

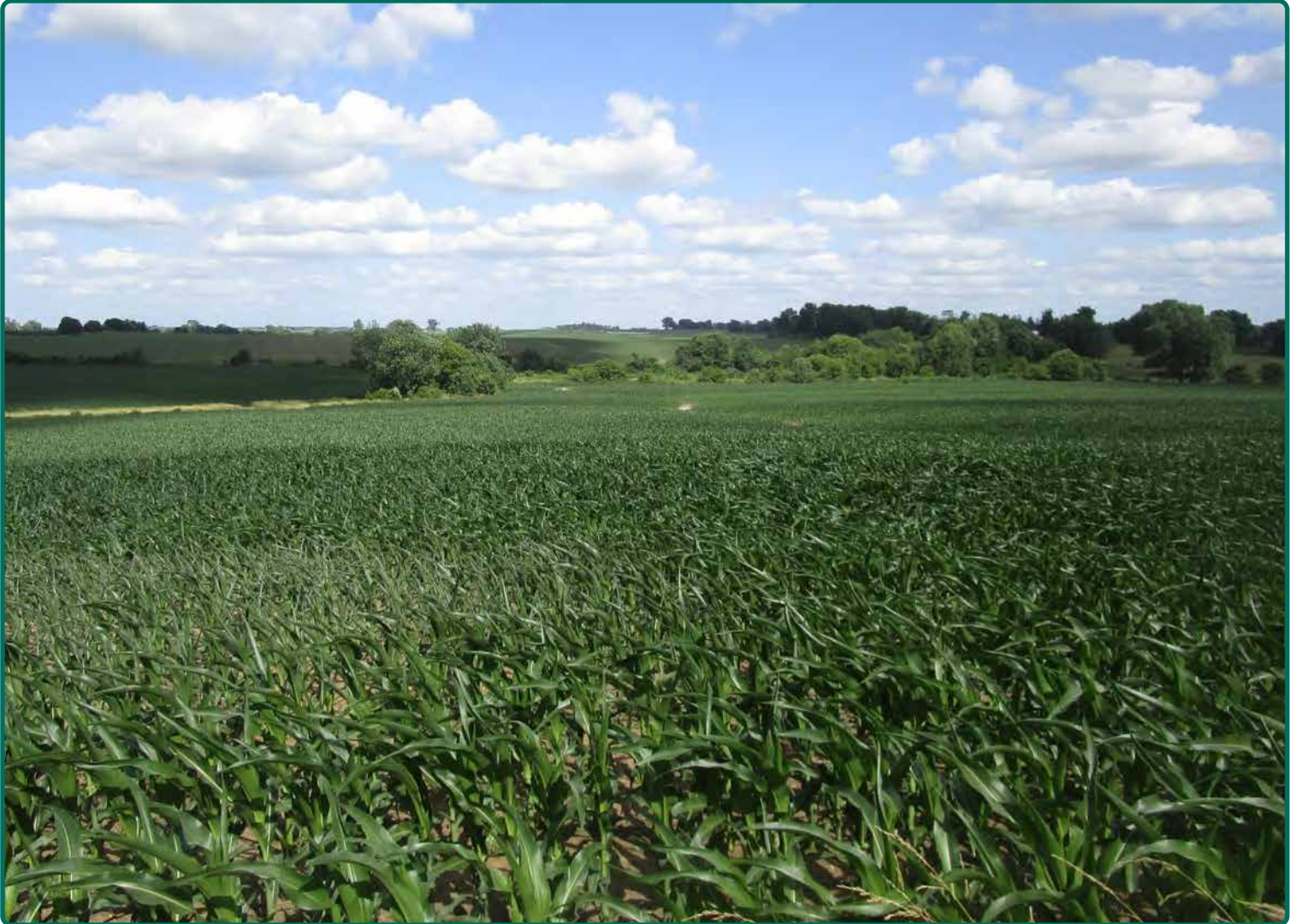
# Land For Sale

**ACREAGE:**

**35.5 Acres, m/l**

**LOCATION:**

**Linn County, IA**

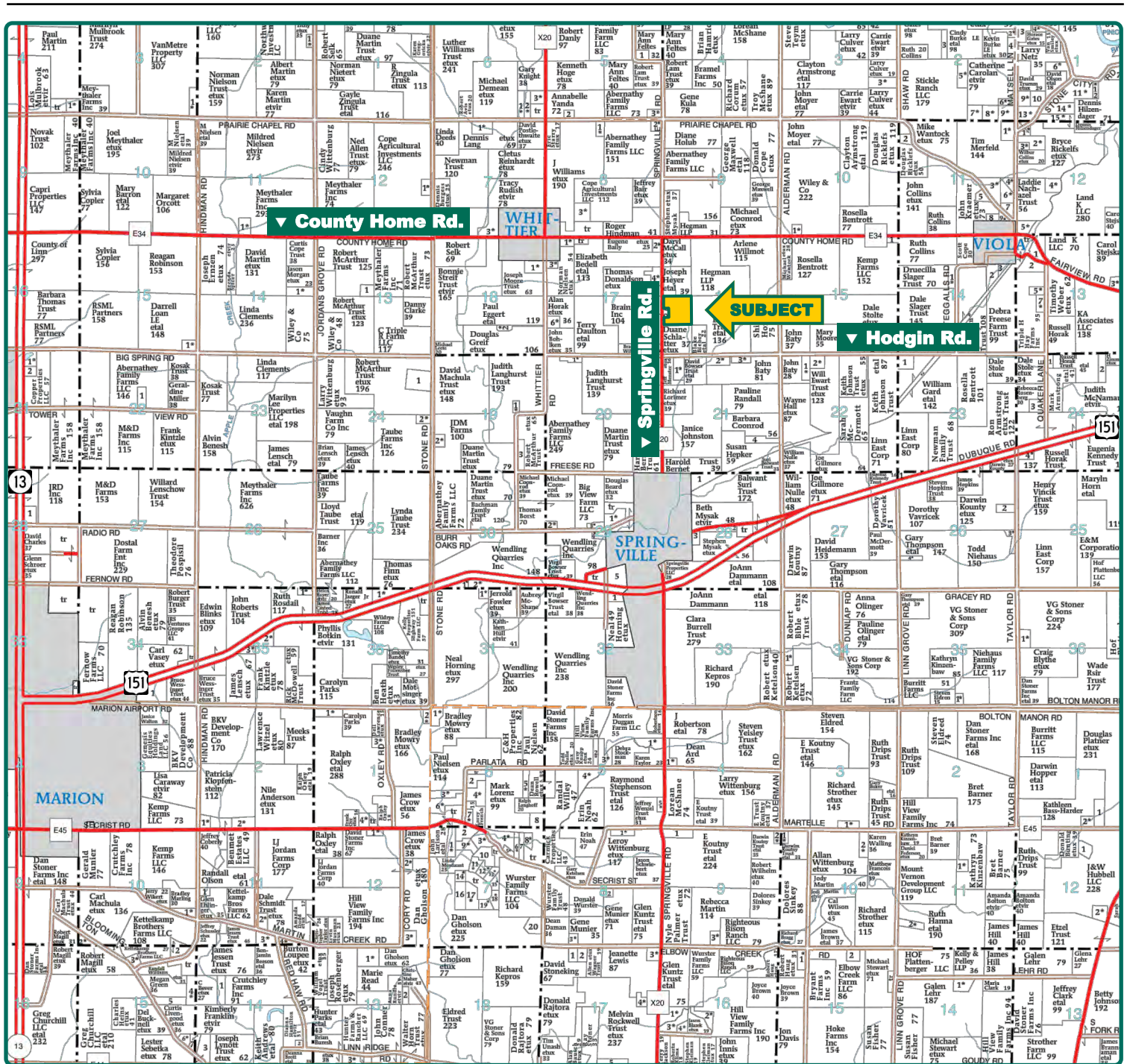


## **Property** *Key Features*

- Located North of Springville on Hard-Surface Road
- Cropland, Pasture and Creek
- Attractive Linn County Building Site

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<b>FSA/Eff. Crop Acres:</b>	<b>30.52</b>
<b>Corn Base Acres:</b>	<b>30.50</b>
<b>Soil Productivity:</b>	<b>67.3 CSR2</b>

## Property Information

**35.5 Acres, m/l**

### Location

**From Springville:** 1¼ miles north on Springville Road. The farm is located on the east side of the road.

### Legal Description

The NW¼ of the SW¼ of Section 16, Township 84 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa, except the house and buildings.

### Price & Terms

- \$292,875
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to 2019 Cash Rent Lease.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$992.00  
Net Taxable Acres: 35.53  
Tax per Net Taxable Acre: \$27.92

### FSA Data

Farm Number 77, Tract 2773  
FSA/Eff. Crop Acres: 30.52  
Corn Base Acres: 30.50  
Corn PLC Yield: 159 Bu.

### Soil Types/Productivity

Primary soils are Floyd, Dickinson and Clyde. CSR2 on the FSA/Eff. crop acres is 67.3. See soil map for detail.

### Land Description

Gently rolling to rolling.

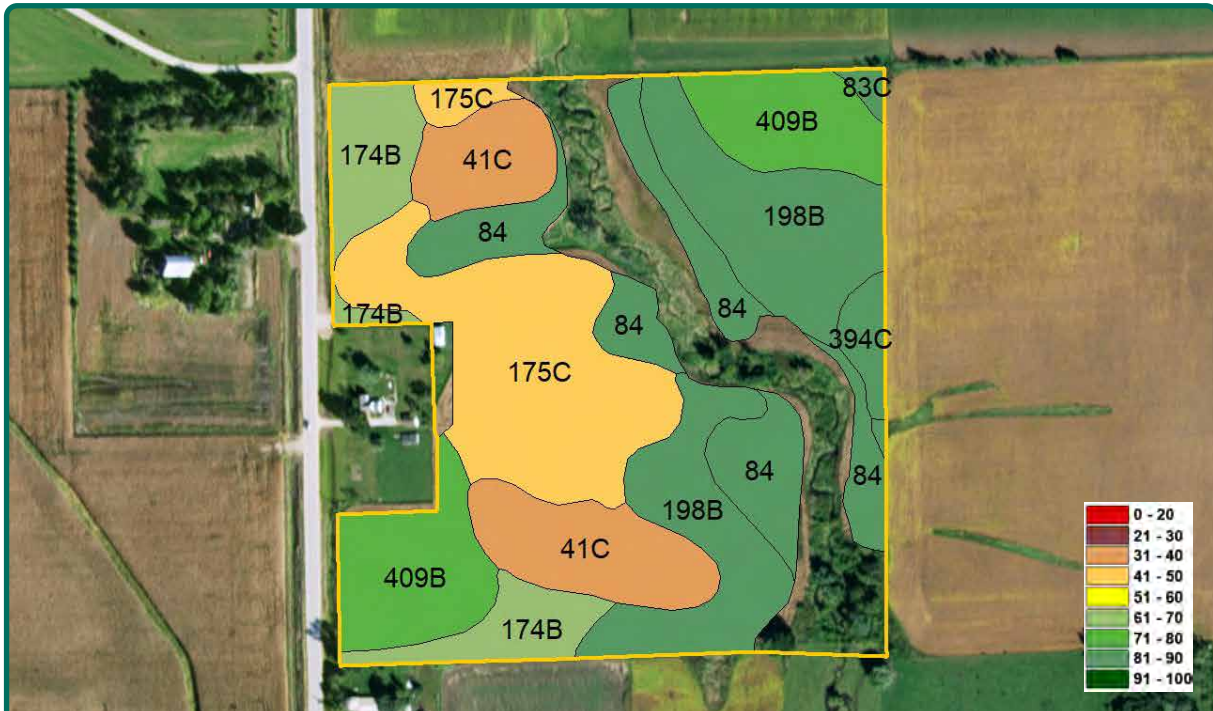
### Buildings/Improvements

26' x 40' machine shed.

### Comments

This is a nice Linn County farm located north of Springville along a hard-surface road. There are 30.5 acres cropland with a balance in creek and pasture. This would make an attractive building site.

*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.*



**Measured Tillable Acres** 30.52 **Avg. CSR2** 67.3

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
174B	Bolan loam, 2 to 5 percent slopes	64	9.9%	Ils	3.01
175C	Dickinson fine sandy loam, 5 to 9	45	21.7%	IIle	6.62
198B	Floyd loam, 1 to 4 percent slopes	89	22.3%	IIlw	6.80
394C	Ostrander loam, 5 to 9 percent	86	1.9%	IIle	0.57
409B	Dickinson fine sandy loam, loam	75	15.2%	IIle	4.63
41C	Sparta loamy fine sand, 5 to 9	34	13.3%	IVs	4.06
83C	Kenyon loam, 5 to 9 percent slopes	85	0.6%	IIle	0.17
84	Clyde silty clay loam, 0 to 3 percent	88	15.3%	IIlw	4.7

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