

Land For Sale

ACREAGE:

195 Acres, m/l

LOCATION:

Linn County, IA



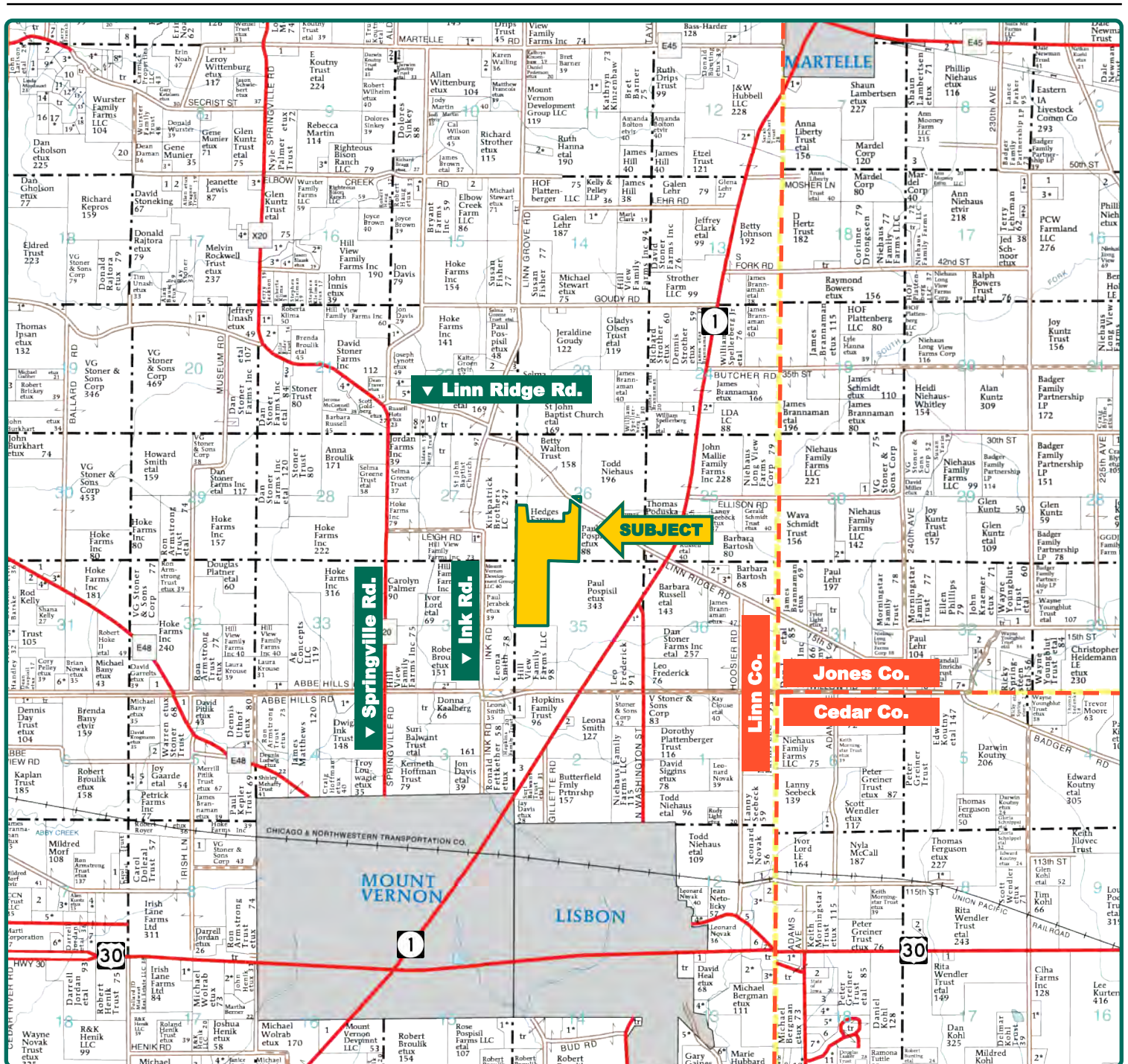
Property Key Features

- Good Income-Producing Farmland
- 81.6 CSR2
- Located North of Mount Vernon

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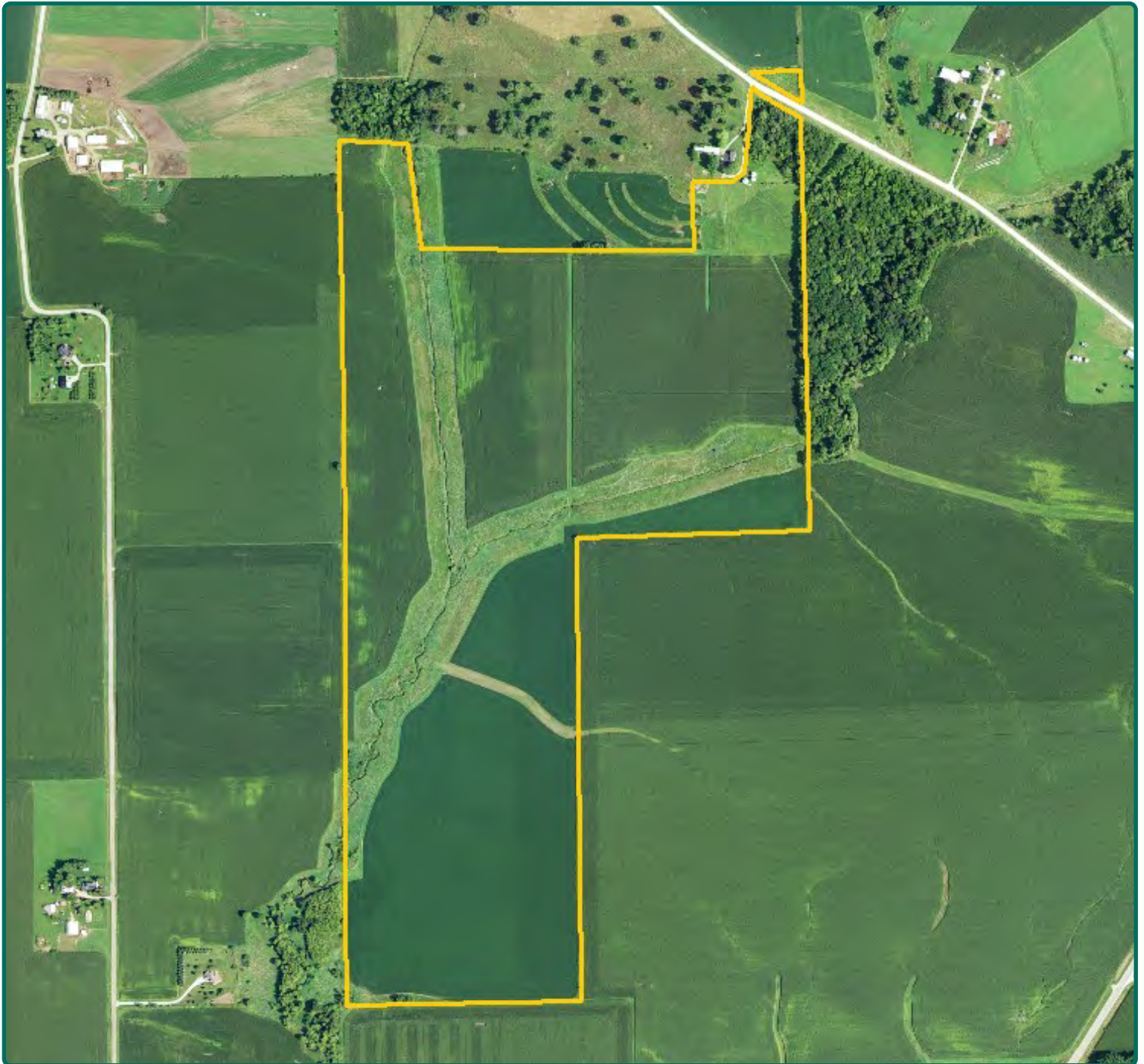


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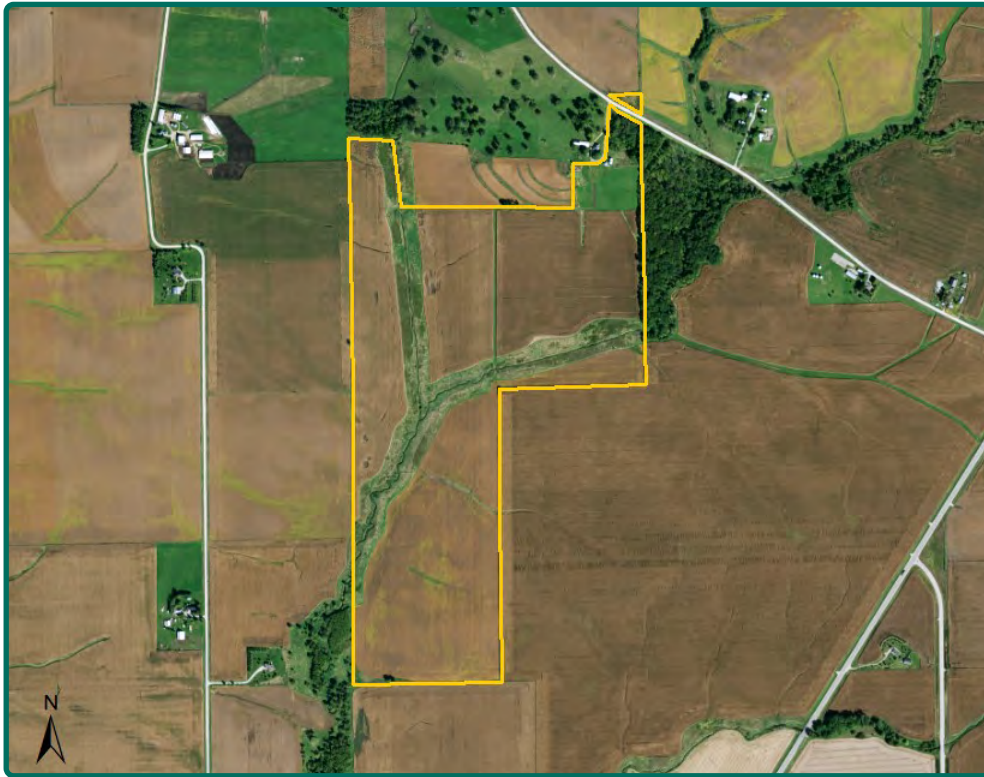
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FSA/Eff. Crop Acres: 179.20*
CRP Acres: 25.17
Corn Base Acres: 134.03*
Bean Base Acres: 20.95*
Soil Productivity: 81.6 CSR2

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

Property Information

195 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 S½ of the SW¼ of Section 26 and the W½ of the NW¼ of Section 35, 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

- \$1,657,500
- \$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: \$6,984*
 Net Taxable Acres: 194*
 Tax per Net Taxable Acre: \$36.00*
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data—Estimated

Part of Farm Number 3733, Tract 2932
 FSA/Eff. Crop Acres: 179.20*
 CRP Acres: 25.17
 Corn Base Acres: 134.03*
 Corn PLC Yield: 165 Bu.
 Bean Base Acres: 20.95*
 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 25.17 acres enrolled in a CP-21 contract that pays \$5,452.27 annually and expires September 30, 2019.

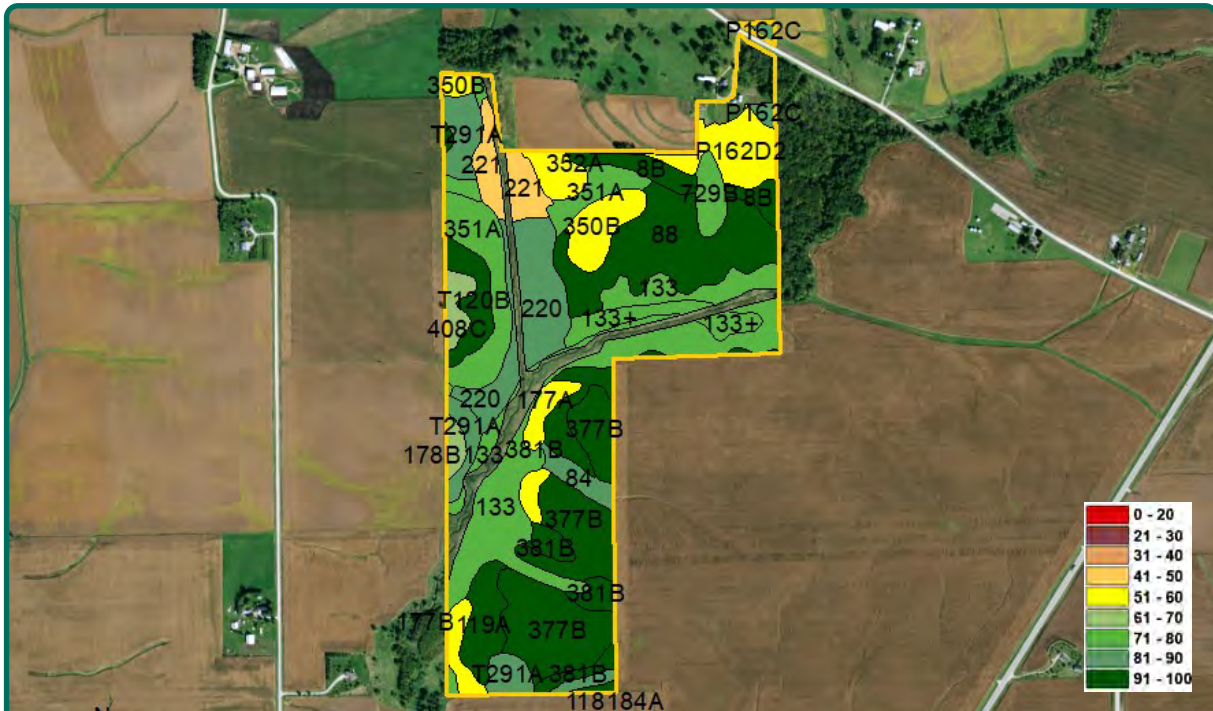
Soil Types/Productivity

Primary soils are Colo, Atterberry and Nodaway. CSR2 on the estimated FSA/Eff. crop acres is 81.6. See soil map for detail.

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Measured Tillable Acres		179.2	Avg. CSR2		81.6
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam, 0 to 2 percent	78	16.4%	IIw	29.33
351A	Atterberry silt loam, sandy substratum,	80	7.1%	Iw	12.77
220	Nodaway silt loam, 0 to 2 percent	82	7.1%	IIw	12.65
350B	Waukegan silt loam, 2 to 5 percent	55	3.5%	Ile	6.30
221	Klossner muck, 1 to 3 percent slopes	44	3.4%	IIIw	6.08
119A	Muscatine silty clay loam, 0 to 2 percent	100	3.0%	Iw	5.29
133+	Colo silt loam, 0 to 2 percent slopes,	78	2.8%	IIw	4.97
177B	Saude loam, 2 to 5 percent slopes	55	2.2%	IIs	4.0
177A	Saude loam, 0 to 2 percent slopes	60	1.3%	IIs	2.3
178B	Waukee loam, 2 to 5 percent slopes	64	0.8%	IIs	1.4
118	Garwin silty clay loam, 0 to 2 percent	90	0.6%	IIw	1.0
184A	Klinger silty clay loam, 1 to 4 percent	95	0.3%	Iw	0.5
352A	Whittier silt loam, 0 to 2 percent slopes	55	1.7%	IIs	3.0
377B	Dinsdale silty clay loam, 2 to 5 percent	94	14.3%	Ile	25.5
381B	Klinger-Maxfield complex, 1 to 4 percent	95	5.1%	Iw	9.2
408C	Olin fine sandy loam, 5 to 9 percent	68	1.3%	IIIe	2.3
729B	Ackmore-Nodaway complex, 2 to 5	80	1.6%	IIw	3.0
84	Clyde silty clay loam, 0 to 3 percent	88	1.4%	IIw	2.5
88	Nevin silty clay loam	95	11.5%	Iw	20.6
8B	Judson silty clay loam, 2 to 5 percent	94	2.7%	Ile	4.9
P162B	Downs silt loam, paha, 2 to 5 percent	90	0.1%	Ile	0.1
P162C	Downs silt loam, paha, 5 to 9 percent	85	0.6%	IIIe	1.2
P162D	Downs silt loam, paha, 9 to 14 percent	57	0.0%	IIIe	0.1
P162D2	Downs silt loam, paha, 9 to 14 percent	54	4.1%	IIIe	7.4
T120B	Tama silty clay loam, terrace, 2 to 5	95	2.6%	Ile	4.6
T291A	Atterberry silt loam, benches, 0 to 2	90	4.8%	Iw	8.6

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Yield History (Bu./Ac.)

Year	Corn	Beans
2014	203.7	53.7
2015	217.5	53.5
2016	194.8	64.7
2017	235.0	55.8
2018	225.0	66.5

Yield information is reported by crop insurance records.

Land Description

Level to gently rolling.

Buildings/Improvements

There are three grain bins located on this property. Details are as follows:

Dryer Bin: 30' x 18'
Storage Bin: 24' x 19'
Storage Bin: 24' x 19'

Septic Easement

The septic system and leech field from the house is located north and east of the grain bins. There is a recorded septic easement in place. Contact the listing agent for more details.

Access Easement

There is a recorded access easement providing access to this farm. Contact the listing agent for a full copy.

Additional Land For Sale

Seller has an additional 42 acres available for sale directly north of this property. See Additional Land Aerial Map.

Comments

This is a nice Linn County farm with good soils located north of Mount Vernon. It includes some recreational benefits with CRP filter strips and timber.

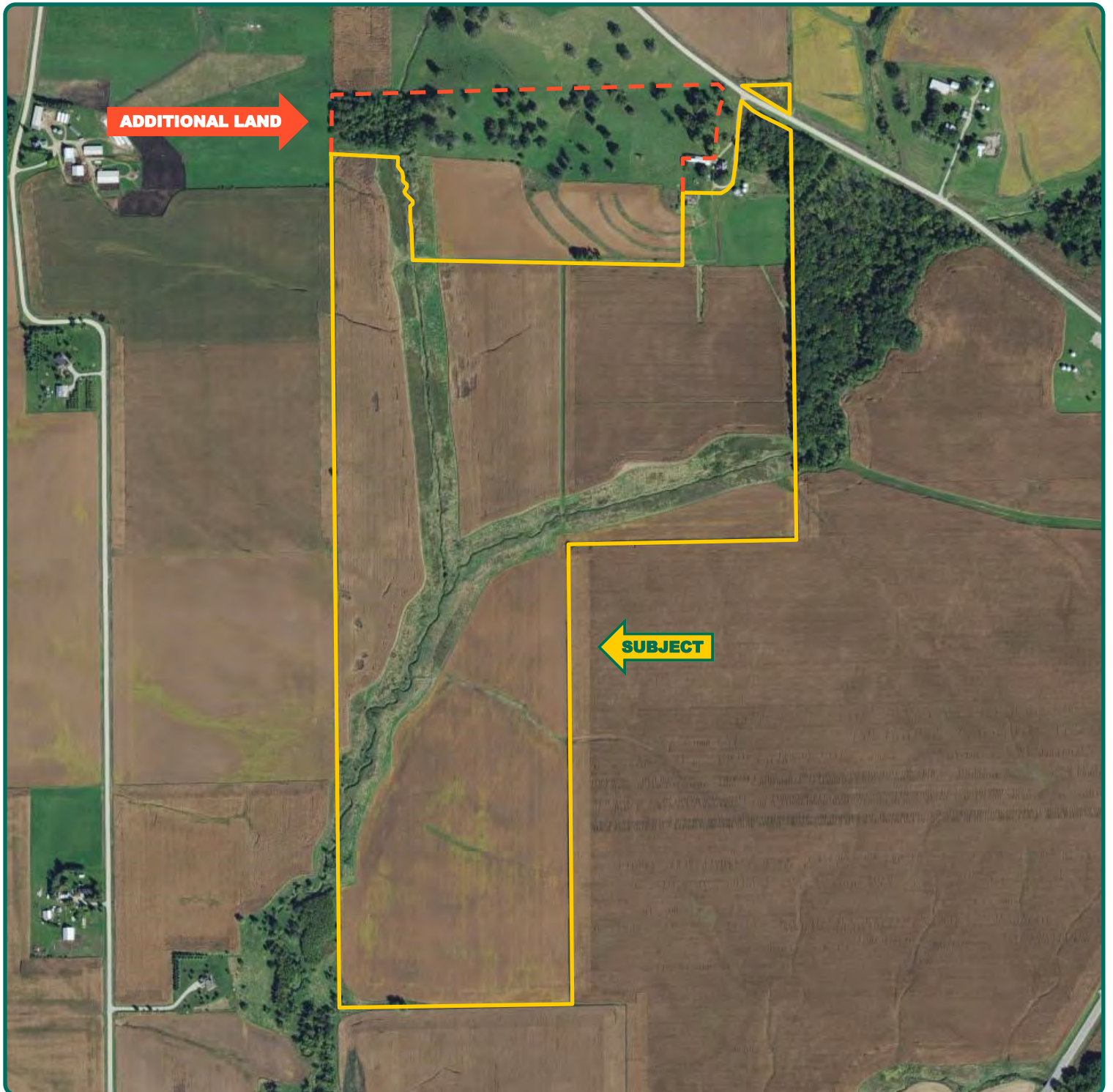
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.



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