

Land For Sale

ACREAGE:

75 Acres, m/l

LOCATION:

Linn County, IA

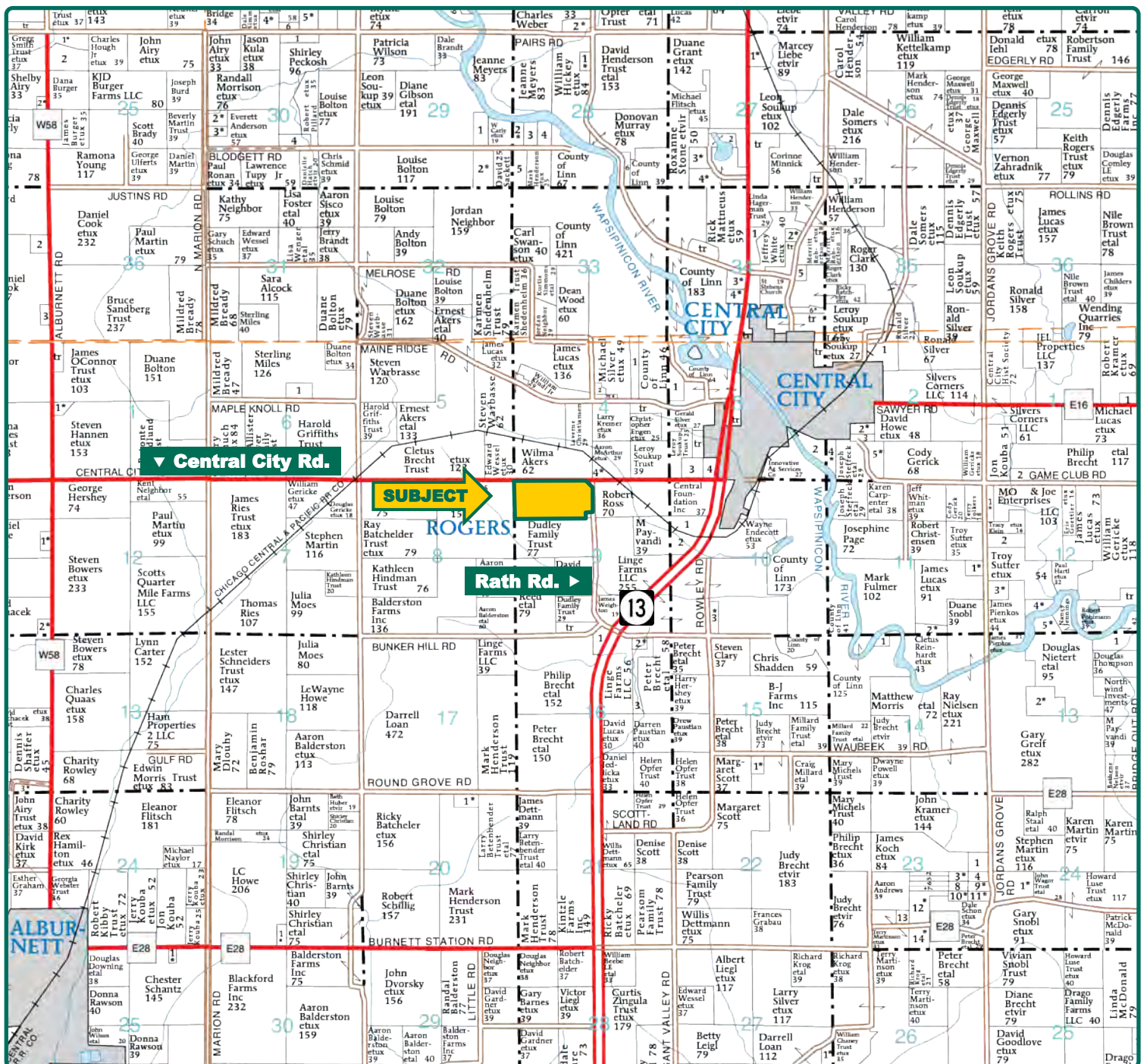


Property Key Features

- Nice Farm Located West of Central City on a Blacktop Road
- Includes Farmhouse and Outbuildings
- 50.6 CSR2

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FSA/Eff. Crop Acres:	60.91
CRP Acres:	3.90
Corn Base Acres:	26.23*
Bean Base Acres:	26.24*
Soil Productivity:	50.6 CSR2

**Base acres are estimated.*

Property Information

75 Acres, m/l

Location

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

Legal Description

That part of the N½ of the NW¼ of Section 9, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa, except 1 acre located in the southeast corner.

Address

1970 Central City Road
Central City, IA 52214

Price & Terms

Price Reduced!

- ~~\$562,500~~ \$521,250
- ~~\$7,500/acre~~ \$6,950/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: \$2,116.00
Net Taxable Acres: 74.39
Tax per Net Taxable Acre: \$28.44

FSA Data

Part of Farm Number 962, Tract 971
FSA/Eff. Crop Acres: 60.91
CRP Acres: 3.90

Corn Base Acres: 26.23*

Corn PLC Yield: 149 Bu.

Bean Base Acres: 26.24*

Bean PLC Yield: 50 Bu.

**Base acres are estimated pending reconstitution of farm by the Linn County FSA office.*

CRP Contracts

There are 3.9 acres enrolled in a CP-25 contract that pays \$680.00 annually. This contract expires September 30, 2020.

Soil Types/Productivity

Primary soils are Dickinson, Flagler and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 50.6. See soil map for detail.

Land Description

Gently rolling to rolling.

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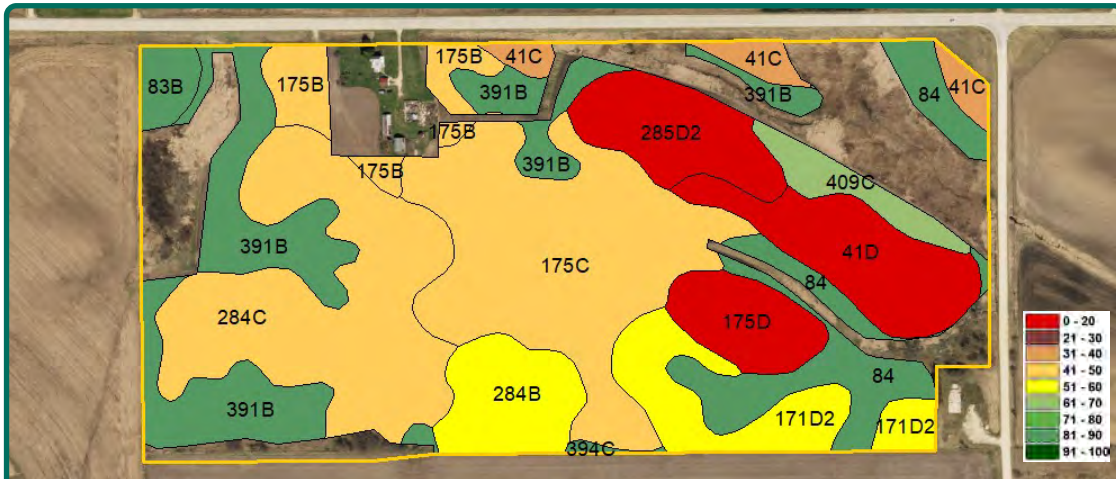
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Measured Tillable Acres		60.91	Avg. CSR2		50.6
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
175C	Dickinson fine sandy loam, 5 to 9	45	19.9%	IIIe	12.15
284C	Flagler sandy loam, 5 to 9 percent	46	18.1%	IIIe	11.02
391B	Clyde-Floyd complex, 1 to 4 percent	87	14.5%	IIw	8.81
84	Clyde silty clay loam, 0 to 3 percent	88	8.1%	IIw	4.95
41D	Sparta loamy fine sand, 9 to 18	5	7.4%	VIIs	4.53
171D2	Bassett loam, 9 to 14 percent	54	6.5%	IIIe	3.98
285D2	Burkhardt sandy loam, 9 to 14	5	5.9%	IVe	3.58
284B	Flagler sandy loam, 2 to 5 percent	51	5.2%	IIIe	3.1
175D	Dickinson fine sandy loam, 9 to 14	19	4.1%	IIIe	2.5
175B	Dickinson fine sandy loam, 2 to 5	50	3.6%	IIIe	2.2
41C	Sparta loamy fine sand, 5 to 9	34	2.5%	IVs	1.5
409C	Dickinson fine sandy loam, loam	70	2.4%	IIIe	1.5
83B	Kenyon loam, 2 to 5 percent slopes	90	1.6%	Ile	1.0

Drainage

There is some drainage tile on the farm.

House

The two-story farmhouse was built around 1895 and consists of 1,472 finished sq. ft. The home includes 4 bedrooms and 1 full bathroom.

Outbuildings

There are various older outbuildings in below-average condition.

Water & Well Information

The well is located east of the house.

Septic System

The septic system is located west of the house. The Seller is exempt from the time of transfer inspection on the septic because the seller is an estate.

Comments

This is a nice Linn County farm located west of Central City along a hard-surface road. This farm could be divided into three building sites.

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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