

Land For Sale

ACREAGE:

16.89 Acres, m/l

LOCATION:

Linn County, IA

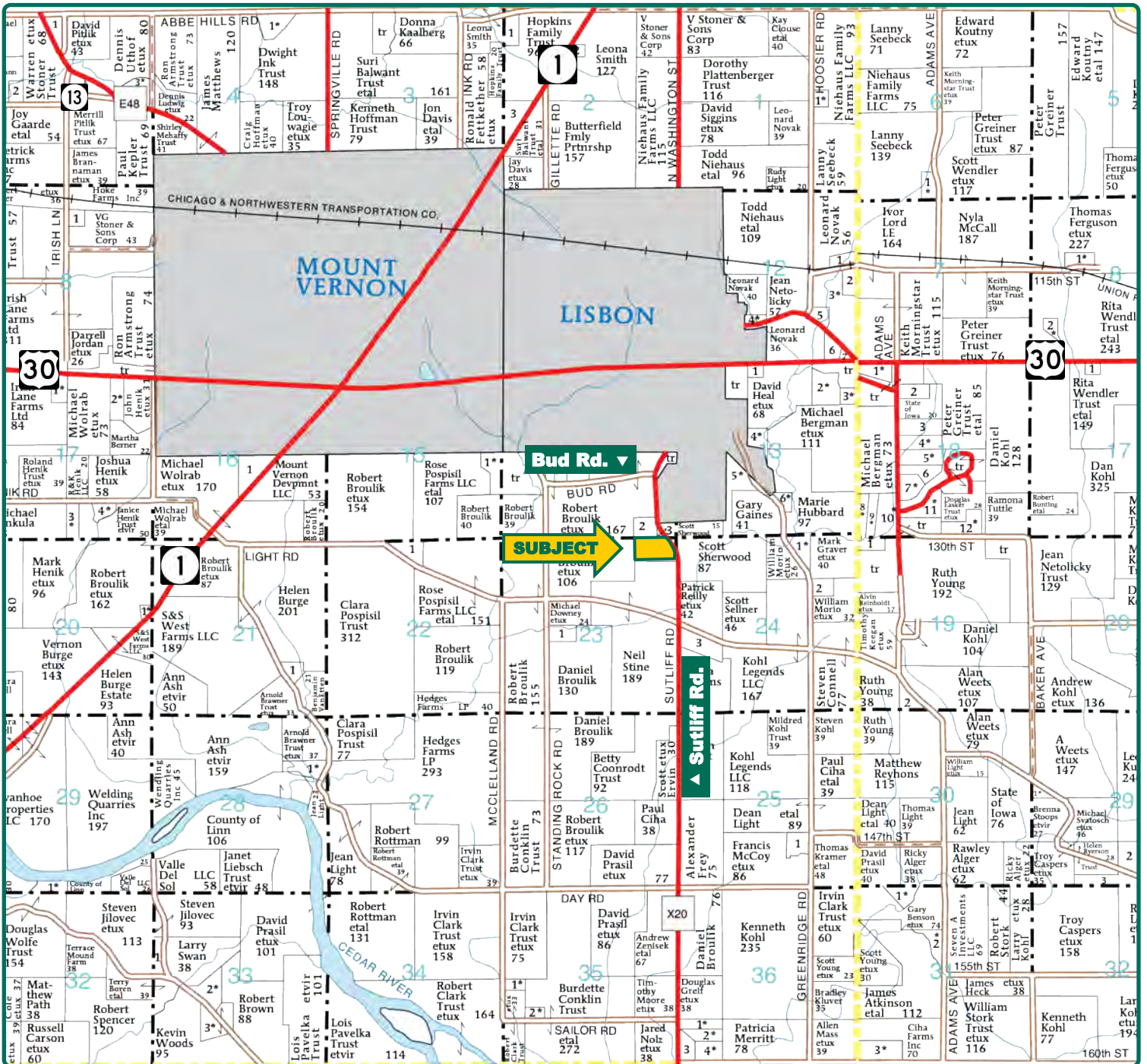


Property *Key Features*

- **Attractive Linn County Building Site on Hard-Surface Road**
- **Located 1½ Miles South of Lisbon**
- **Gorgeous Views**

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FSA/Eff. Crop Acres: 15.50*
Corn Base Acres: 10.24*
Bean Base Acres: 5.26*
Soil Productivity: 76.23 CSR2
**Acres and bases are estimated.*

Property Information

16.89 Acres, m/l

Location

From Lisbon: 1½ miles south on Sutliff Road. The property is located on the west side of the road.

Legal Description

The North 21 acres of the NE¼ of the NE¼ except the road, all located in Section 23, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$295,575~~ \$239,838
- ~~\$17,500/acre~~ \$14,200/acre
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$592.00
 Net Taxable Acres: 16.89
 Tax per Net Taxable Acre: \$35.05

FSA Data

Part of Farm Number 6891, Tract 11282
 FSA/Eff. Crop Acres: 15.50*
 Corn Base Acres: 10.24*
 Corn PLC Yield: 169 Bu.
 Bean Base Acres: 5.26*
 Bean PLC Yield: 52 Bu.
**FSA/Eff. Crop Acres and Bases are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

The soil types are Fayette and Ackmore-Nodaway. CSR2 on the estimated FSA/Eff. crop acres is 76.23. See soil map for detail.

Land Description

Level to gently rolling.

Easement

The Seller reserves a 30' easement to provide access to the farm to the west. See Easement Map for detail.

Comments

This is a nice Linn County building site located on a hard-surface road south of Lisbon.

Additional Land

Seller has additional land available for sale north of this property. See Additional Land Aerial Map.

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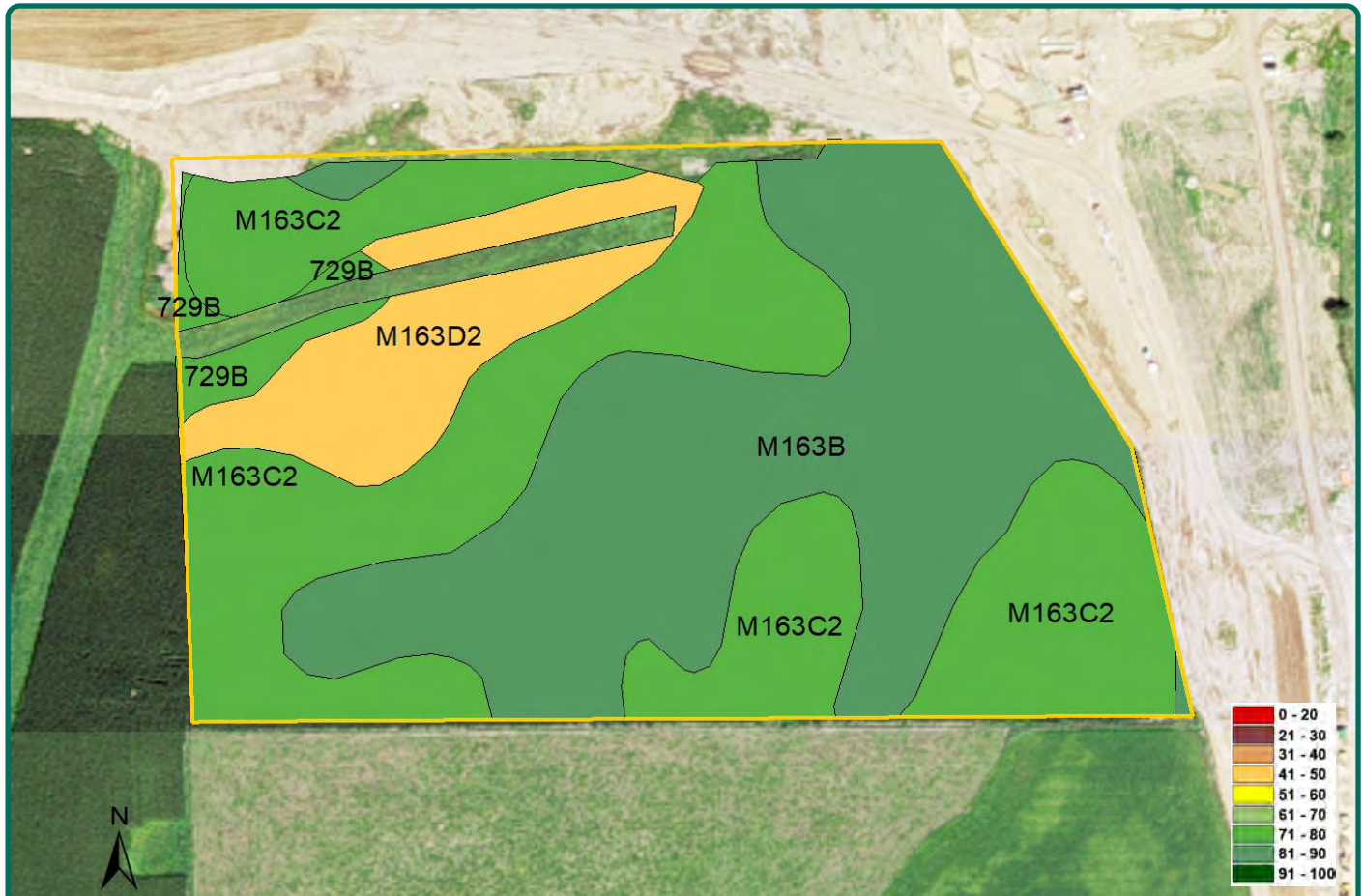
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Measured Tillable Acres 15.5 **Avg. CSR2** 76.23

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163C2	Fayette silt loam, till plain, 5 to 9	76	43.5%	IIIe	6.76
M163B	Fayette silt loam, till plain, 2 to 5	84	42.9%	Ile	6.65
M163D2	Fayette silt loam, till plain, 9 to 14	47	11.4%	IIIe	1.76

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.

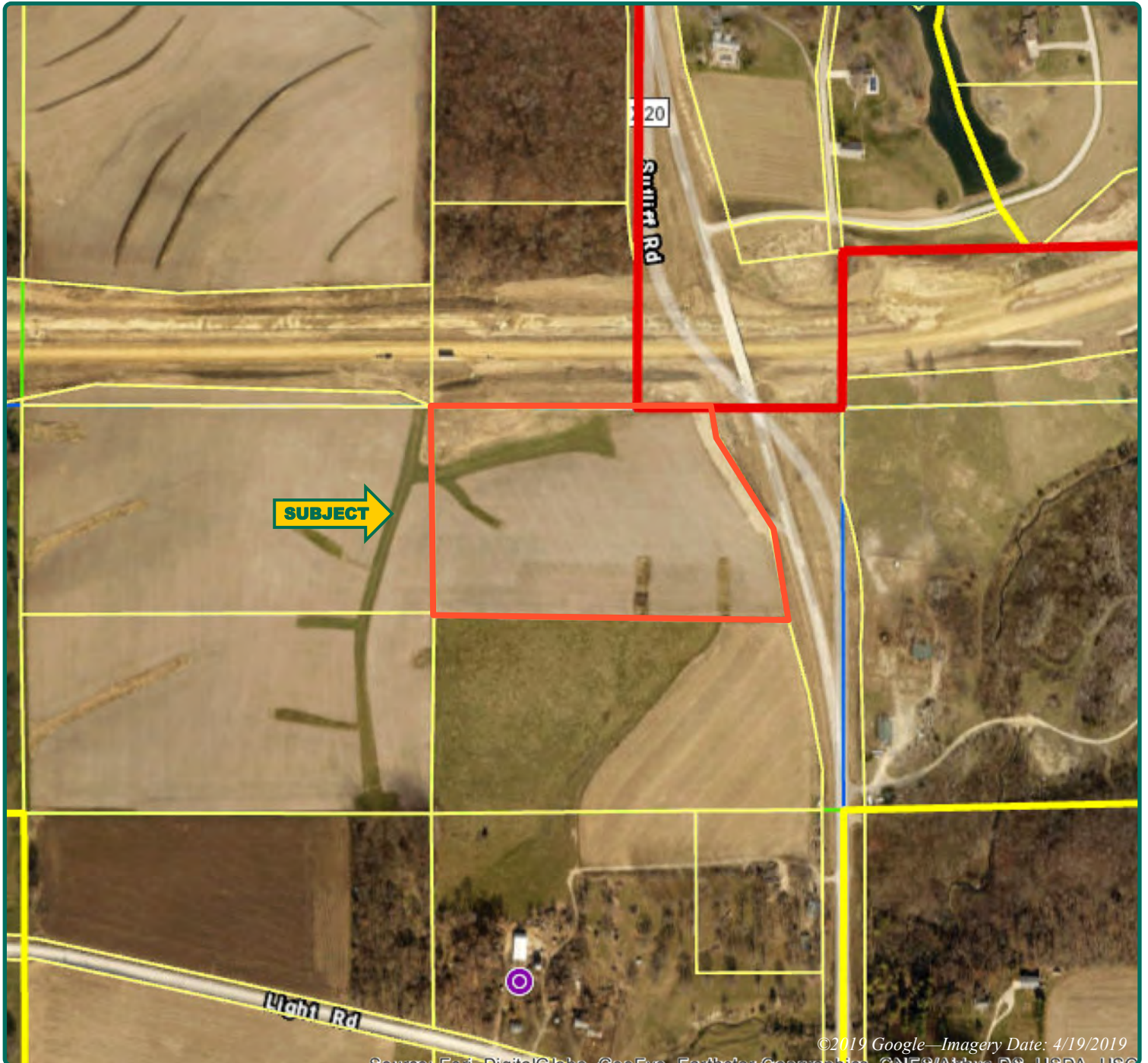
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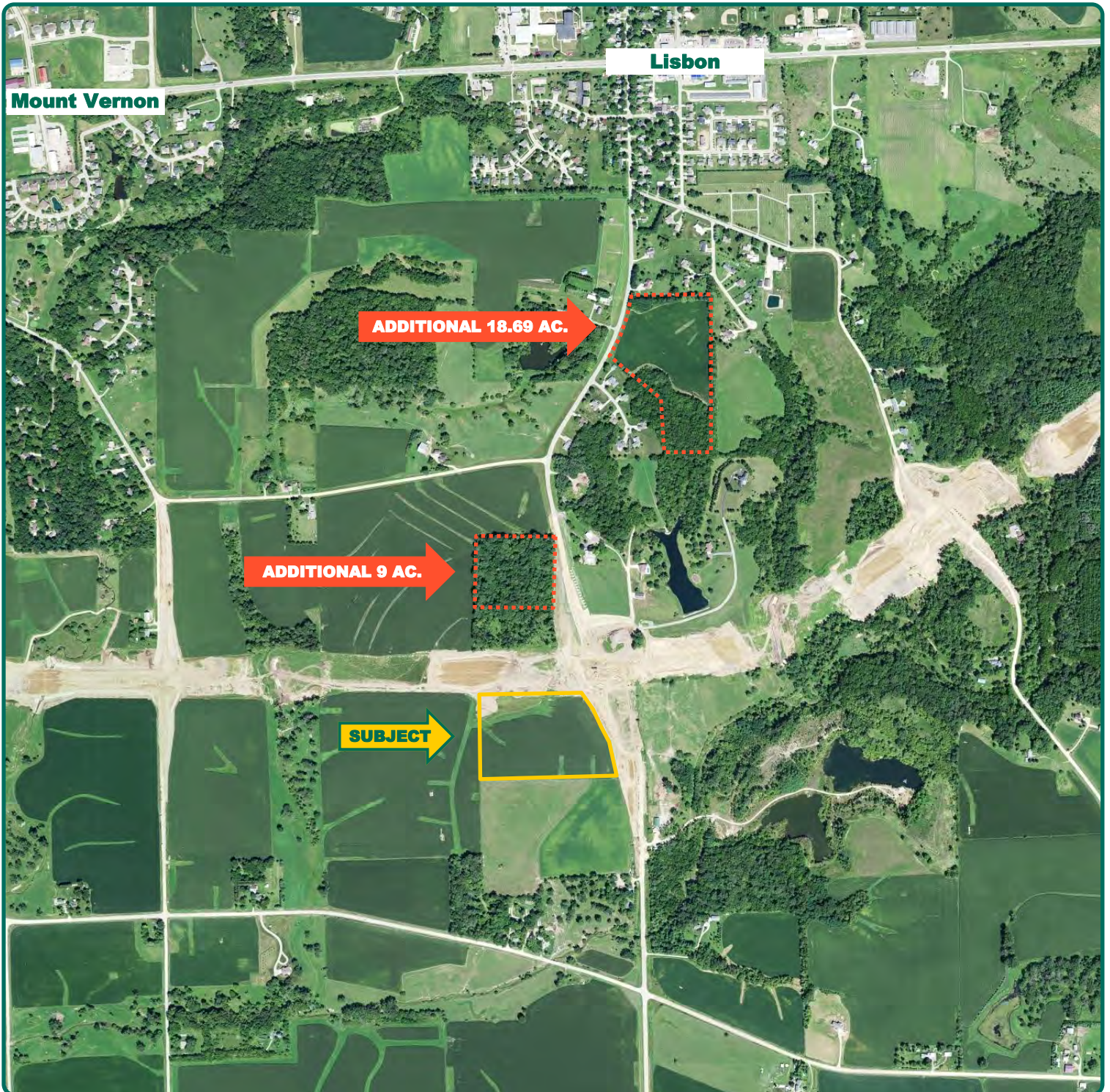
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