

**FARMS AGENT REPORT**



[Schedule a Showing](#)

MLS #: **202500538** Status: **New**  
 Ownership Type: **Farms** E-mail: [scott@grimmrealestate.com](mailto:scott@grimmrealestate.com)  
 Address: **Rr Napoleon Street SE**  
 City, Zip: **Iowa City, IA 52240**  
 Area: **Iowa City** DOM: **4**  
 Price: **\$1,825,120** Original Price: **\$1,825,120**  
 Owner Name (L,F,MI): **See Addendum 1**  
 List Agent1: **Scott Grimm** office: 319-664-3000  
 List Broker1: **Grimm Real Estate** office: 319-664-3000  
 List Agent2: **Mary Beth Knipfer** cell: 319-325-7793  
 List Broker2: **Grimm Real Estate** office: 319-664-3000  
 Listing Date: **1/17/2025** Expiration Date: **8/1/2025**  
 County: **Johnson** **Assoc Doc 7**  
 Subdivision: **no** [scott@grimmrealestate.com](mailto:scott@grimmrealestate.com)  
[marybeth@grimmrealestate.com](mailto:marybeth@grimmrealestate.com)



Plat Page:

Township/Range: **T-79-N, R-6-W**

Section: **36**



Lot:



Block:



Acreage: **114.07**

Acres Open: **0**

Acres Wooded: **12**

Acres Pasture: **0**

Acres Cultivated: **74**

Road Frontage: **0**

Beef Farm: **No** Beef Herd Capacity:

Beef Acres Pasture: Beef Pasture Fenced:

Beef Water in Pasture: Beef Barn Stalls:

Dairy Farm: **No** Dairy Herd Capacity:

Dairy Acres Pasture: Dairy Pasture Fenced:

Dairy Water in Pasture: Dairy Milk Parlor:

Dairy Barn Stalls:

Hog Farm: **No** Hog Herd Capacity:

Farrow House: Hog Shed:

Hog Acres Pasture: Hog Auto Feeder:

Tree Farm: **No** Tree Acres Pulp:

Tree Acres Hard: Tree Acre Pine:

Tree Year Cut: Trees Acres Orchard:

Trees Acres Xmas:

T-Val: Lease Value:

Tax ID: **1036451001-1036376001-1**

Gross Tx (Cnty/City): **\$3,885.00**

Tax Year Report: **2023**

Zoning: **Agricultural**

Farm w/House: **No**

House Livable: **No**

Floors: **0.00**

Basement: **No**

Total Bedrooms: **0**

Total Full Baths: **0**

Total Half Baths: **0**

Elementary School: **Alexander**

Jr./Middle School: **Northwest**

High School: **West**

Poultry Farm: **No** Poultry Houses:

Poultry House Size (WxL):

Poultry Capacity:

Annual Poultry Income: Annual Poultry Exp:

Horse Farm: **No** Horse Herd Capacity:

Horse Acres Pasture: # of Stalls:

Horse Water in Pasture:

Horse Riding Area:

Truck Farm: **No** Truck Acres Cultivated:

Truck Farm Irrigated: Truck Proc House:

Truck Trac Stall: Yearly Truck Farm Income:

Truck Tax Year: List Office:

Buyers Name:

Pending Date: Sold Price: Selling Agent 1: Closing

Closing Date: Sales Term: Selling Office 1:

ACCESS:

BUILDINGS:

DOCUMENTS:

UTILITIES AVAILABLE:

SHOWING INSTR: **Call Agent Only**

Directions: **From Hwy 6 in Iowa City turn south on Gilbert/Sand Rd, go 3 miles to Napoleon St, turn east, go 1 mile, land is on the North side of the road.**

TOPOLOGY

MISCELLANEOUS:

POSSIBLE FINANCING: **Cash, Conventional**

POSSESSION: **At Closing**

Remarks This property is in 3 parcels: 1036451001, 1036376001, 1036426001. There are 114.07 acres m/l of level to gently rolling, productive farm ground with 12.47 wooded acres, 27.17 CRP acres and 74.21 effective crop acres with an average overall CSR2 of 74.4. Buyer must agree to current CRP contract. The Gross Tax listed is an estimate. There is a pipeline easement running east and west through the property. Seller to reserve hunting rights for a period of 15 years from the date of closing and possession. Subject to tenant's rights until December 31, 2025 The house/building site is not included with the property.

Add: