

Land For Sale

ACREAGE:

42 Acres, m/l

LOCATION:

Linn County, IA



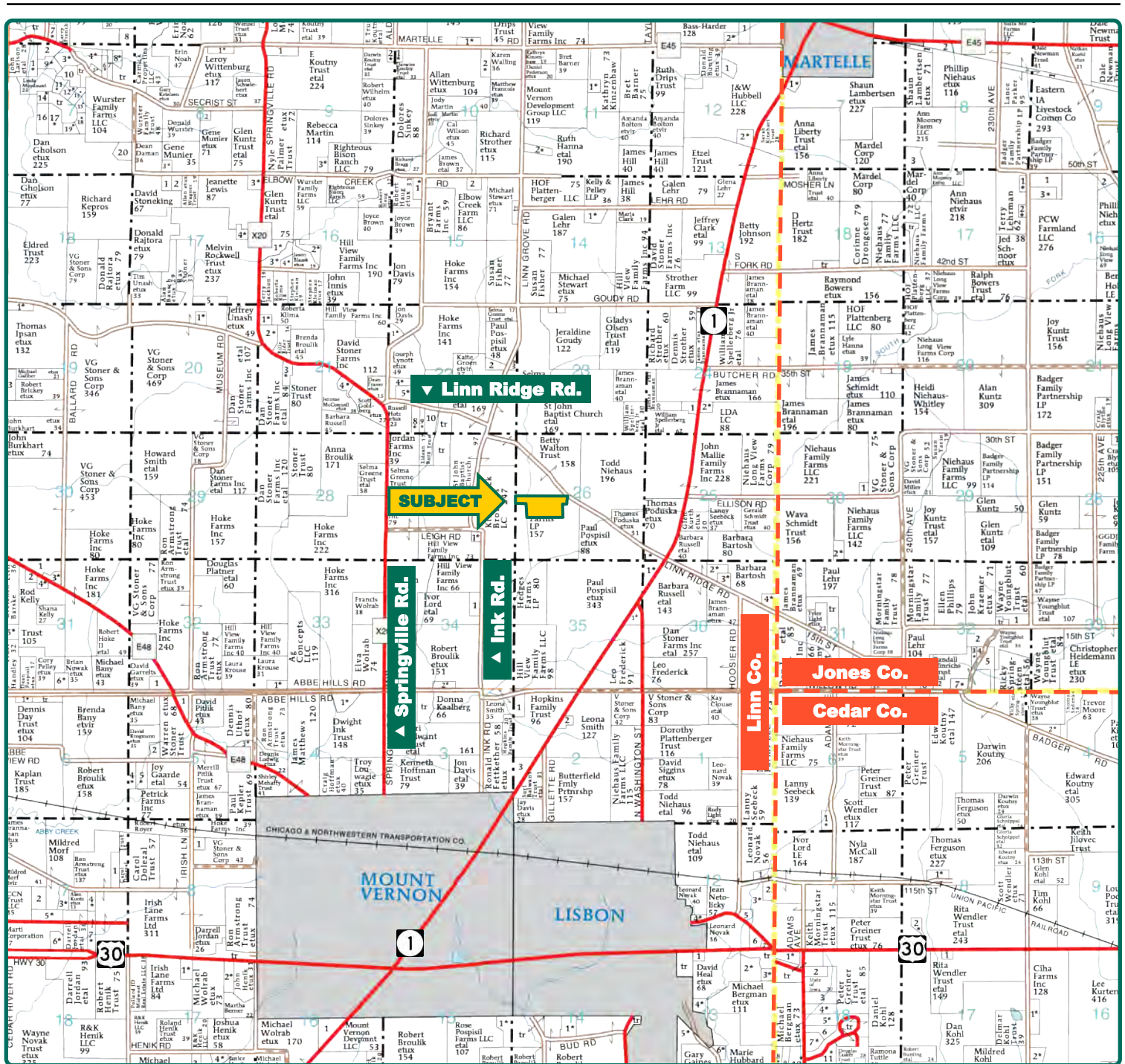
Property Key Features

- **Attractive Linn County Building Site**
- **Rolling Timber, Pasture and Cropland**
- **Located North of Mount Vernon**

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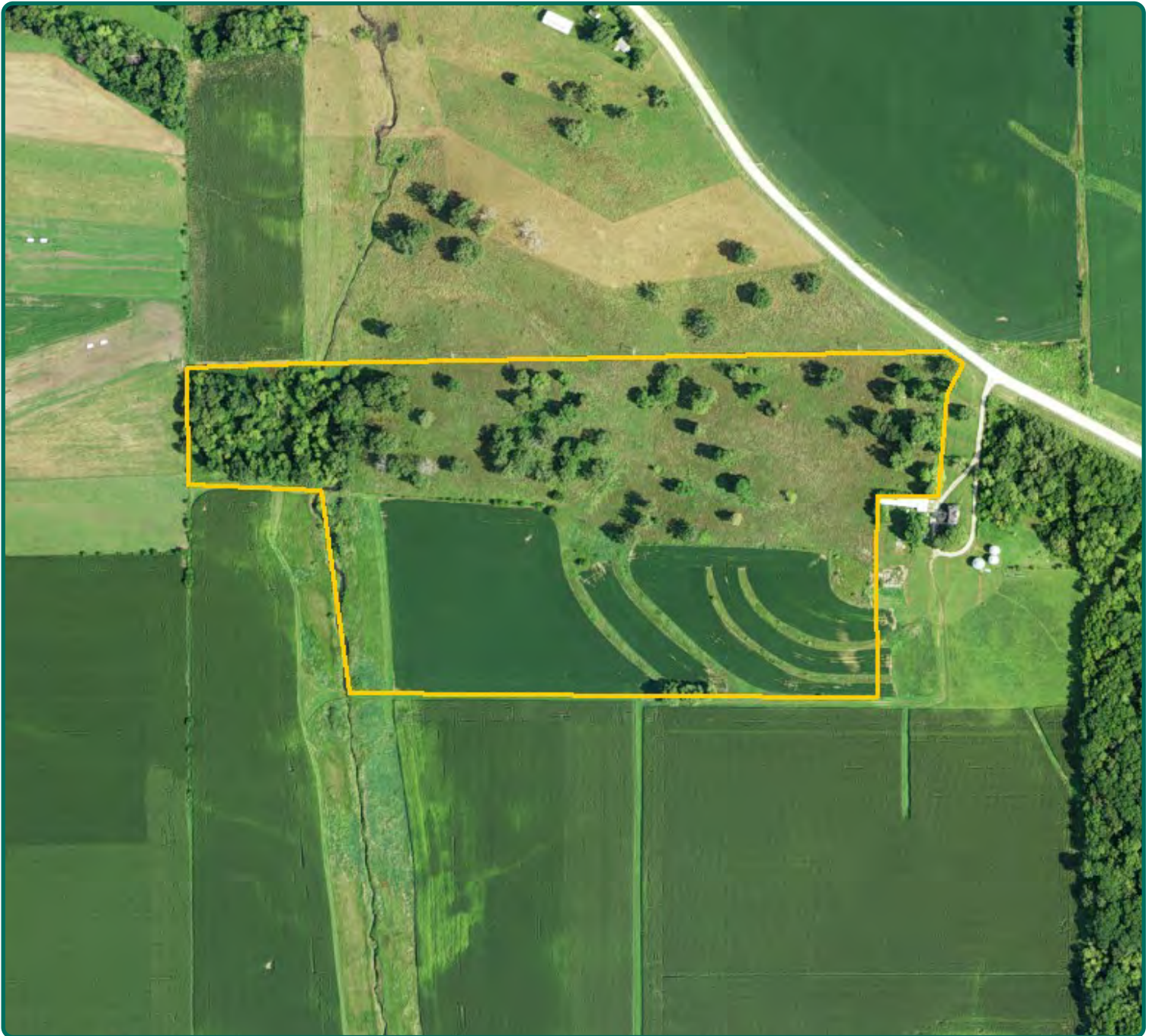


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FSA/Eff. Crop Acres:	16.70*
CRP Acres:	1.30
Corn Base Acres:	12.49*
Bean Base Acres:	1.95*
Soil Productivity:	67.1 CSR2

**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

42 Acres, m/l

Location

From Mount Vernon: 2¼ miles north on Highway 1 and 1 mile northwest on Linn Ridge Road. The farm is located on the south side of the road.

Legal Description

That part of the N½ of the SW¼ of Section 26, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description will be determined by a survey.

Price & Terms

- \$357,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$1,050*

Net Taxable Acres: 42*

Tax per Net Taxable Acre: \$25.00*

**The taxes and net taxable acres for this farm are estimated pending reassessment by the Linn County Assessor.*

FSA Data—Estimated

Part of Farm Number 3733, Tract 2932

FSA/Eff. Crop Acres: 16.70*

CRP Acres: 1.30

Corn Base Acres: 12.49*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 1.95*

Bean PLC Yield: 48 Bu.

**FSA/Eff. Crop Acres and Bases are estimated pending reconstitution of the farm by the Linn County FSA Office.*

CRP Contracts

There are 1.3 acres enrolled in a CP-21 contract that pays \$281.27 annually and expires September 30, 2019.

Soil Types/Productivity

Primary soils are Downs, Judson and Downs. CSR2 on the estimated FSA/Eff. crop acres is 67.1. See soil map for detail.

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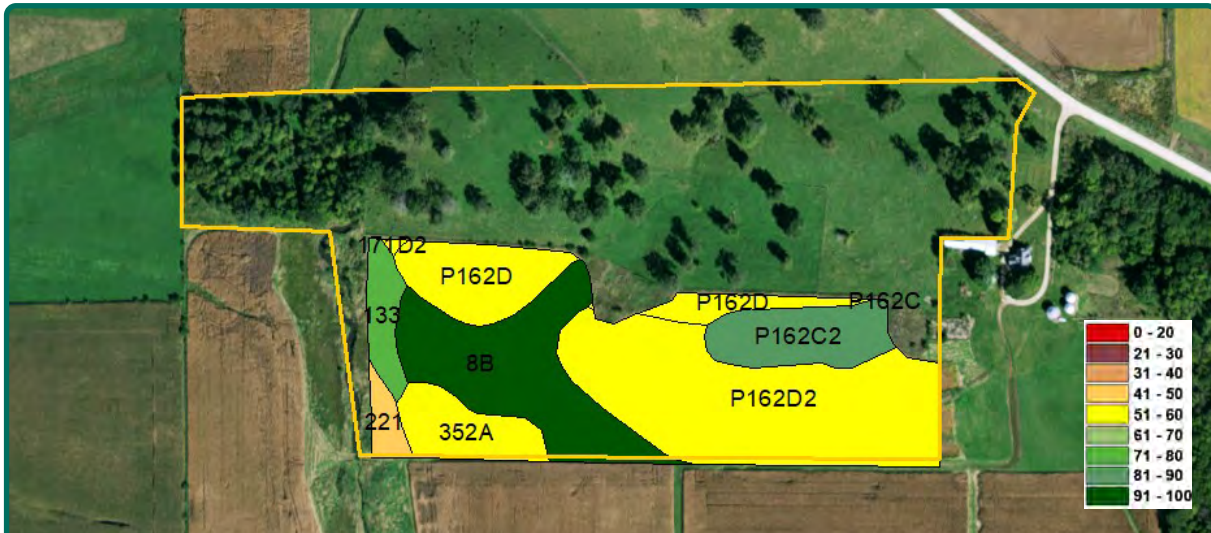
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Measured Tillable Acres 16.7 **Avg. CSR2** 67.1

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
P162D2	Downs silt loam, paha, 9 to 14	54	39.4%	IIle	6.57
8B	Judson silty clay loam, 2 to 5	94	22.6%	Ile	3.77
P162D	Downs silt loam, paha, 9 to 14	57	13.5%	IIle	2.25
P162C2	Downs silt loam, paha, 5 to 9 percent	82	10.1%	IVe	1.68
352A	Whittier silt loam, 0 to 2 percent	55	7.6%	Ils	1.27
133	Colo silty clay loam, 0 to 2 percent	78	4.3%	IIw	0.72
221	Klossner muck, 1 to 3 percent	44	2.4%	IIIw	0.40
171D2	Bassett loam, 9 to 14 percent	54	0.2%	IIle	0.0
P162C	Downs silt loam, paha, 5 to 9 percent	85	0.0%	IIle	0.0

Land Description

Gently rolling to rolling.

Fencing Agreement

Buyer will be responsible to construct and maintain the south boundary fence if needed.

Additional Land For Sale

Seller has an additional 195 acres available for sale directly south of this property. See Additional Land Aerial Map.

Comments

This is a beautiful rolling timber pasture that would make an ideal building site overlooking the hills of Linn County. Includes a small creek, cropland and timber/pasture.

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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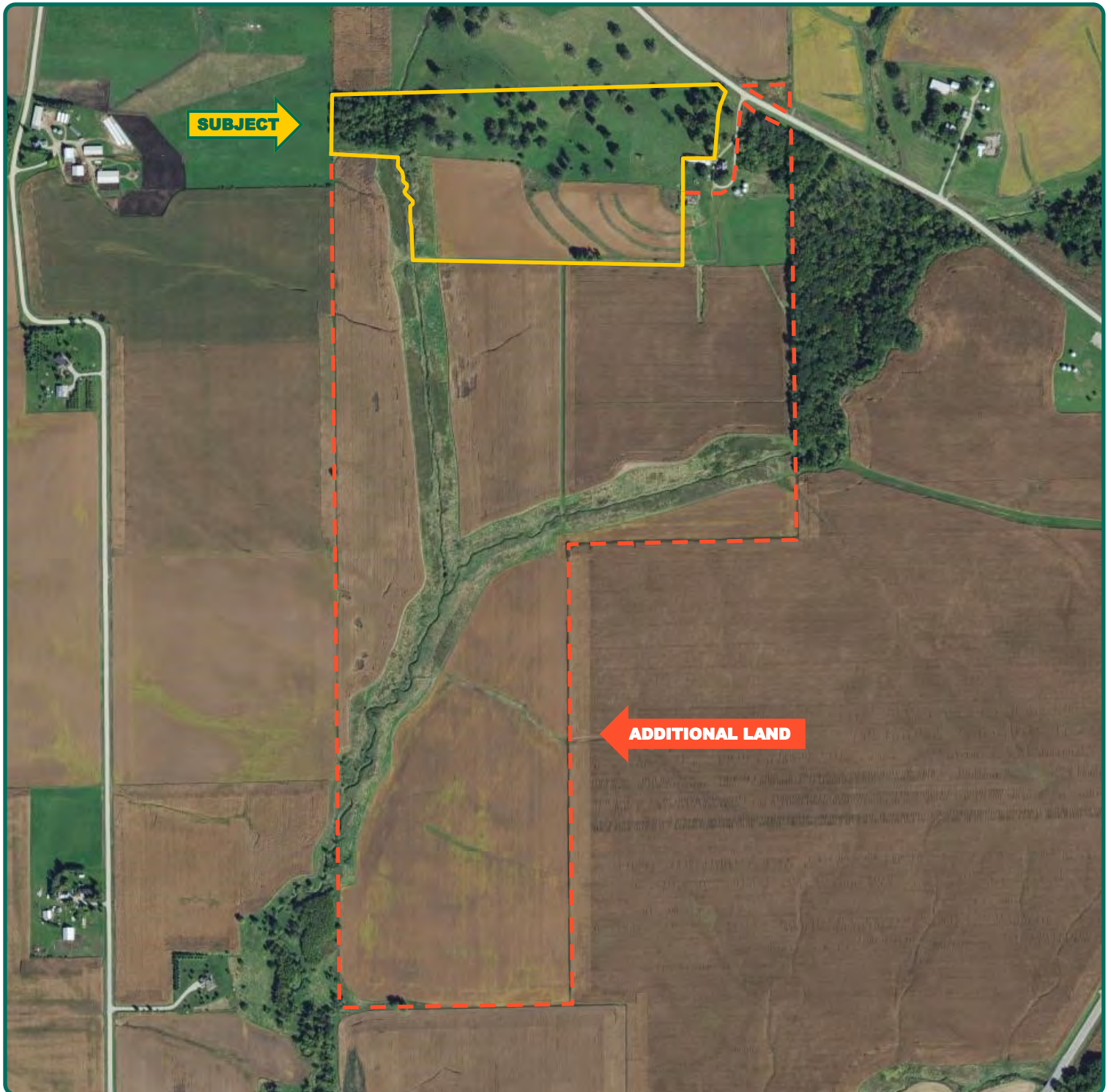
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