Grimm Company Presents:

Owner: See Addendum 1

Location: South of Iowa City

Legal Description: W ½ SE ¼ , SE ¼ SW ¼ all in Section 36, T-79-N, R-6-West of the 5th P.M., Johnson County, Iowa, except Auditor Parcel 2024091 is a part of SE ¼ SW ¼ , and part of the SW ¼ SE ¼ of Section 36 T-79-N, R-6-West of the 5th P.M., Johnson County, Iowa.

Topography: Level to Gently Rolling

Facilities: None

ASCS Information:

Farm #: 2703

Farm Tract #: 2258

Total Acres: 114.07 m/l

CRP Acres: 7.27 acres-$1,559 annual payment

CRP Acres: 19.6 acres-$3,832 annual payment

Effective Crop Acres: 74.21

Corn Base: 45 Bean Base: 25.6

Corn Yield: 173 Bean Yield: 46

Wooded Acres: 12.47

CSR2’S Per Acre: 74.4 overall average

School District: Iowa City Community

Gross Taxes: $3885 estimate

Asking Price: $1,825,120

Terms: Cash; Seller to retain hunting rights for 15 years from closing

and possession; Buyer must agree to the current CRP contract.

Possession: At closing subject to tenant’s rights December 31, 2025.

Listing Agent: Scott Grimm, 319-330-9738

The information gathered for this brochure is from sources deemed reliable but cannot be guaranteed by Grimm Company Real Estate.