

Land For Sale

ACREAGE:

61.6 Acres, m/l

LOCATION:

Linn County, IA

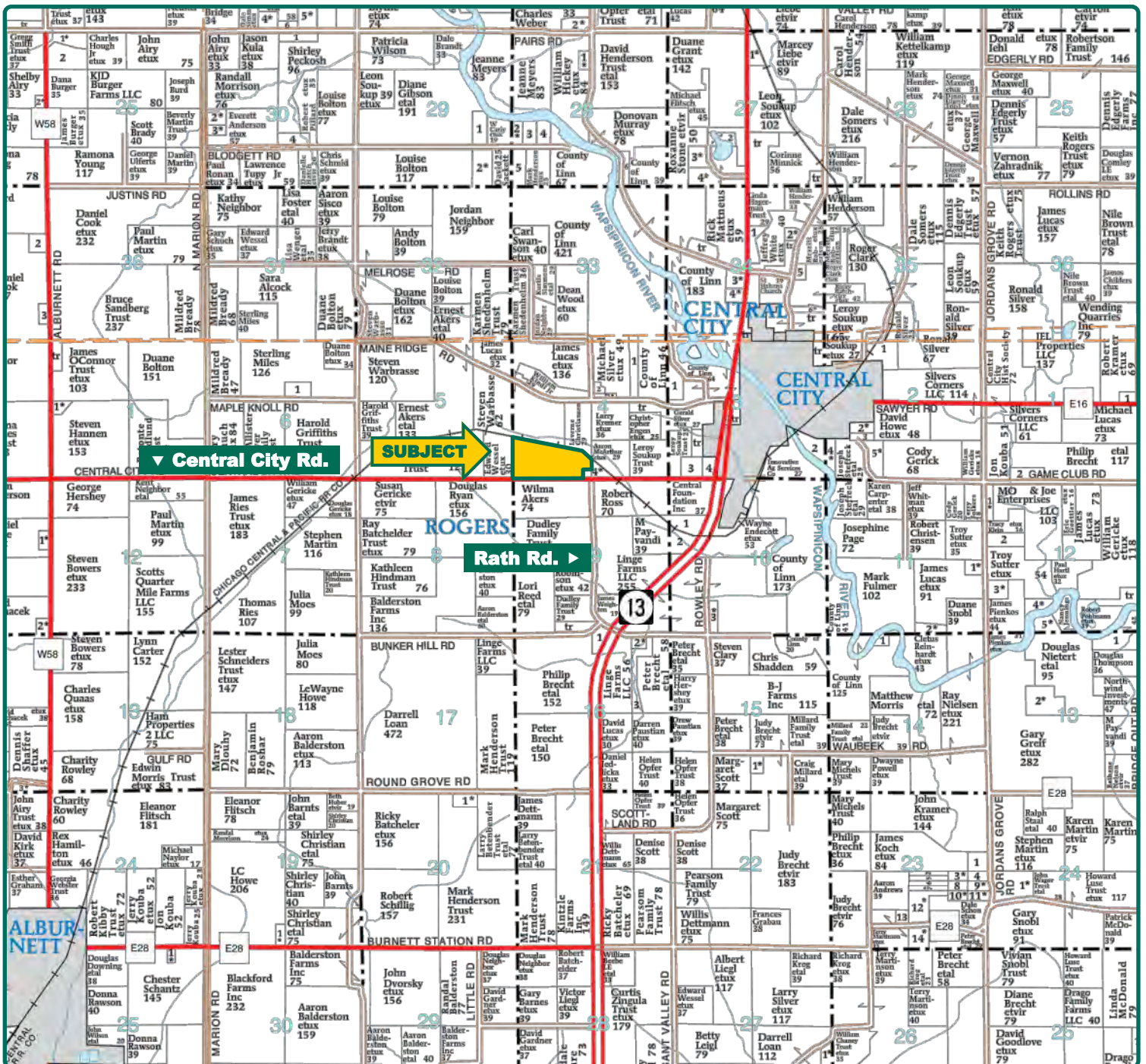


Property Key Features

- Located West of Central City on a Blacktop Road
- 75.5 CSR2
- Productive Linn County Farmland

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FSA/Eff. Crop Acres: 57.96
Corn Base Acres: 24.96*
Bean Base Acres: 24.97*
Soil Productivity: 75.5 CSR2

**Base acres are estimated.*

Property Information

61.6 Acres, m/l

Location

From Central City: ¾ mile west on Central City Road. The farm is located on the north side of the road.

Legal Description

That part of the S½ of the SW¼ lying south of the railroad tracks except house and 2.5 acres located in Section 4, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$508,200
- \$8,250/acre
- 10% 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: \$1,984.00
 Net Taxable Acres: 61.58
 Tax per Net Taxable Acre: \$32.22

FSA Data

Part of Farm Number 962, Tract 971
 FSA/Eff. Crop Acres: 57.96
 Corn Base Acres: 24.96*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 24.97*
 Bean PLC Yield: 50 Bu.
**Base acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Sparta. CSR2 on the FSA/Eff. crop acres is 75.5. See soil map for detail.

Land Description

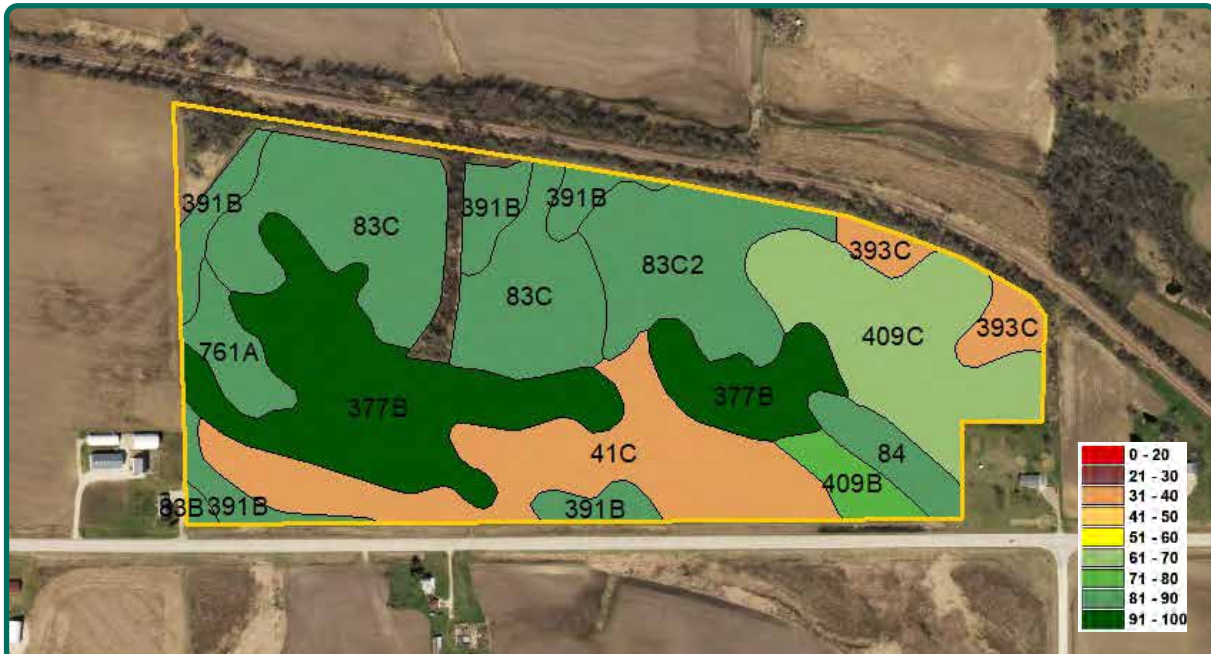
Level to gently rolling

Drainage

There is some drainage tile in the farm.

Solid Waste

There is some old metal and junk located along the railroad tracks in the north-central portion of the farm.



Measured Tillable Acres		57.96		Avg. CSR2		75.5	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
377B	Dinsdale silty clay loam, 2 to 5	94	22.7%	Ile	13.18		
83C	Kenyon loam, 5 to 9 percent slopes	85	18.8%	IIle	10.90		
41C	Sparta loamy fine sand, 5 to 9	34	15.9%	IVs	9.22		
409C	Dickinson fine sandy loam, loam	70	13.0%	IIle	7.53		
83C2	Kenyon loam, 5 to 9 percent slopes,	84	10.2%	IIle	5.90		
391B	Clyde-Floyd complex, 1 to 4 percent	87	8.2%	IIw	4.74		
393C	Sparta loamy fine sand, loamy	33	2.9%	IVs	1.70		
84	Clyde silty clay loam, 0 to 3 percent	88	2.9%	IIw	1.7		
761A	Franklin silt loam, 0 to 2 percent	90	2.8%	Iw	1.6		
409B	Dickinson fine sandy loam, loam	75	2.2%	IIle	1.3		
83B	Kenyon loam, 2 to 5 percent slopes	90	0.3%	Ile	0.2		

Septic Easement

There is a house split out of the southeast corner of this farm. One of the leach lines extends onto this farm. There is a 50' septic easement located north of the house.

Additional Land For Sale

Seller has an additional 75 acres available for sale directly south of this property. See Additional Land Aerial Map.

Comments

This is a productive Linn County farm located along a hard-surface road.

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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