

JOHNSON COUNTY, IOWA
**FARMLAND
FOR SALE**
POTENTIAL DEVELOPMENT



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

\$5,865,800
293.29± ACRES
OFFERED AS 1 TRACT

INCOME PRODUCING PROPERTY

David & Ann Whitaker | 515.996.5263 | wmgauction.com



Iowa Land For Sale in Johnson County

Whitaker Marketing Group is proud to present this $293.29 \pm$ acre tract of Iowa land for sale in Johnson County, located just a half mile from Iowa City and Interstate 80. This property offers a rare combination of high-quality tillable acres, strategic proximity to major infrastructure, and existing grain bin storage—creating a strong investment opportunity in a premier east-central Iowa market. Composed of one tract in Sections 8 and 17, Township 79 North, Range 5 West, the farm includes approximately 244.74 tillable acres per Surety Maps, with a CSR2 of 83.8 on those tillable acres. The farmland is rented for the 2026 crop season, and the buyer will receive the full 2026 cash rent payment. Unique improvements, including onsite grain bins, add operational value for storage and handling. The home is currently rented, and that lease will terminate at closing. This is a one-chance sealed bid offering, with written bids due by February 7, 2026.

Key Features & Property Highlights:

- $293.29 \pm$ total acres in Johnson County, Iowa
- 244.74 tillable acres (Surety Maps) with CSR2 of 83.8 on tillable ground
- Located $\frac{1}{2}$ mile from Iowa City and $\frac{1}{2}$ mile from Interstate 80
 - outstanding access
- Onsite grain bin storage included (four bins of varying sizes/years)
- One chance sealed bid process; written bids due by Feb 7, 2026 at 5:00 PM
- House currently rented; lease terminates at closing
- Zoned A1 Ag; located in West Branch Community School District





293.29± ACRES

Sec 8, 17-79N-5W

83.8 CSR2 ON TILLABLE ACRES

Location of Land: Located ½ mile from Iowa City and ½ mile from Interstate 80—outstanding access

Taxes: \$12,960.00 Estimated

Tillable Acres: 244.74 (Surety Maps)

Zoning: A-1 Ag (In Commercial Highway Oriented District)

Farm Tenancy: The farmland is rented for the 2026 crop season, and the buyer will receive the full 2026 cash rent payment.

FSA Number: #1380

FSA Tract Number: #2192

FSA Farmland Acres: 292.19 +/- **FSA Cropland Acres:** 277.64 +/-

HEL & Wetlands: HEL

Total Base Acres: 230.10 +/-

Corn Base: 230.10 +/-

PLC Yield: 153

CRP Information:

Contract #: 11513A

Acres: 7.94

\$/AC: \$277.25

Annual Payment: \$2,201.00

Start Date: 10-01-2021

End Date: 9-30-2031

Years Left: 5

Home Details:

House Tenancy: The house is currently being rented. Once the farm has sold, the lease will terminate. The tenant will have until closing to move out.

Occupancy: Single Family

Year Built: 1900

Sq Ft: 1,039

Stories: 1.5

Beds: 2

Full Baths: 1

Exterior Materials: Aluminum Siding

Roof: Metal

Garage: 2 Car Garage

Heating: Gas Forced Air

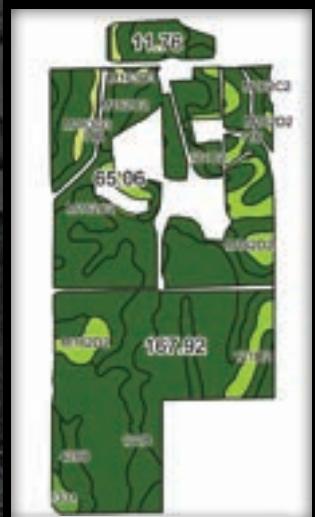
Water: Well

Electric: Mid-American

Ag Buildings:

Grain Bin: 18 x 18 (1973), Grain Bin: 18 x 18 (1973), Grain Bin: 18 x 18 (1977),
Grain Bin: 30 x 22 (1986)

School District: West Branch Community School District



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	82.64	33.7%		IIIe	87
121B	Tama silt loam, 2 to 5 percent slopes	46.90	19.2%		IIIe	95
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	43.82	17.9%		IIIe	82
11B	Colo-Ely complex, 0 to 5 percent slopes	26.76	10.9%		IIw	86
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	19.55	8.0%		IVe	57
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	7.33	3.0%		IVe	90
428B	Ely silty clay loam, 2 to 5 percent slopes	5.83	2.4%		IIIe	88
121D2	Tama silt loam, 9 to 14 percent slopes, eroded	5.02	2.1%		IIIe	61
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	4.60	1.9%		IVe	41
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.29	0.9%		IIw	78

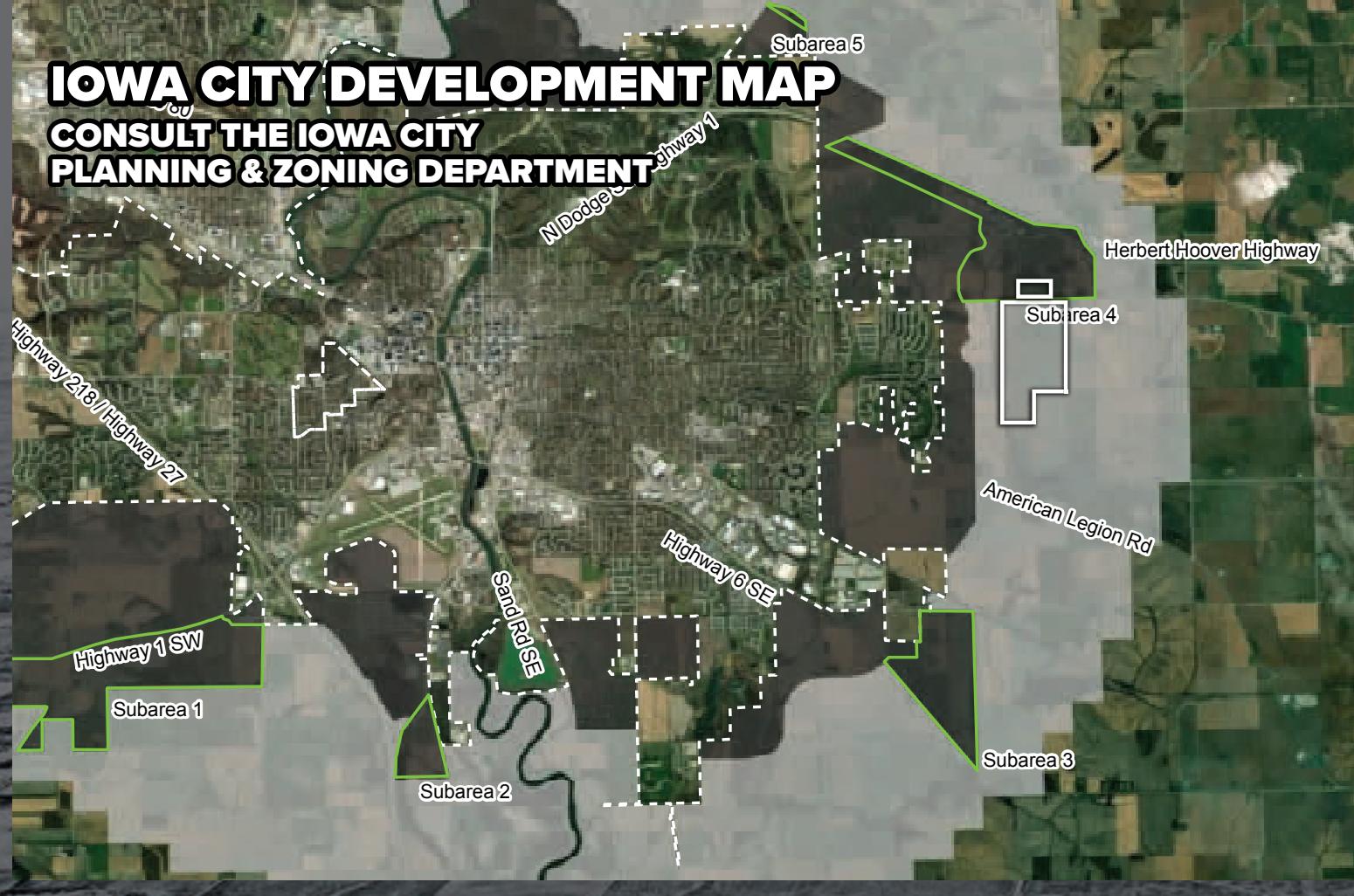
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*ON TILLABLE ACRES

Weighted Average 83.8*

IOWA CITY DEVELOPMENT MAP

CONSULT THE IOWA CITY
PLANNING & ZONING DEPARTMENT





COMMERCIAL DEVELOPMENT LAND NEAR IOWA CITY AND I-80



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