

Land For Sale

ACREAGE:

40.18 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Kirkpatrick Brothers, LC Farm
- High-Quality Farm Located North of Mt. Vernon
- 39 Cropland Acres with a 90.3 CSR2

Troy Louwagie, ALC

Licensed in IA & IL

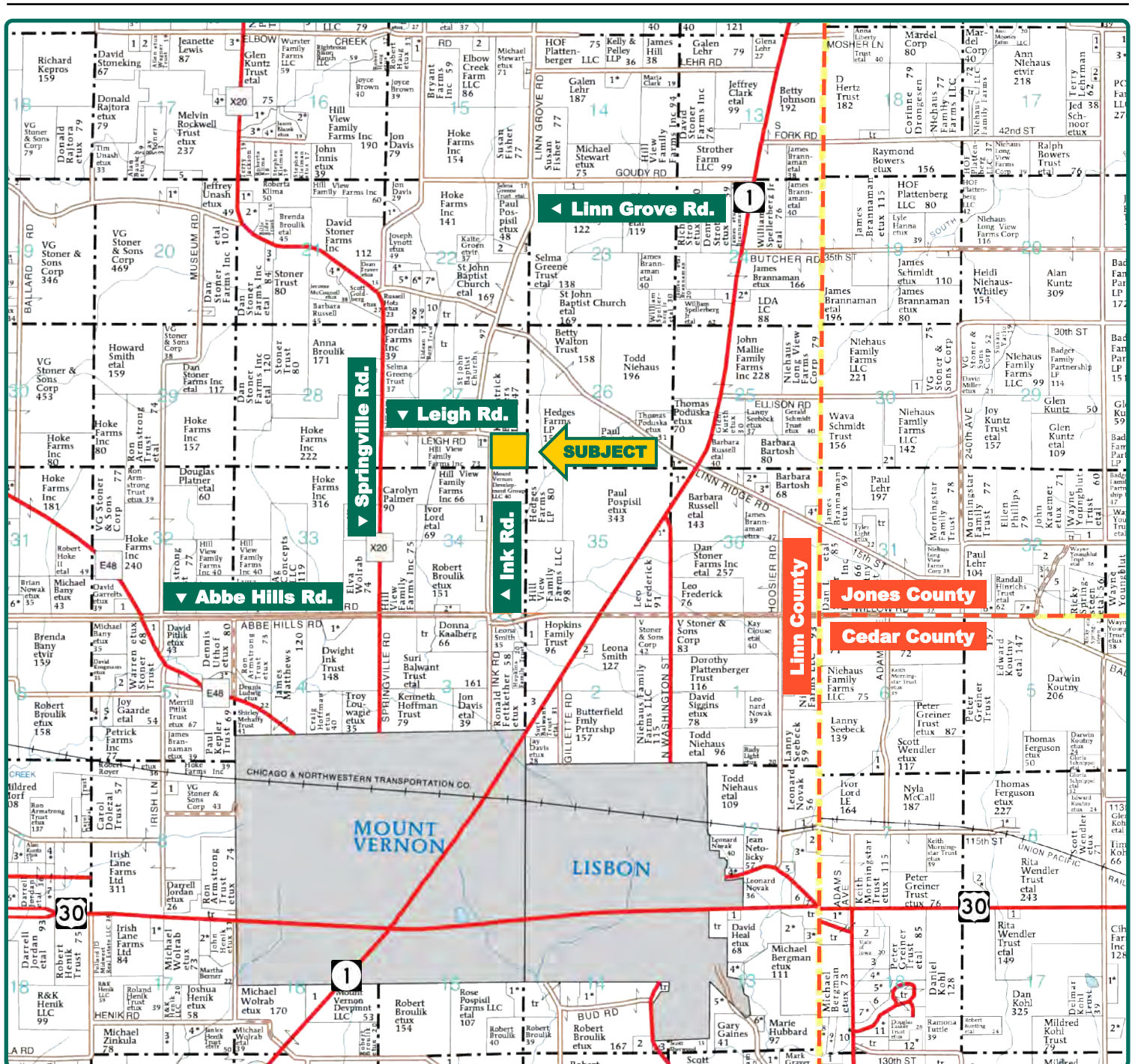
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Total Acres:	40.18
Crop Acres:	39.00*
Corn Base Acres:	23.65*
Bean Base Acres:	0.48*
Soil Productivity:	90.3 CSR2

**Crop Acres and Bases are estimated.*

Property Information

40.18 Acres, m/l

Location

From Mount Vernon: 1 mile north on Springville Road, 1 mile east on Abbe Hills Road, and 1 mile north on Ink Road. Farm is located on the east side of the road.

Legal Description

The SE¼ of the SE¼ of Section 27, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$502,250
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$1,633.18*
Net Taxable Acres: 39.19
Tax per Net Taxable Acre: \$41.67*
**Taxes estimated due to survey of property.*

FSA Data—Estimated

Part of Farm Number 6953, Tract 3399
Crop Acres: 39.0*
Corn Base Acres: 23.65*
Corn PLC Yield: 178 Bu.
Bean Base Acres: 0.48*
Bean PLC Yield: 52 Bu.
**Acres and Bases are estimated pending reconstitution by FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Klinger, and Colo. CSR2 on the estimated FSA crop acres is 90.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Comments

This is a high-quality Linn County farm with a 90.3 CSR2.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Measured Tillable Acres 39.0 **Avg. CSR** 87.2 **Avg. CSR2** 90.3

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	90	94	58.9%	Ile	22.99
184A	Klinger silty clay loam, 1 to 4 percent	95	95	16.4%	Iw	6.41
133	Colo silty clay loam, 0 to 2 percent	80	78	10.3%	IIw	4.01
351A	Atterberry silt loam, sandy	73	80	4.7%	Iw	1.84
T120B	Tama silty clay loam, terrace, 2 to 5	95	95	3.4%	Ile	1.33
177C	Saude loam, 5 to 9 percent slopes	40	50	2.4%	IIle	0.93
T291A	Atterberry silt loam, benches, 0 to 2	90	90	1.9%	Iw	0.75
408C	Olin fine sandy loam, 5 to 9 percent	50	68	1.9%	IIle	0.7

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