

Land For Sale

ACREAGE:

15 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Nice Building Site on Hard-Surface Road
- Cropland and Some Timber
- Just Minutes North of Robins/Hiawatha

Troy Louwagie, ALC

Licensed in IA & IL

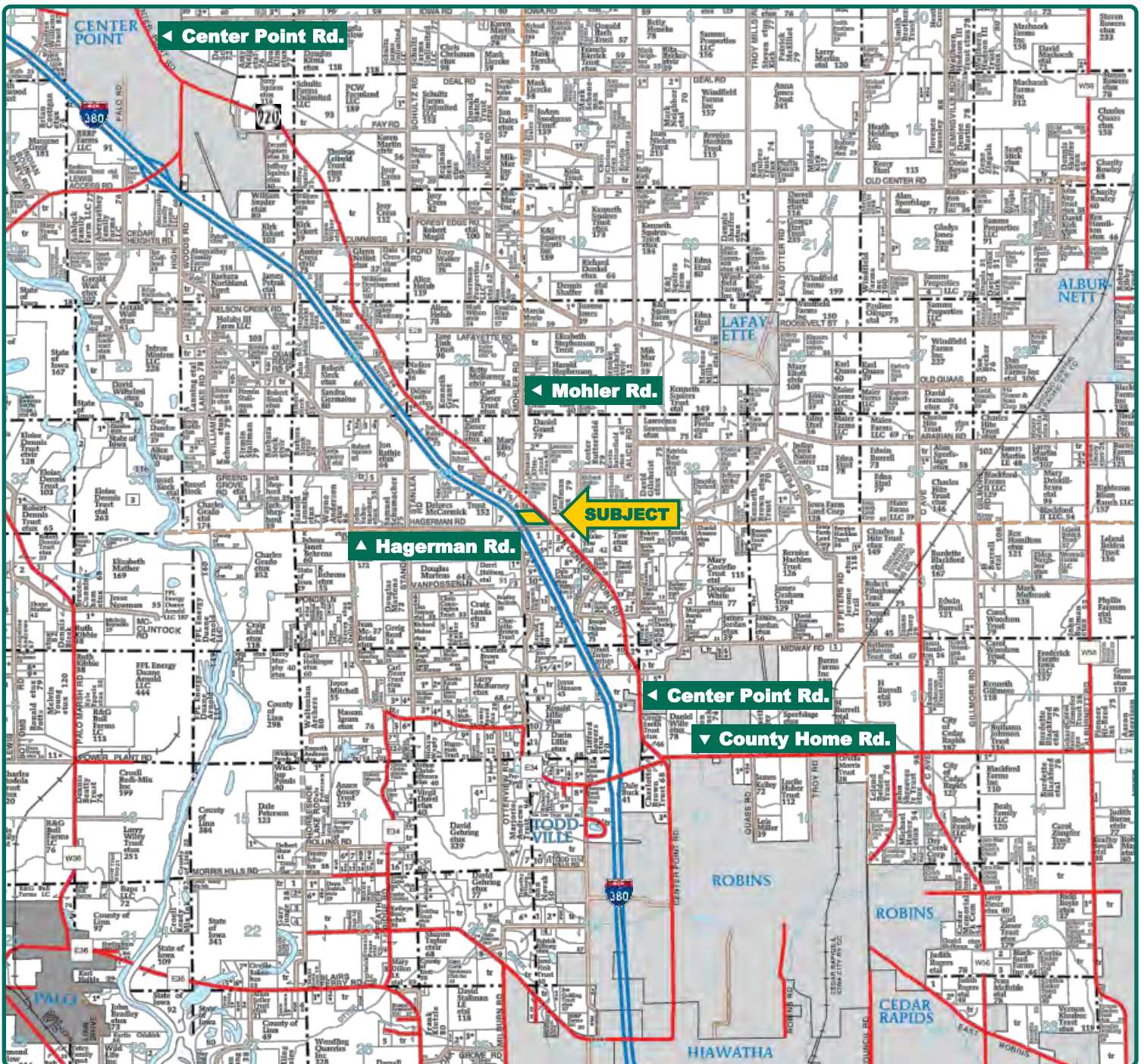
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres:	15.10
Corn Base Acres:	13.10
Bean Base Acres:	0.50
Soil Productivity:	56.7 CSR2

Property Information

15 Acres, m/l

Location

From Robins - Intersection of Center Point Rd. and County Home Rd.: Head north on Center Point Rd. for 2 $\frac{2}{5}$ miles. Property is located in the northwest corner at the intersection of Center Point Rd. and Hagerman Rd.

Legal Description

That part of the SW $\frac{1}{4}$ of Section 31, Township 85 North, Range 7 West of the 5th P.M., Linn County, Iowa; and that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa. The exact legal description to be taken from the abstract.

Price & Terms

- \$225,000
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to the 2019 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$304.00
Net Taxable Acres: 14.07
Tax per Net Taxable Acre: \$21.61

School District

Alburnett and Center Point-Urbana Community School Districts

FSA Data

FSA/Eff. Crop Acres: 15.1
Corn Base Acres: 13.10
Corn PLC Yield: 100 Bu.
Bean Base Acres: 0.50
Bean PLC Yield: 28 Bu.

Soil Types/Productivity

Primary soils are Atterberry, Sparta, and Hayfield. CSR2 on the FSA/Eff. crop acres is 56.7. See soil map for detail.

Land Description

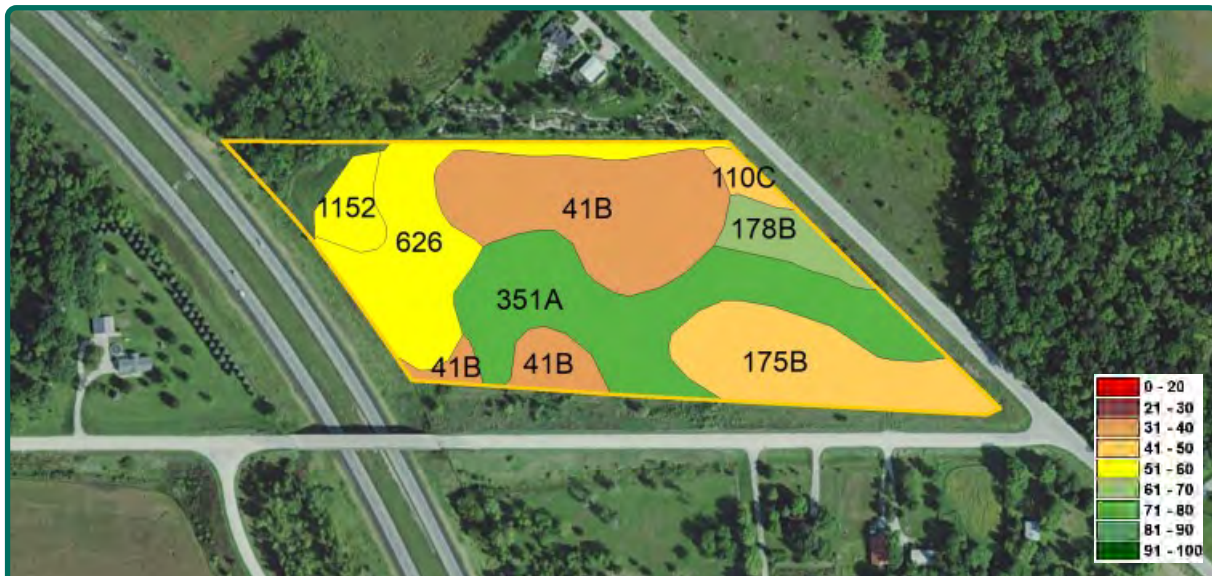
Level to gently rolling.

Comments

This is a nice building site in rural Linn County, located along a hard-surface road.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

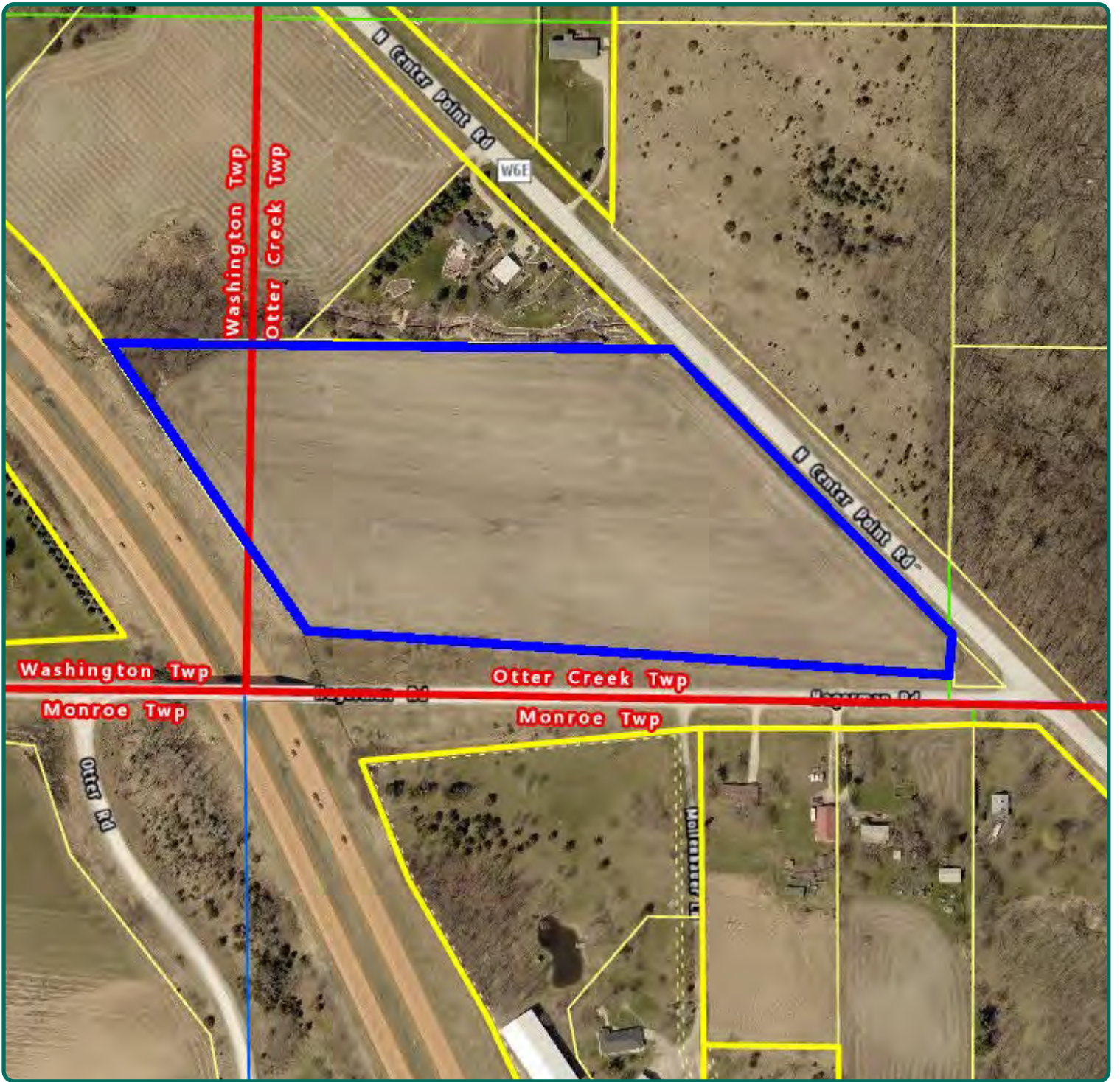


Measured Tillable Acres		15.1	Avg. CSR		59.0	Avg. CSR2		56.7
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
351A	Atterberry silt loam, sandy	73	80	27.9%	Iw	4.21		
41B	Sparta loamy fine sand, 2 to 5	40	39	27.4%	IVs	4.13		
626	Hayfield loam, 0 to 2 percent slopes,	67	53	17.4%	IIs	2.63		
175B	Dickinson fine sandy loam, 2 to 5	55	50	16.9%	IIle	2.55		
178B	Waukee loam, 2 to 5 percent slopes	74	64	4.9%	IIs	0.74		
1152	Marshan clay loam, 0 to 2 percent	70	54	3.7%	IIw	0.57		
110C	Lamont fine sandy loam, 5 to 9	27	47	1.8%	IIle	0.27		

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.

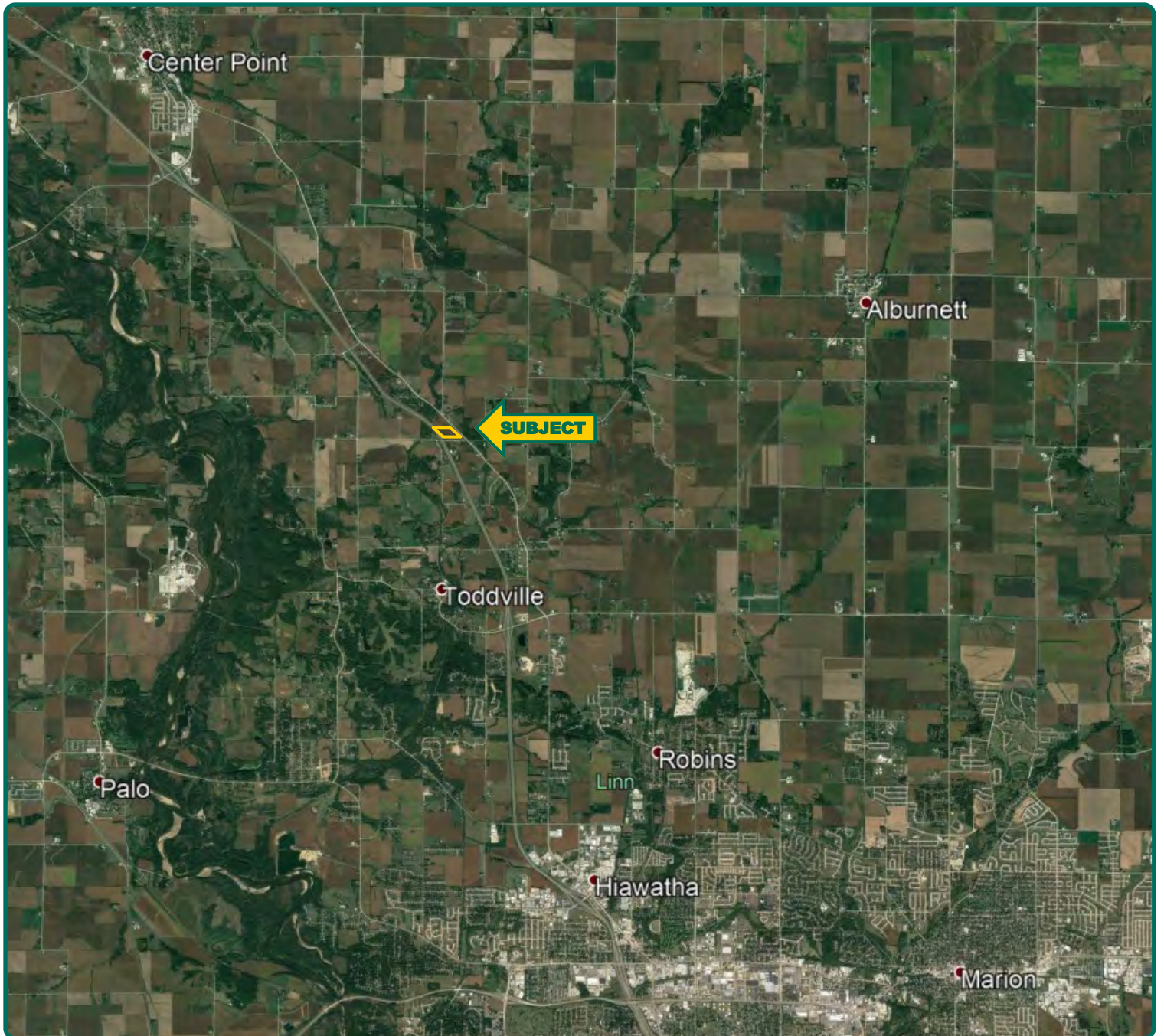
Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



©2019 Google—Imagery Date: 9/28/2017

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC

Licensed in IA & IL

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals