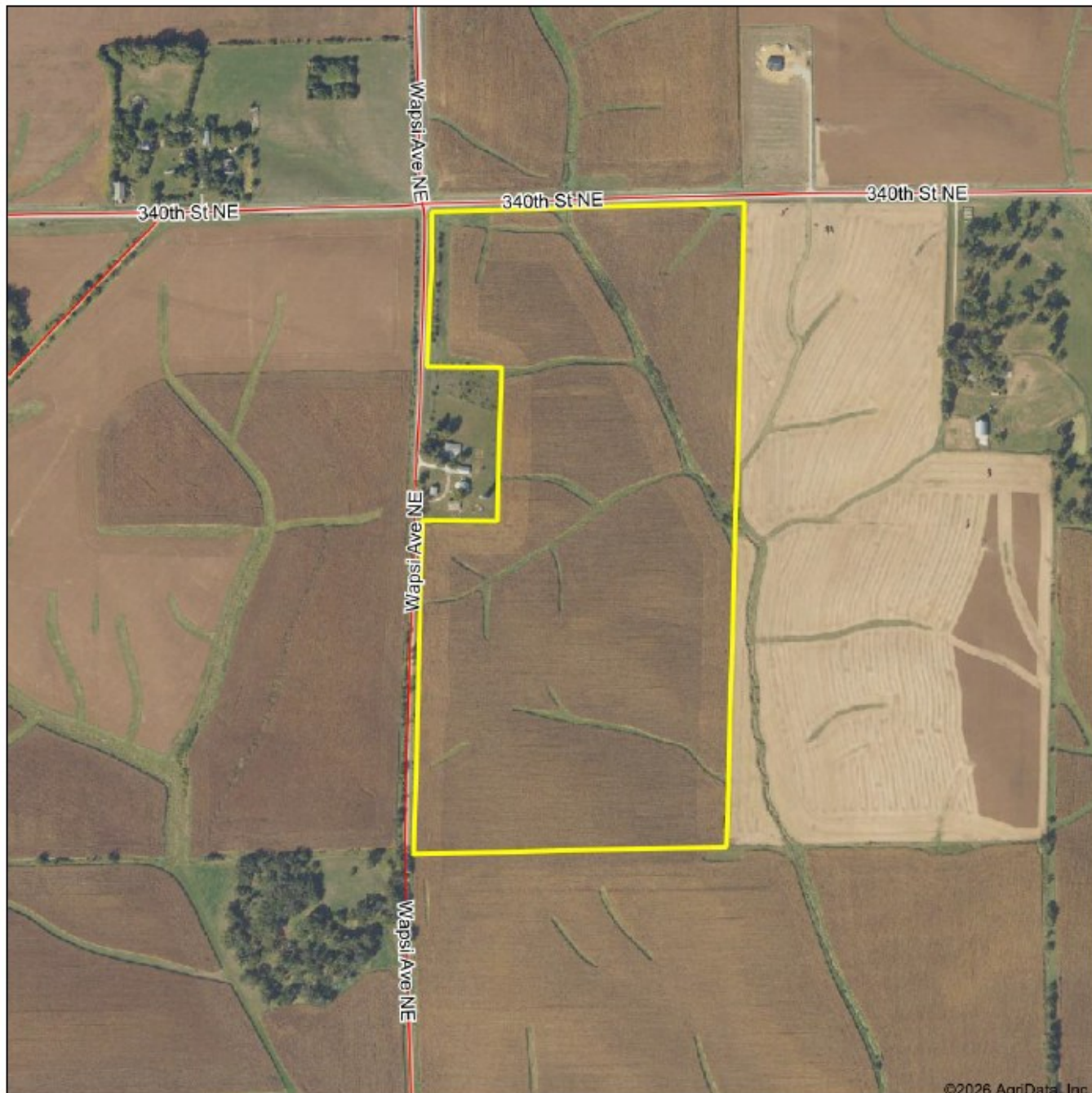
**School District:** West Branch Community

|                             |                         |                                   |
|-----------------------------|-------------------------|-----------------------------------|
| <b>FSA Farm Base Acres:</b> | <b>Corn Base Acres:</b> | 53.56 *Pending FSA Reconstitution |
|                             | <b>Corn PLC Yield:</b>  | 155                               |
|                             | <b>Bean Base Acres:</b> | 17.81                             |
|                             | <b>Bean PLC Yield:</b>  | 52                                |

## Comments:

Near 100% tillable tract with naturally drained soils. Located 10 minutes from West Branch, 16 minutes from Iowa City and 18 minutes from Solon. The farm lease has been terminated and the property is available for the 2027 crop season.

# Aerial Map

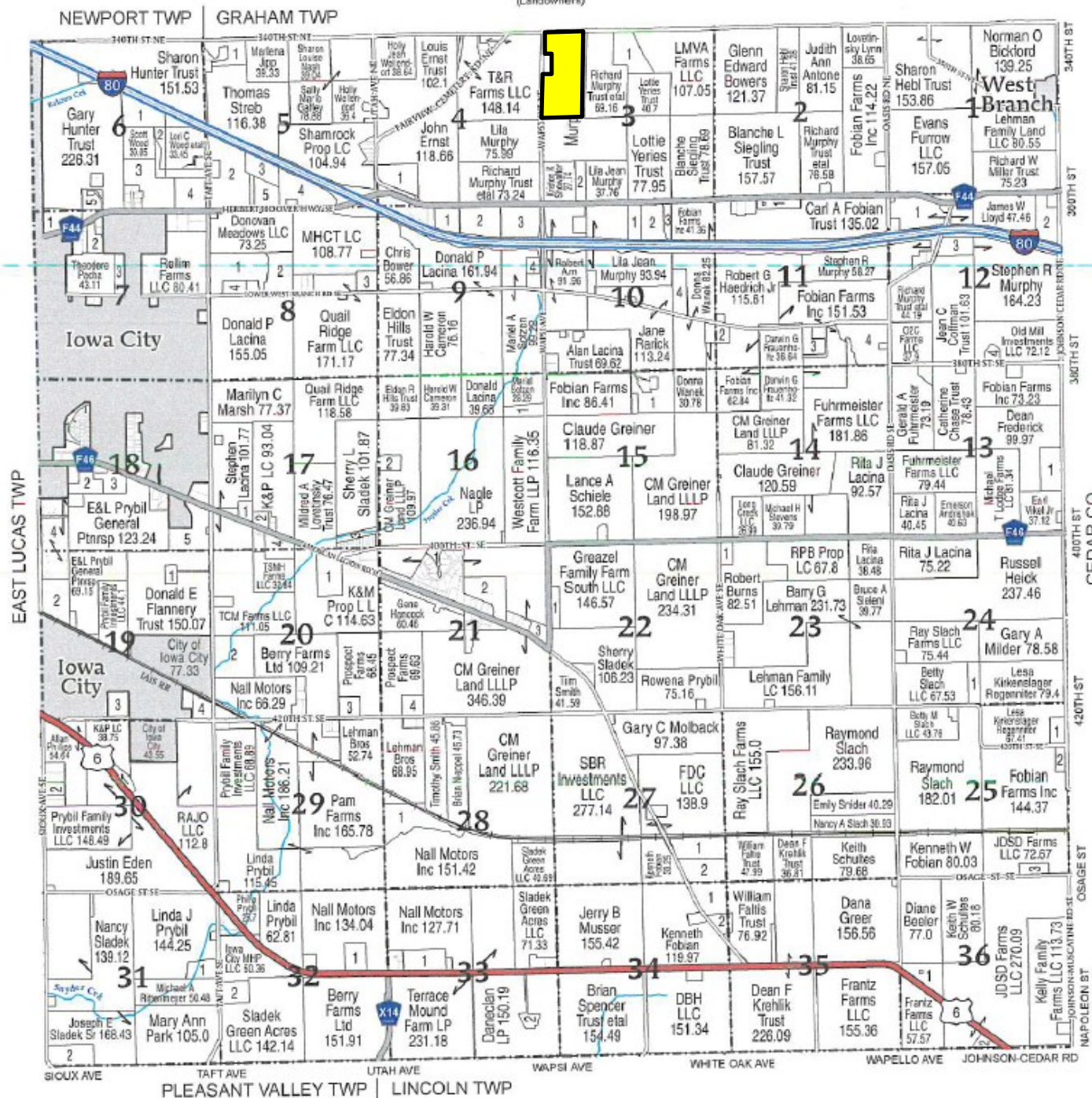


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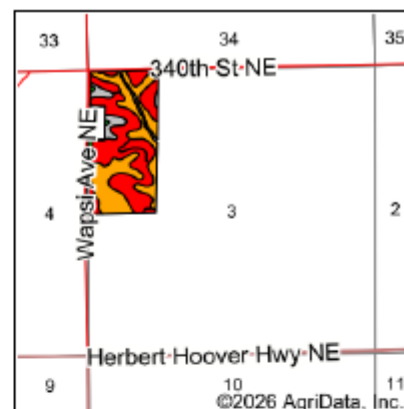
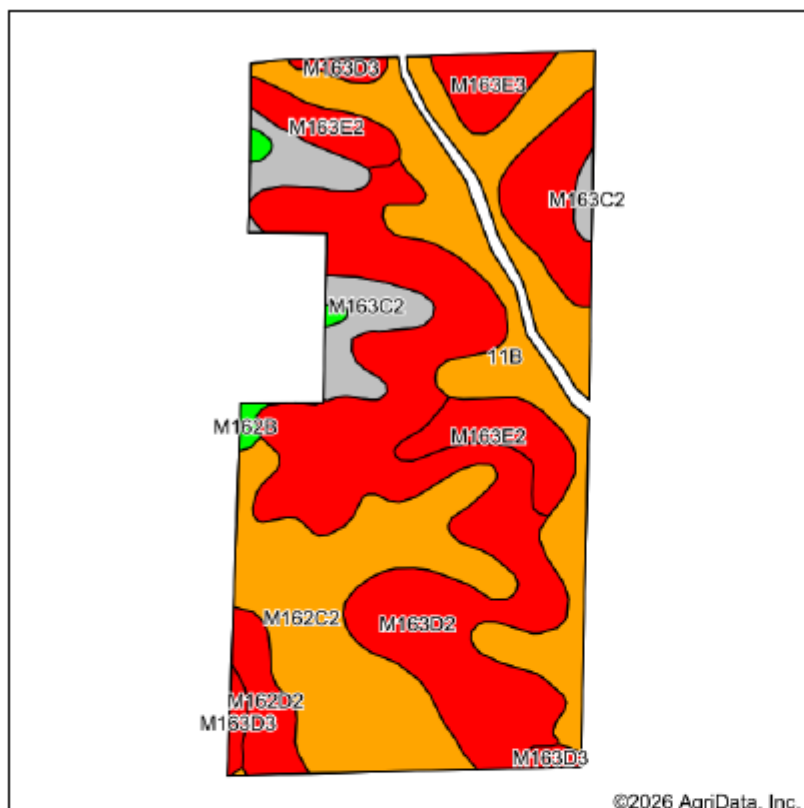




R-5-W



# Soil Map



State: Iowa  
County: Johnson  
Location: 3-79N-5W  
Township: Scott  
Acres: 72.65



Soils data provided by USDA and NRCS.

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| Area Symbol: IA103, Soil Area Version: 28 |                                                                               |       |                  |             |        |
|-------------------------------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|--------|
| Code                                      | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | CSR2** |
| M163D2                                    | Fayette silt loam, till plain, 9 to 14 percent slopes, eroded                 | 27.72 | 38.1%            |             | 47     |
| 11B                                       | Colo-Ely complex, 0 to 5 percent slopes                                       | 15.51 | 21.3%            |             | 86     |
| M162C2                                    | Downs silt loam, till plain, 5 to 9 percent slopes, eroded                    | 14.15 | 19.5%            |             | 82     |
| M163E2                                    | Fayette silt loam, till plain, 14 to 18 percent slopes, eroded                | 4.70  | 6.5%             |             | 36     |
| M163C2                                    | Fayette silt loam, till plain, 5 to 9 percent slopes, eroded                  | 4.45  | 6.1%             |             | 76     |
| M162D2                                    | Downs silt loam, till plain, 9 to 14 percent slopes, eroded                   | 2.24  | 3.1%             |             | 57     |
| M163E3                                    | Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded | 1.95  | 2.7%             |             | 29     |
| M163D3                                    | Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded  | 1.36  | 1.9%             |             | 41     |
| M162B                                     | Downs silt loam, till plain, 2 to 5 percent slopes                            | 0.57  | 0.8%             |             | 90     |
| Weighted Average                          |                                                                               |       |                  |             | 63.3   |

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

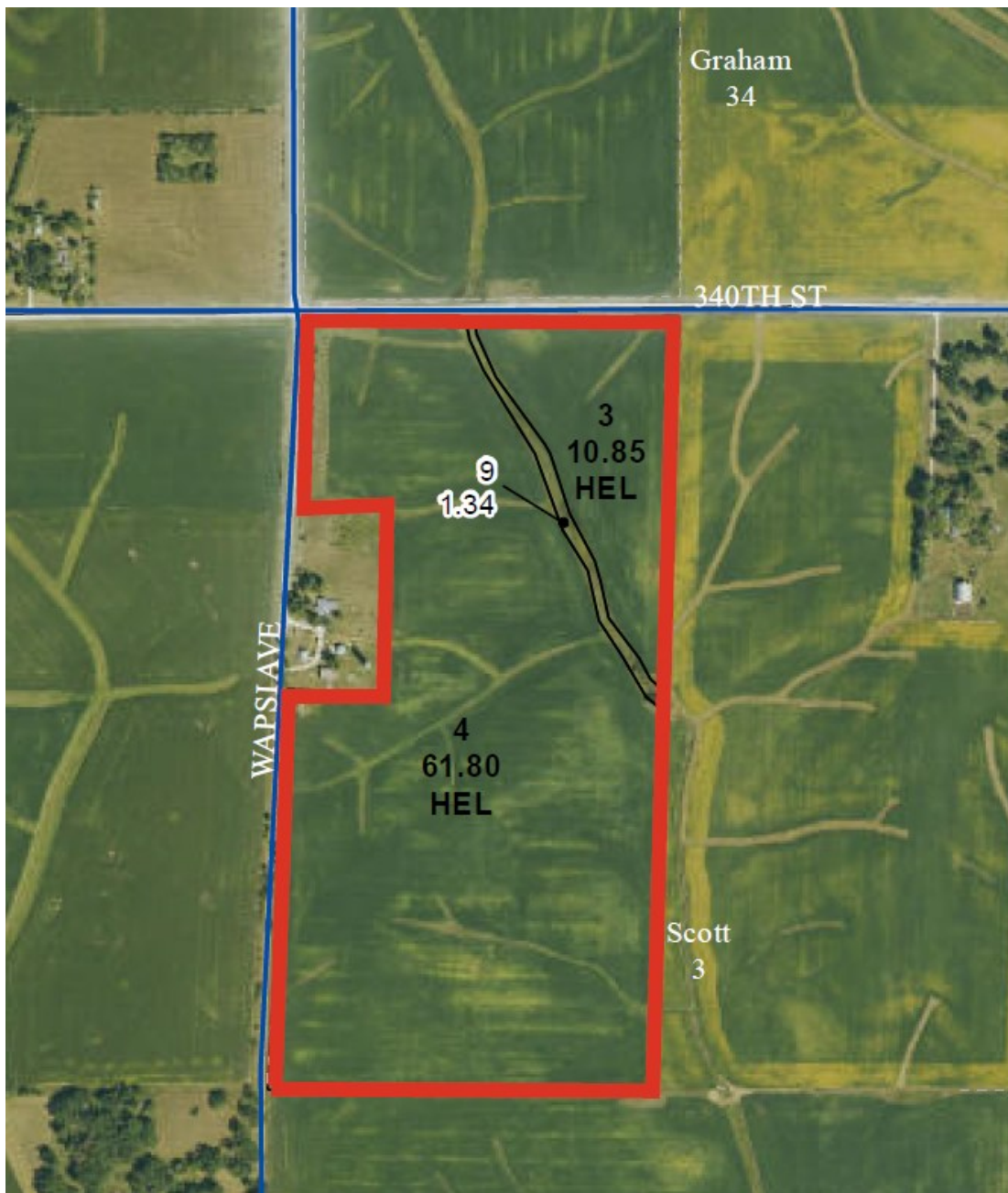


# FSA Map



United States  
Department of  
Agriculture

Johnson County, Iowa



## Legend

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

## Wetland Determination Identifiers

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

Tract Cropland Total: 72.65 acres

2026 Program Year

Map Created February 25, 2026

Farm 3172

Tract 6398

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**Southwest corner looking northeast**



**Southeast corner looking northwest**



**Northwest corner looking southeast**



**Northeast corner looking southwest**