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LAND FOR SALE

46.71± Acres, Johnson County, Iowa

OFFERED AT
\$1,494,720

Highlights:

- Excellent location for your new home!
- Just minutes from Iowa City, Solon, and Lake MacBride
- Prime location for a small horse farm



For additional information, please contact:

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Property Information

Directions to Property: From the intersection of Interstate 80 and Highway 1 at Iowa City: go four miles north on Highway 1 to Newport Road, turn left on to Newport Road, go one and one-quarter miles to Sugar Bottom Road, turn right on Sugar Bottom Road, go one-quarter mile. The farm is on the left. From Solon: go four miles south on Highway 1 to Newport Road, go right on Newport Road one and one-quarter miles to Sugar Bottom Road, go right on Sugar Bottom Road for one-quarter mile. The farm is on the left.

Legal Description: Farm is located in the SE1/4NW1/4 and the SW1/4NW1/4 of Section 13, Township 80 North, Range 6 West of the 5th Principal Meridian under Johnson County, Iowa Parcel Numbers 0713277002 and 0713251001 (Legal Description is to be determined in the Abstract of Title).

Taxes: \$758.00 on 46.71 taxable acres

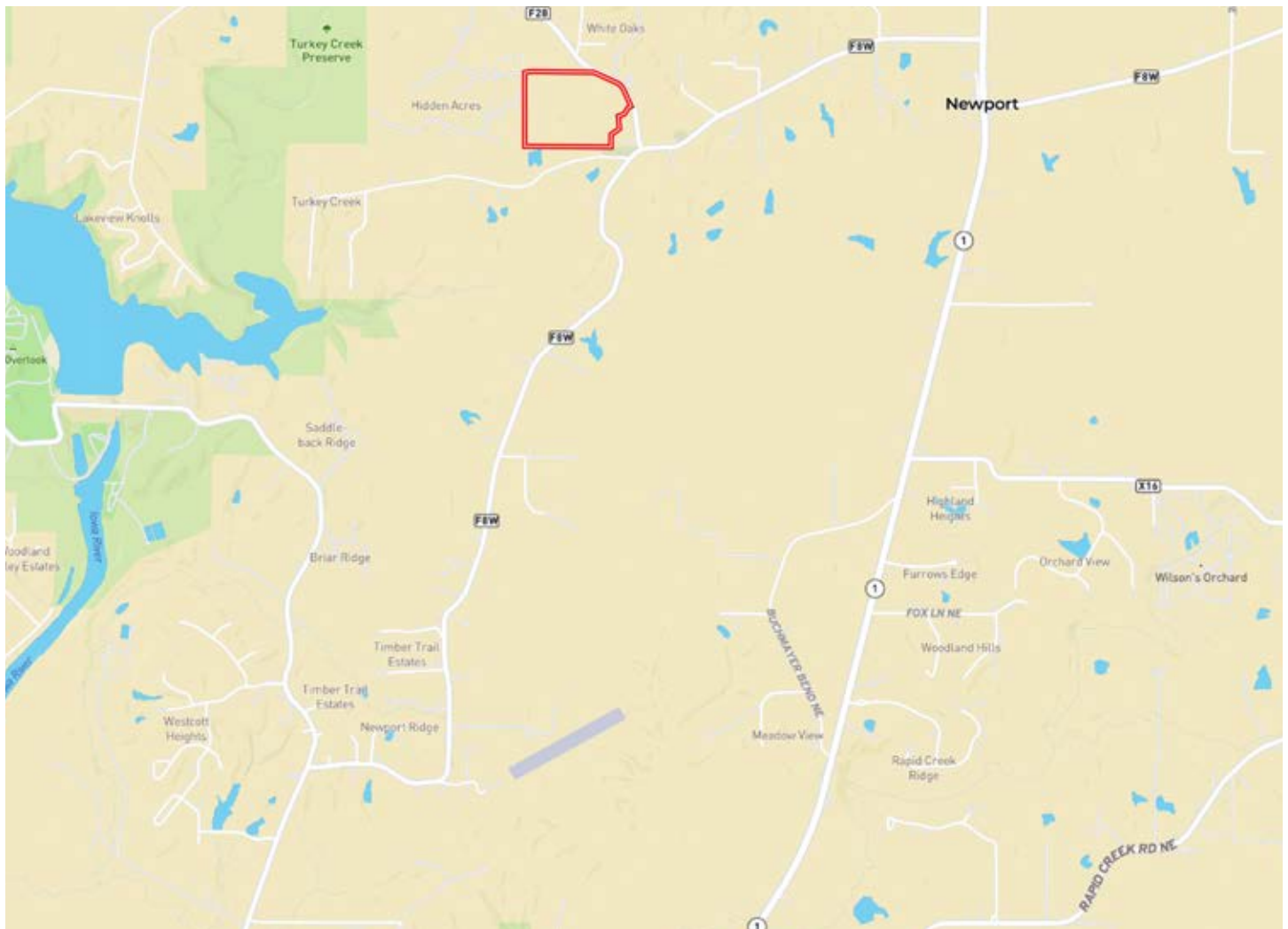
Property Description: A well located multi-purpose property on hard-surface roads between the city of Iowa City and the small town of Solon in Johnson County, Iowa. Country style living with the benefits of the city nearby. There are approximately 26+/- acres of cropland currently being hayed and pastured. The balance of the property consists of wildlife habitat and pasture. An excellent location to construct your dream home. Several desirable areas for a pond. Start a small horse or cattle operation in the Solon School District.

FSA Information: Farm has not been signed into the Government Farm Programs for several years. 26.00 of the hayland/pasture acres along with the 20.71 acres are estimated pending reconstitution of the farm by the Johnson County, Iowa FSA office.

Farm Data:

Timber	20.71 acres (estimated)
<u>Hayland/Pasture</u>	<u>26.00 acres (estimated)</u>
Total	46.71 acres

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	18.07	38.73	5.0	0	20	7e
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	14.58	31.25	76.0	0	82	3e
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	9.69	20.77	18.0	0	60	6e
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	3.02	6.47	84.0	0	87	2e
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	1.31	2.81	79.0	0	87	3e
TOTALS		46.67(*)	100%	37.08	-	53.9	5.11



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



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