

# Acresage For Sale

**ACREAGE:**

**35 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## **Property Key Features**

- Well-cared-for house and buildings
- Large 6-bedroom home with attractive woodwork throughout
- 2296 Castle Lane, Coggon, Iowa 52218

**Troy R. Louwagie, ALC**

Licensed in IA & IL

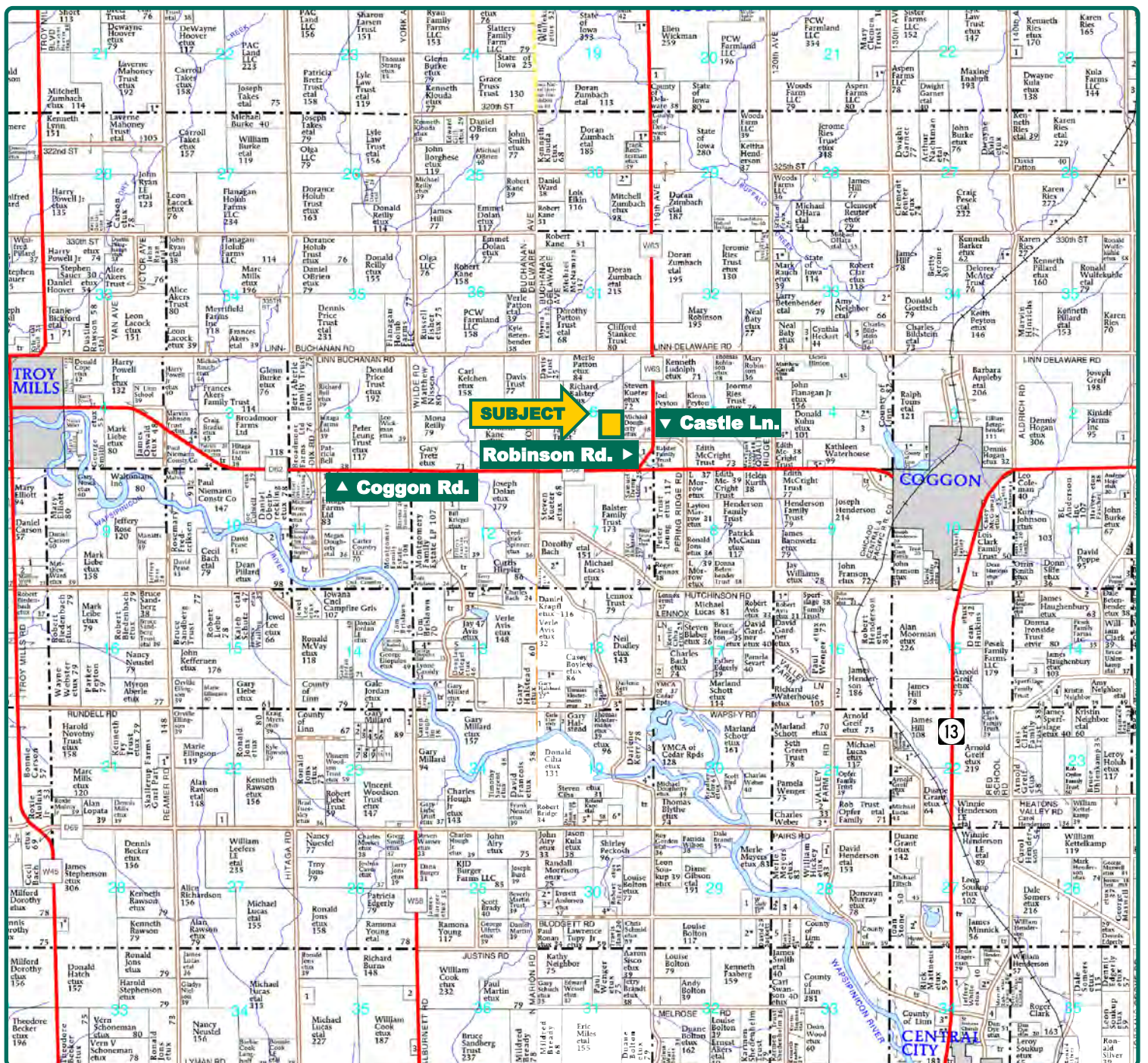
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<b>Total Acres:</b>	<b>35.00</b>
<b>Crop Acres:</b>	<b>28.40*</b>
<b>Corn Base Acres:</b>	<b>20.00*</b>
<b>Bean Base Acres:</b>	<b>8.40*</b>
<b>Soil Productivity:</b>	<b>86.6 CSR2</b>
<b>Bedrooms:</b>	<b>6</b>
<b>Bathrooms:</b>	<b>2</b>
<b>Total Finished SF:</b>	<b>2,795</b>
<b>Address:</b>	
	<b>2296 Castle Lane</b>
	<b>Coggon, IA 52218</b>

## Property Information

### 35 Acres, m/l

#### Location

**From Coggon:** 2 ¼ miles west on Coggon Road, ¼ mile north on Robinson Road, and ¼ mile west on Castle Lane. Property is located on the north side of the road.

**From Troy Mills:** 4 ¾ miles east on Coggon Road, ¼ mile north on Robinson Road, and ¼ mile west on Castle Lane. Property is located on the north side of the road.

#### Legal Description

35.1 acres more or less located in the NW¼ of the SE ¼ of Section 6, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa. The exact legal description will be determined by a survey.

#### Price

- \$425,000

#### Possession

Negotiable

#### Real Estate Tax - Estimated

Taxes Payable 2018 - 2019\*: \$3,600.00  
Net Taxable Acres\*: 35.1

*\*Taxes estimated pending survey of property.*

#### School District

North Linn Community

#### House

This is an attractive, well-maintained two-story farm house that was built around 1921. It consists of 2,795 finished sq. ft. The house has attractive woodwork throughout with built-in hutches and cabinets with French doors. This is a 6-bedroom, 2-bath home with large dining and living room.

#### Main Level

**Mud Room:** 7' 6" x 11'; washer and dryer hookups (the dryer will stay), sink, and built-in pantry.

**Kitchen:** 11' 3" x 11' 8"; the dishwasher and Kenmore gas stove and refrigerator will stay, newer countertops, vinyl floor.

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**Dining Room:** 11' 6" x 14'; oak hardwood floors (except for the center under the rug area), built-in hutches with French doors and crown molding.

**Living Room:** 14' 4" x 19' 10"; oak floors (except for under the rug area), gas fireplace with brick surround, French doors, and crown molding.

**Sun Room:** 4' x 9' 8"; oak floors and French doors.

**Den:** 9' 8" x 13' 7"; built-in desk and bookshelf, oak floors (except for under the rug area), French doors.

**Bedroom:** 11' 9" x 12'; oak floors, ceiling fan, closet with built-in drawers.

**Office:** 8' x 10' 2"; oak floors, closet.

**Bathroom:** 8' x 9' 10"; tub, shower, sink, stool, vinyl floor.

### **Second Level**

There are 5 large bedrooms that all include oak floors, there is also a half-bathroom.

### **Basement**

The home includes a large basement with hot-water heater and wood stove for supplemental heat.

### **Outbuildings**

There are numerous outbuildings that will work well for livestock or storage. All

attached gates and LP tanks will stay with the property. There are six grain bins that total 30,000 bushels of storage. This includes a 24' Shivers drying bin.

### **Water & Well Information**

Drilled well has recently been tested and results came back satisfactory for nitrates and calophyllum bacteria.

### **Septic System**

A septic system will be installed east of the house at the seller's expense, by closing.

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Kitchen



Dining Room

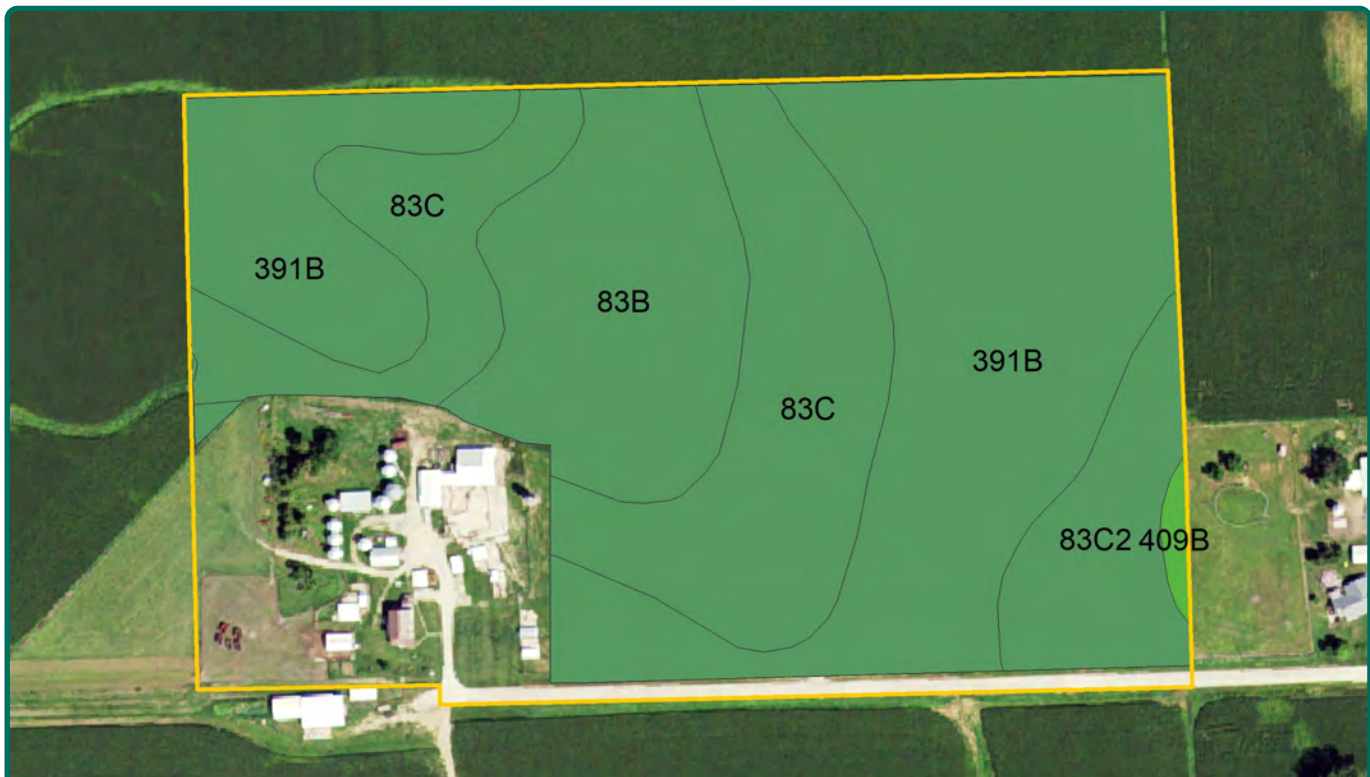


Living Room



Living Room





Measured Tillable Acres		28.4	Avg. CSR		74.8	Avg. CSR2		86.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	45.6%	llw	12.94		
83C	Kenyon loam, 5 to 9 percent slopes	72	85	27.6%	llle	7.83		
83B	Kenyon loam, 2 to 5 percent slopes	87	90	17.7%	lle	5.03		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	8.4%	llle	2.37		
409B	Dickinson fine sandy loam, loam	56	75	0.7%	llle	0.19		

### FSA Data - Estimated

Part of Farm Number 7034, Tract 962  
 Crop Acres\*: 28.4  
 Corn Base Acres\*: 20  
 Corn PLC Yield: 143 Bu.  
 Bean Base Acres\*: 8.4  
 Bean PLC Yield: 48 Bu.

*\*Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon, and Dickinson. CSR2 on the FSA crop acres is 86.6 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is an attractive Linn County acreage that would work well for anyone wanting to live in the country and have livestock. The outbuildings are set up nicely for cattle, sheep, or horses.

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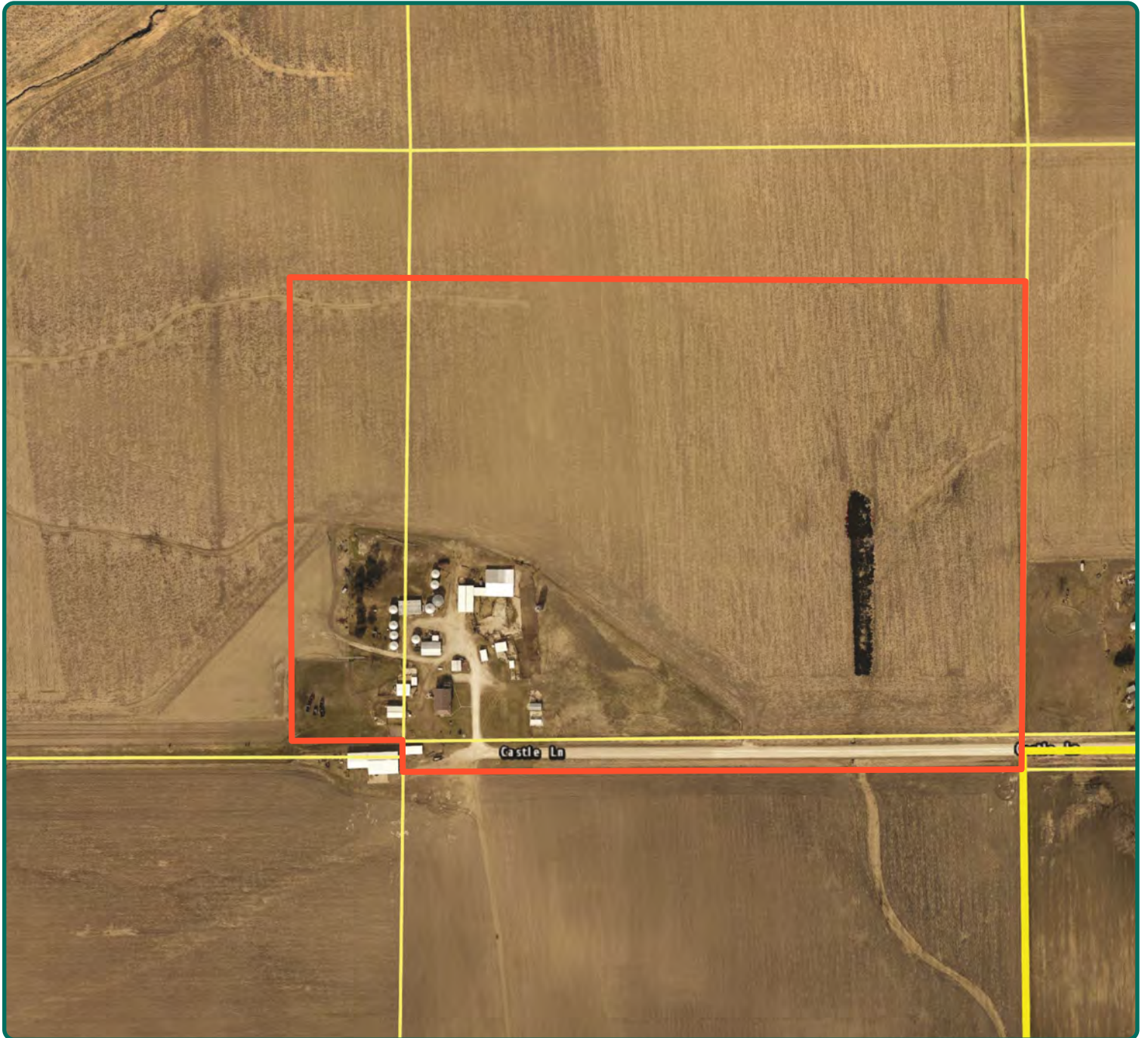
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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