

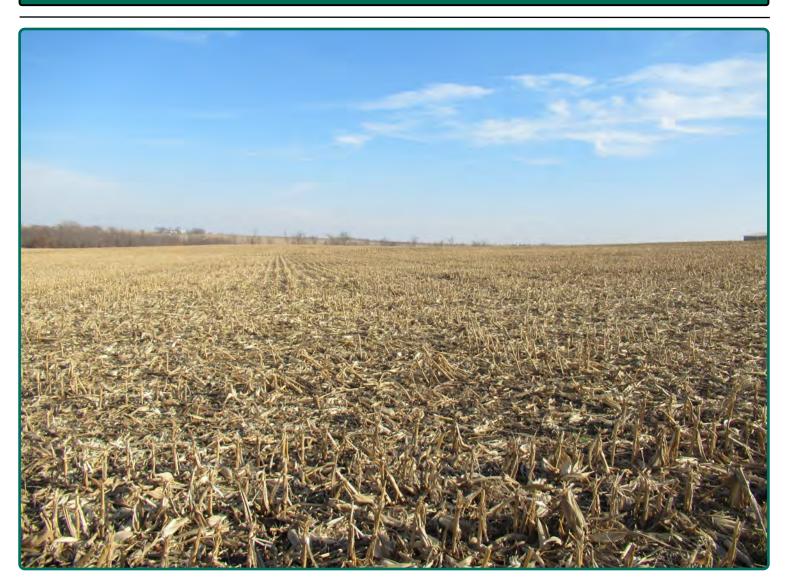
# Land For Sale

#### ACREAGE:

97.00 Acres, m/l

#### Linn County, IA

LOCATION:



#### **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 319-721-4068 TroyL@Hertz.ag 319-895-8858 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag

REID: 010-2274-02



# Plat Map

#### Brown Township, Linn County, IA

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# **Aerial Photo**

97.00 Acres, m/l



FSA/Eff. Crop Acre	es: 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:** 3<sup>3</sup>/<sub>4</sub> miles northeast on Hwy 151 and 1<sup>1</sup>/<sub>2</sub> mile north on Stone Rd. The property is on the east side of the road.

#### **From Springville—Intersection of 1st Ave. and Hwy 151:** 1<sup>1</sup>/<sub>4</sub> mile west on Hwy 151 and 1<sup>1</sup>/<sub>2</sub> mile north on Stone Rd.

#### **Legal Description**

That part of the S<sup>3</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>, 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.

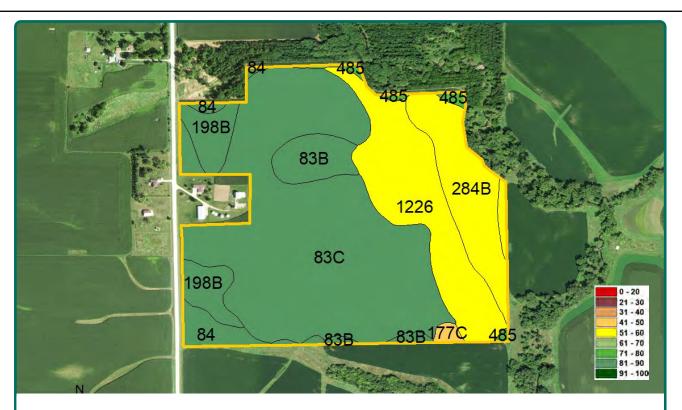
#### Drainage

There was some tile installed in late 2006

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### Soil Map 96.66 FSA/Eff. Crop Acres



Measure	ed Tillable Acres 96.66	Avg. CSR2		76.64	
Soil	Soil Name	CSR2	Percent	Non_Irr	Acres
Label			of Field	Class	
83C	Kenyon loam, 5 to 9 percent slopes	85	53.5%	llle	51.72
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	59	18.7%	lls	18.06
284B	Flagler sandy loam, 2 to 5 percent slopes	51	11.2%	llle	10.82
198B	Floyd loam, 1 to 4 percent slopes	89	6.3%	llw	6.12
83B	Kenyon loam, 2 to 5 percent slopes	90	5.0%	lle	4.85
84	Clyde silty clay loam, 0 to 3 percent slopes	88	3.6%	llw	3.46
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	76	1.1%	llw	1.06
177C	Saude loam, 5 to 9 percent slopes	50	0.6%	llle	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.

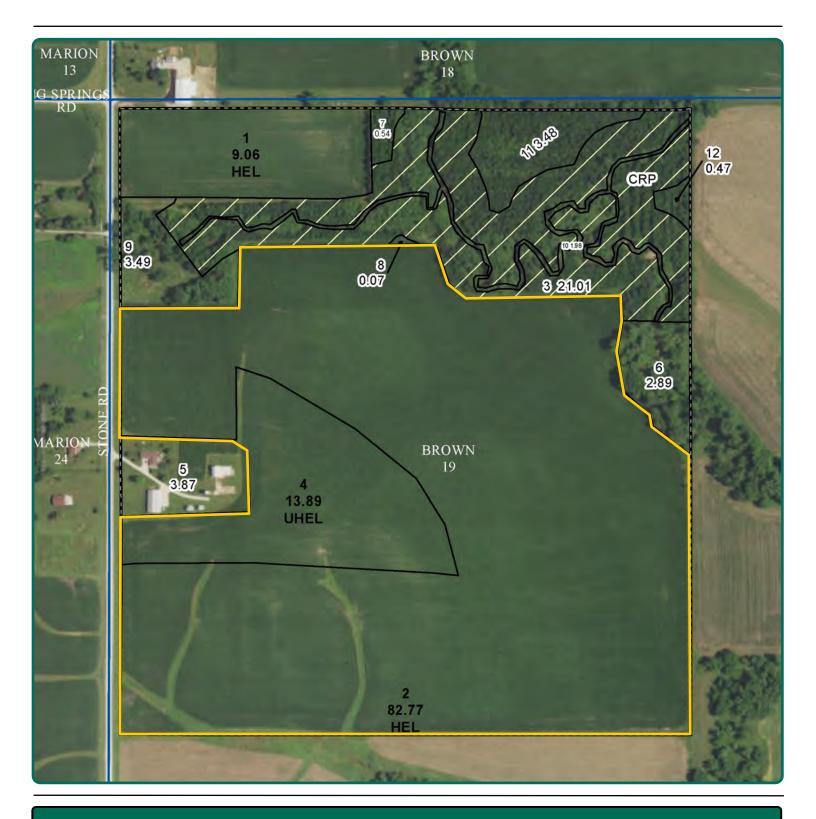
#### **Additional Land for Sale**

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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## Property Photos



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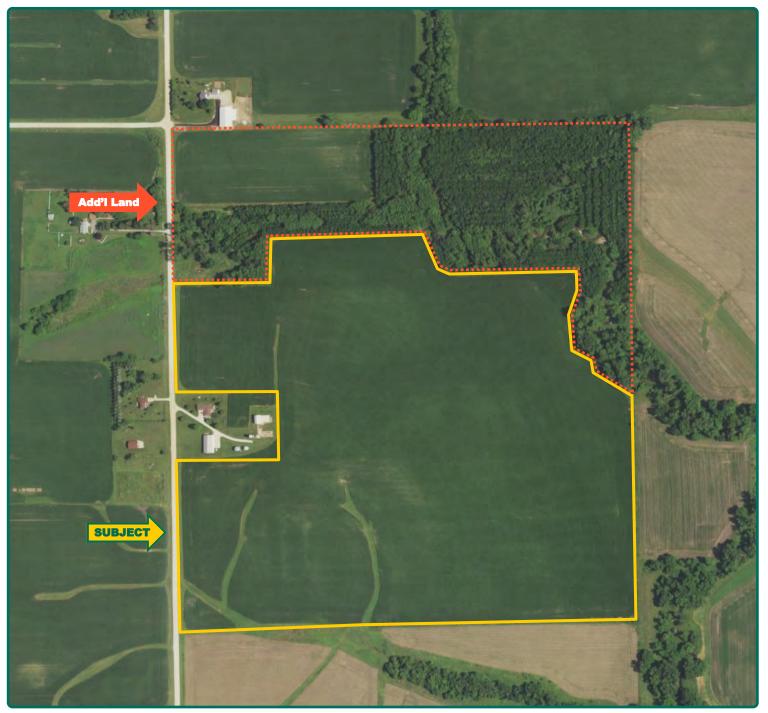




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# Additional Land Aerial Photo



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