

Land For Sale

ACREAGE:

97.00 Acres, m/l

LOCATION:

Linn County, IA



Property Key Features

- Located 5 Miles Northeast of Marion, Iowa
- 96.66 FSA/Eff. Crop Acres with a 76.64 CSR2
- Productive Linn County Farm in a Strong Area

Troy Louwagie, ALC

Licensed Broker in IA & IL

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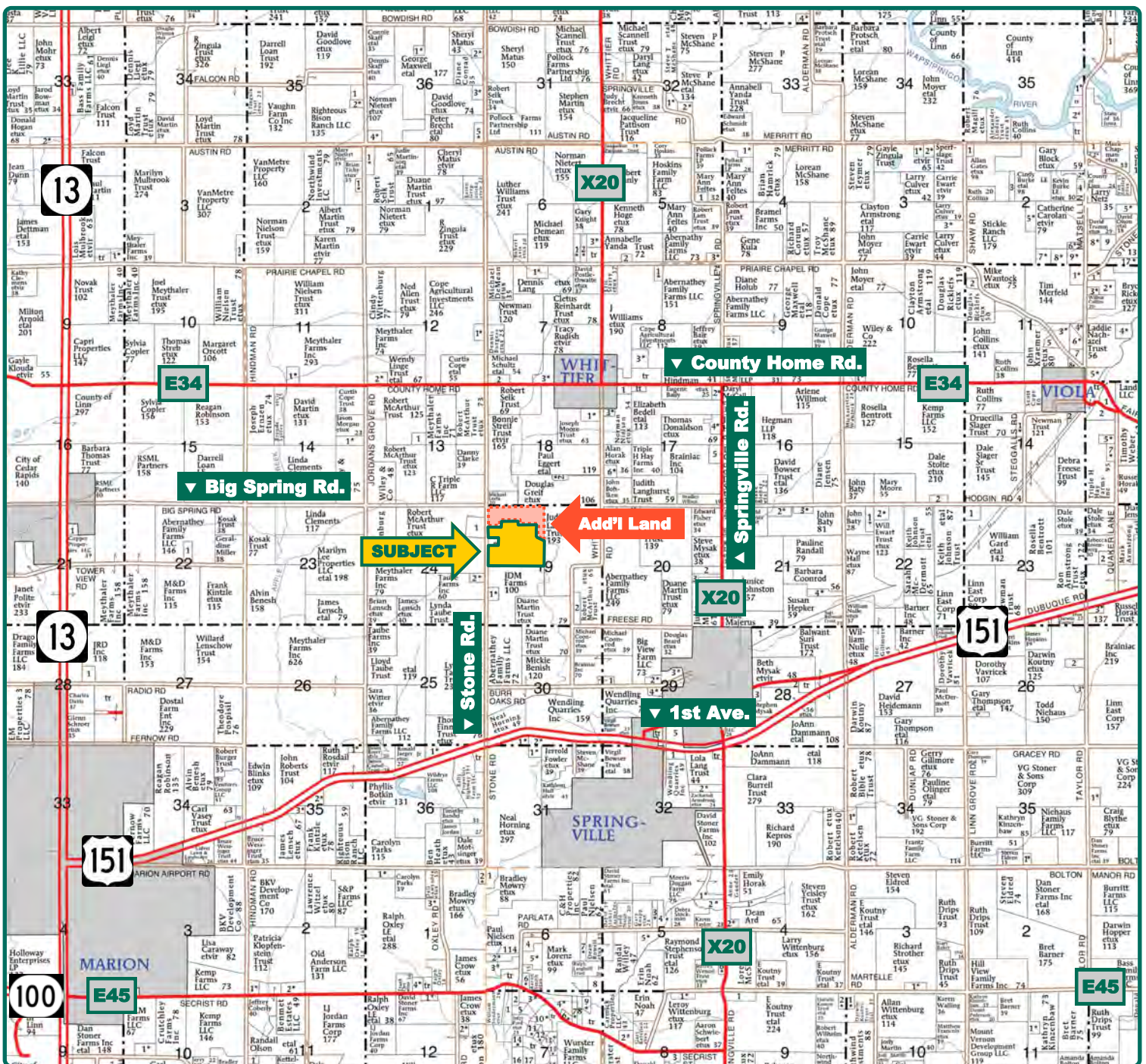
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FSA/Eff. Crop Acres:	96.66
Corn Base Acres:	42.64*
Bean Base Acres:	42.66*
Soil Productivity:	76.64 CSR2

**Acres are estimated.*

Property Information

97.00, Acres m/l

Location

From Marion—Intersection of Hwy 13 and Hwy 151: 3¼ miles northeast on Hwy 151 and 1½ mile north on Stone Rd. The property is on the east side of the road.

From Springville—Intersection of 1st Ave. and Hwy 151: 1¼ mile west on Hwy 151 and 1½ mile north on Stone Rd.

Legal Description

That part of the S¾ of the NW¼, except the house and building located in Section 19, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description and acres will be determined by a survey.

Price & Terms

- \$1,440,450.00
- \$14,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,413.00*
 Net Taxable Acres: 97.00
 Tax per Net Taxable Acre: \$35.19*
 Tax Parcel ID #s: Part of 091920100200000, 091922600100000, 091925100100000 and 091927600100000
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4792, Tract 2914
 FSA/Eff. Crop Acres: 96.66
 Corn Base Acres: 42.64*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 42.66*
 Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon, Lawler and Flagler. CSR2 on the FSA/Eff. crop acres is 76.64. See soil map for detail.

Land Description

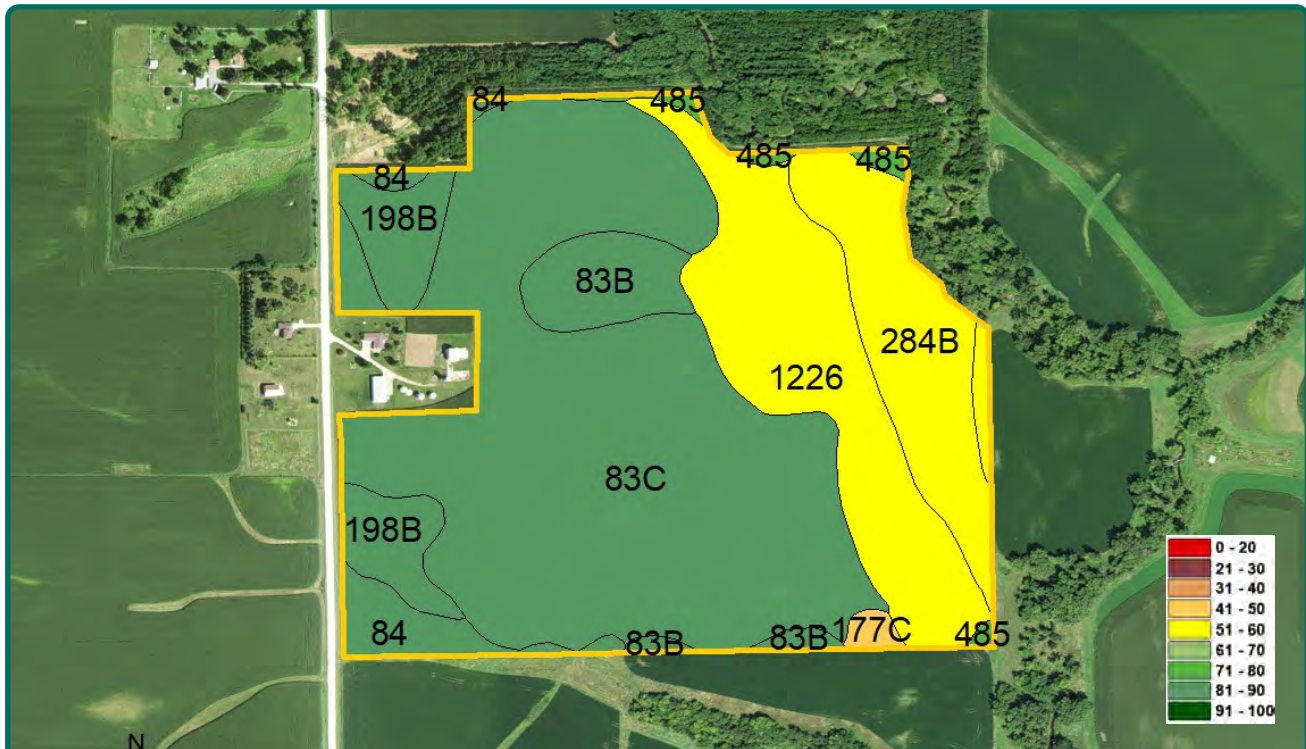
Gently rolling.

Drainage

There was some tile installed in late 2006

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Soil		Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83C		Kenyon loam, 5 to 9 percent slopes	85	53.5%	IIIe	51.72
1226		Lawler loam, 0 to 2 percent slopes, rarely flooded	59	18.7%	IIs	18.06
284B		Flagler sandy loam, 2 to 5 percent slopes	51	11.2%	IIIe	10.82
198B		Floyd loam, 1 to 4 percent slopes	89	6.3%	IIw	6.12
83B		Kenyon loam, 2 to 5 percent slopes	90	5.0%	Ile	4.85
84		Clyde silty clay loam, 0 to 3 percent slopes	88	3.6%	IIw	3.46
485		Spillville loam, 0 to 2 percent slopes, occasionally flooded	76	1.1%	IIw	1.06
177C		Saude loam, 5 to 9 percent slopes	50	0.6%	IIIe	0.57

and early 2007. Contact the listing agent for maps and more details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Linn County farm located in a strong area.

Additional Land for Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Photo.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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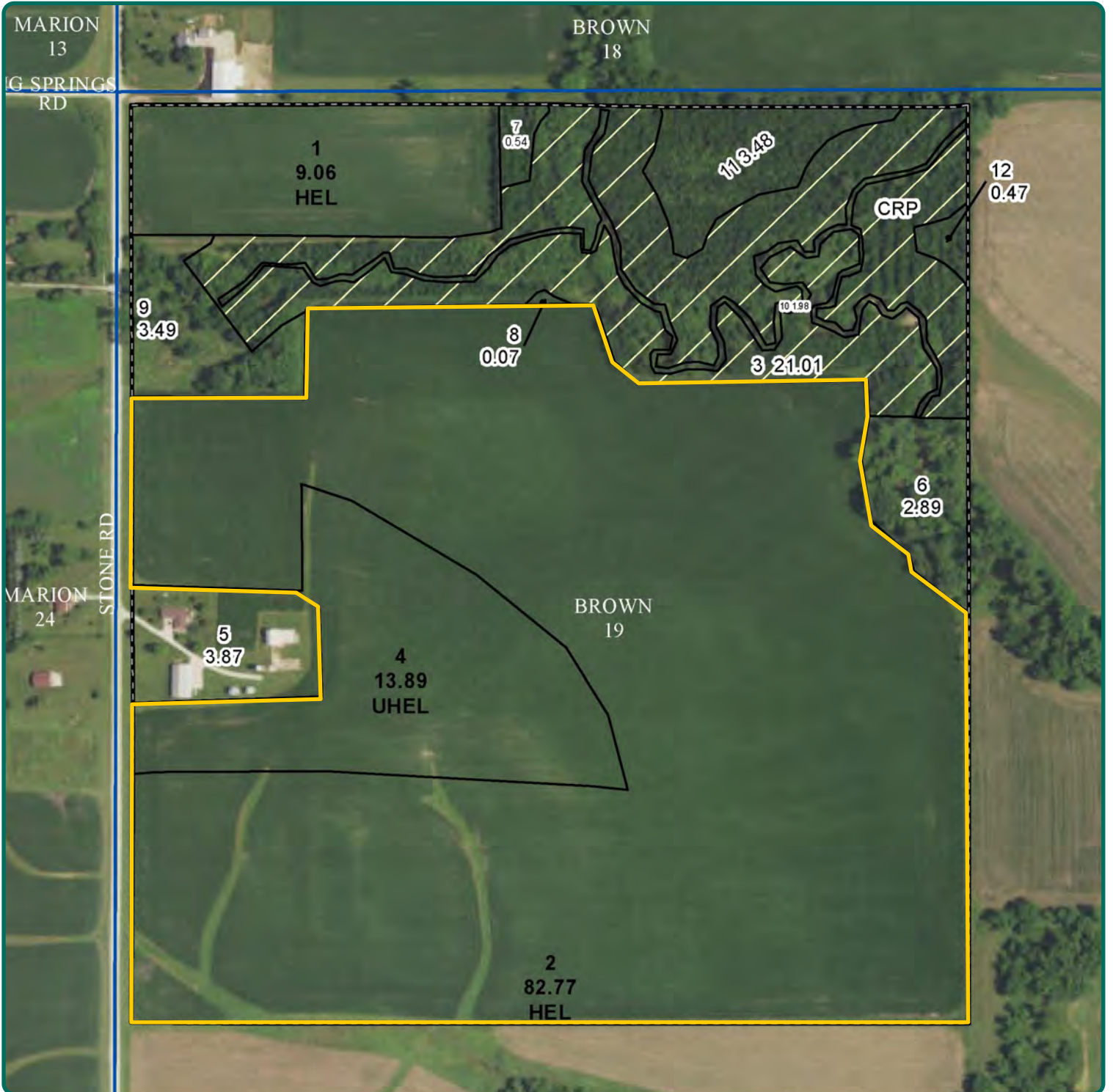
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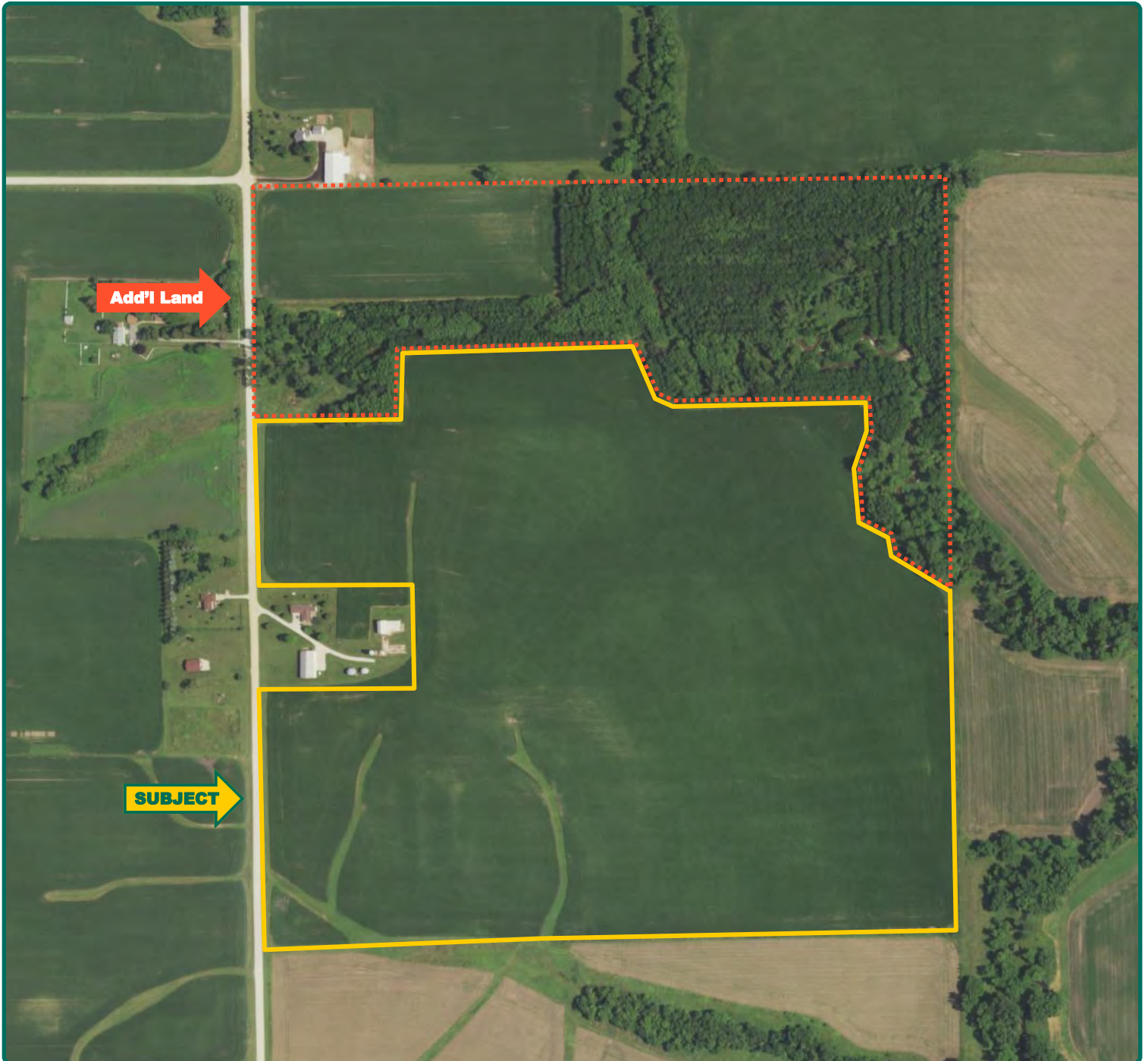
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