

Land For Sale

ACREAGE:

18.69 Acres, m/l

LOCATION:

Linn County, IA

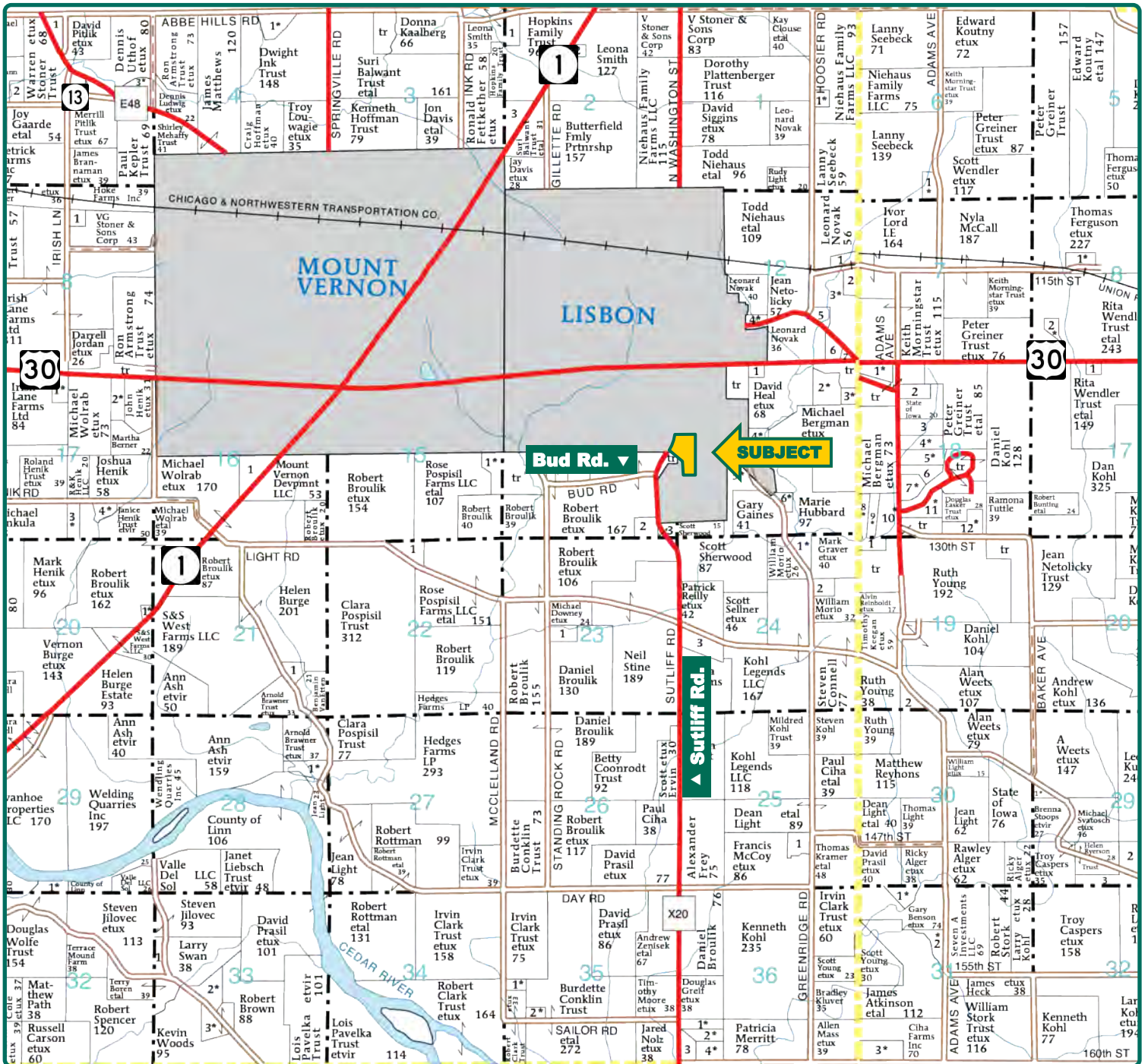


Property *Key Features*

- **Attractive Building Site on South Side of Lisbon on a Hard-Surface Road**
- **Includes Cropland and Mature Timber**
- **Potential for Further Residential Subdivision**

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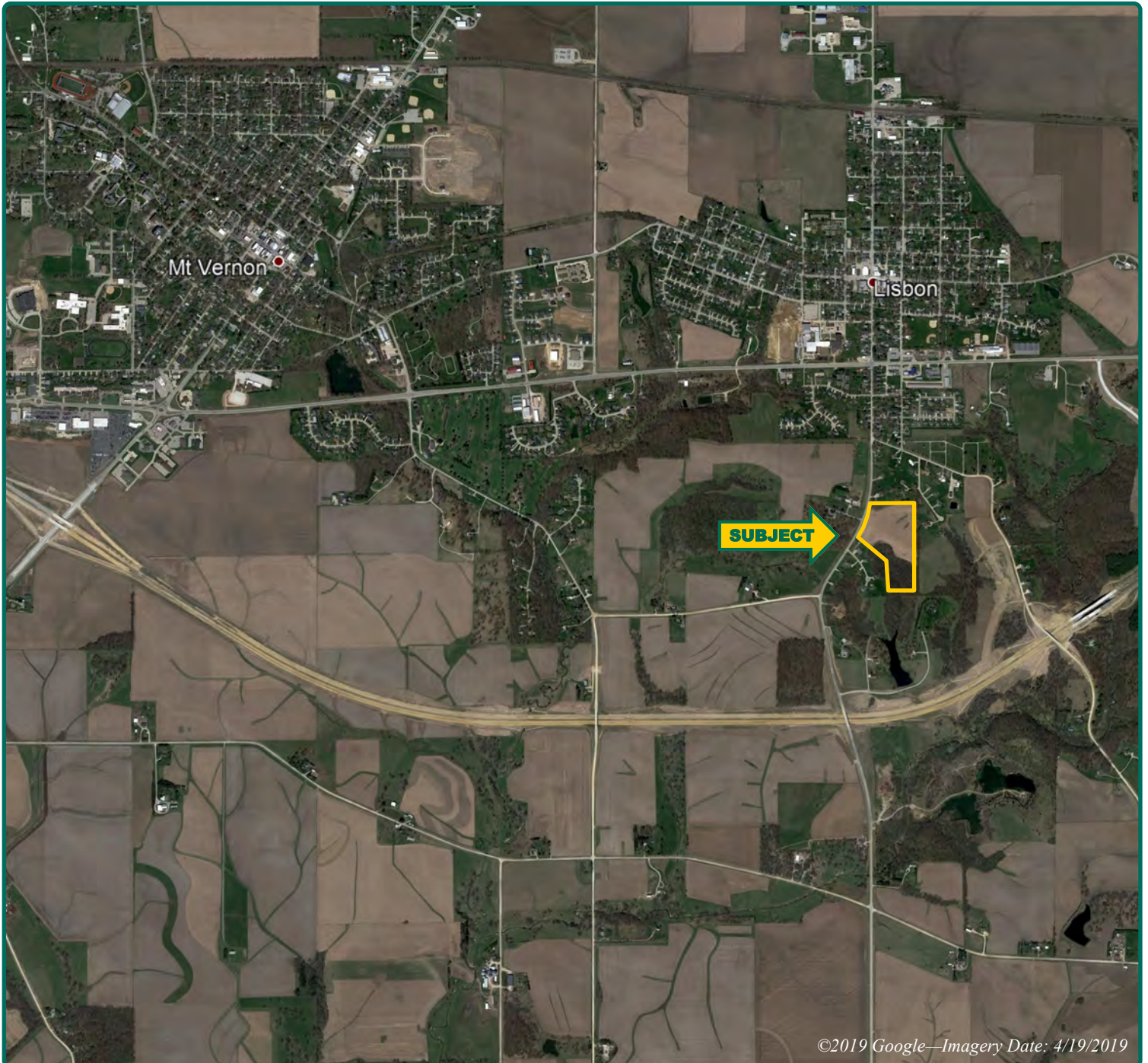
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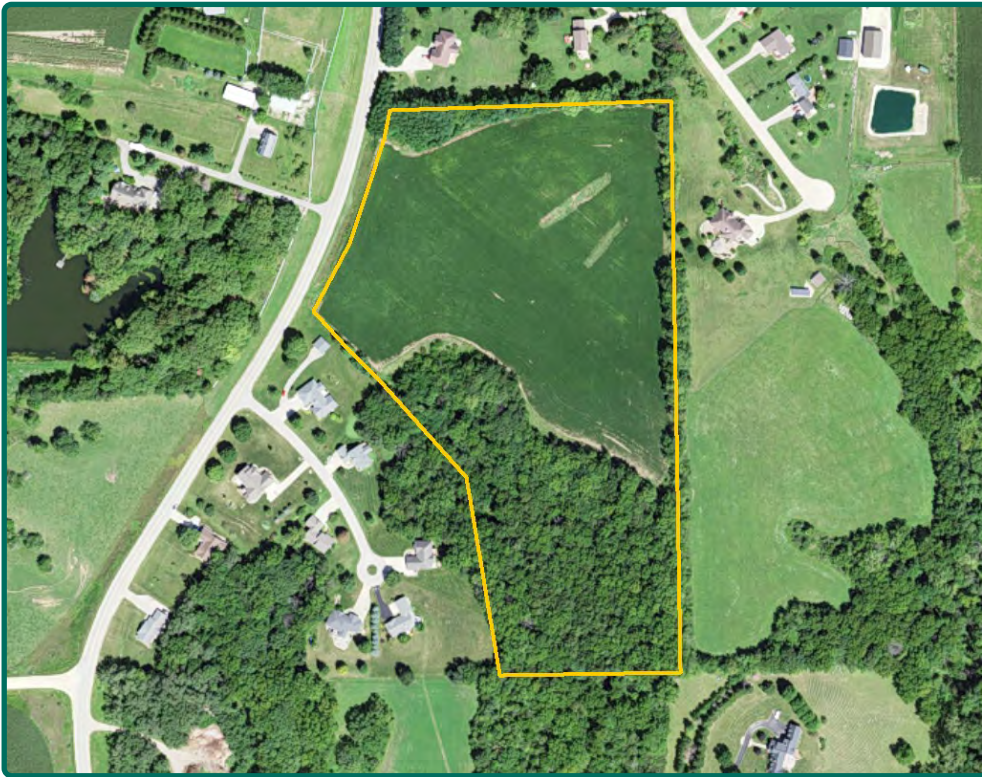
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FSA/Eff. Crop Acres: 12.10
Corn Base Acres: 9.69*
Bean Base Acres: 2.41*
Soil Productivity: 55.47 CSR2
**Bases are estimated.*

Property Information

18.69 Acres, m/l

Location

Located on the east side of S. Washington Street on the southern edge of Lisbon city limits.

Legal Description

That part of the NW¼ of the SW¼ of Section 13 and that part of the NE¼ of the SE¼ of Section 14; all located in Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

Price Reduced!

- \$420,525 \$319,599
- ~~\$22,500/acre~~ \$17,100/acre
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$376.00
 Net Taxable Acres: 18.69
 Tax per Net Taxable Acre: \$20.12

FSA Data

Part of Farm Number 6976, Tract 3255
 FSA/Eff. Crop Acres: 12.10
 Corn Base Acres: 9.69*
 Corn PLC Yield: 156.47 Bu.
 Bean Base Acres: 2.41*
 Bean PLC Yield: 52 Bu.
**Bases are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

The soil type is Fayette. CSR2 on the FSA/Eff. crop acres is 55.47. See soil map for detail.

Land Description

Level to gently rolling.

Comments

This is an attractive Linn County building site with a mixture of cropland and timber. This property could be subdivided for further residential development.

Additional Land

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

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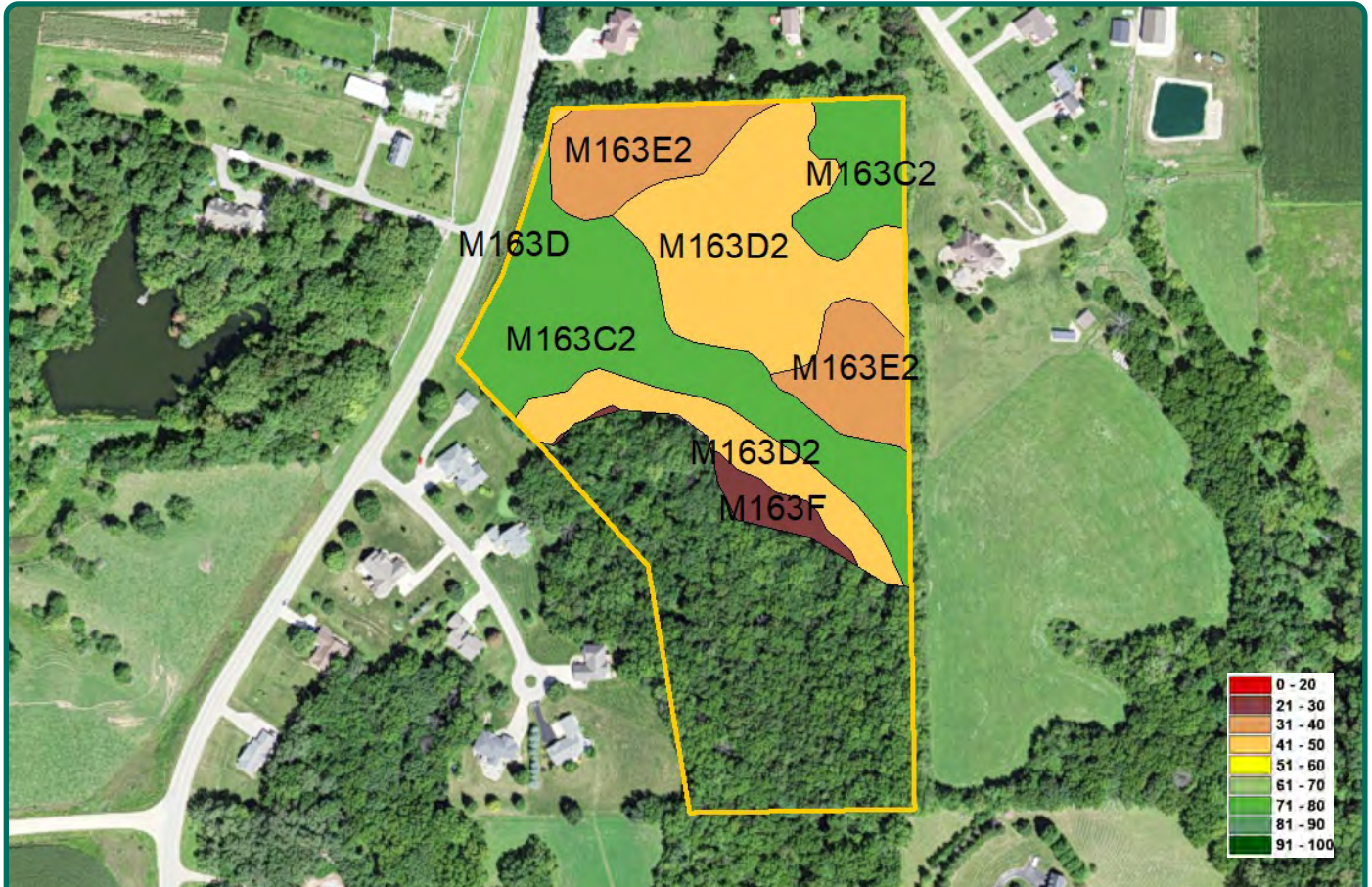
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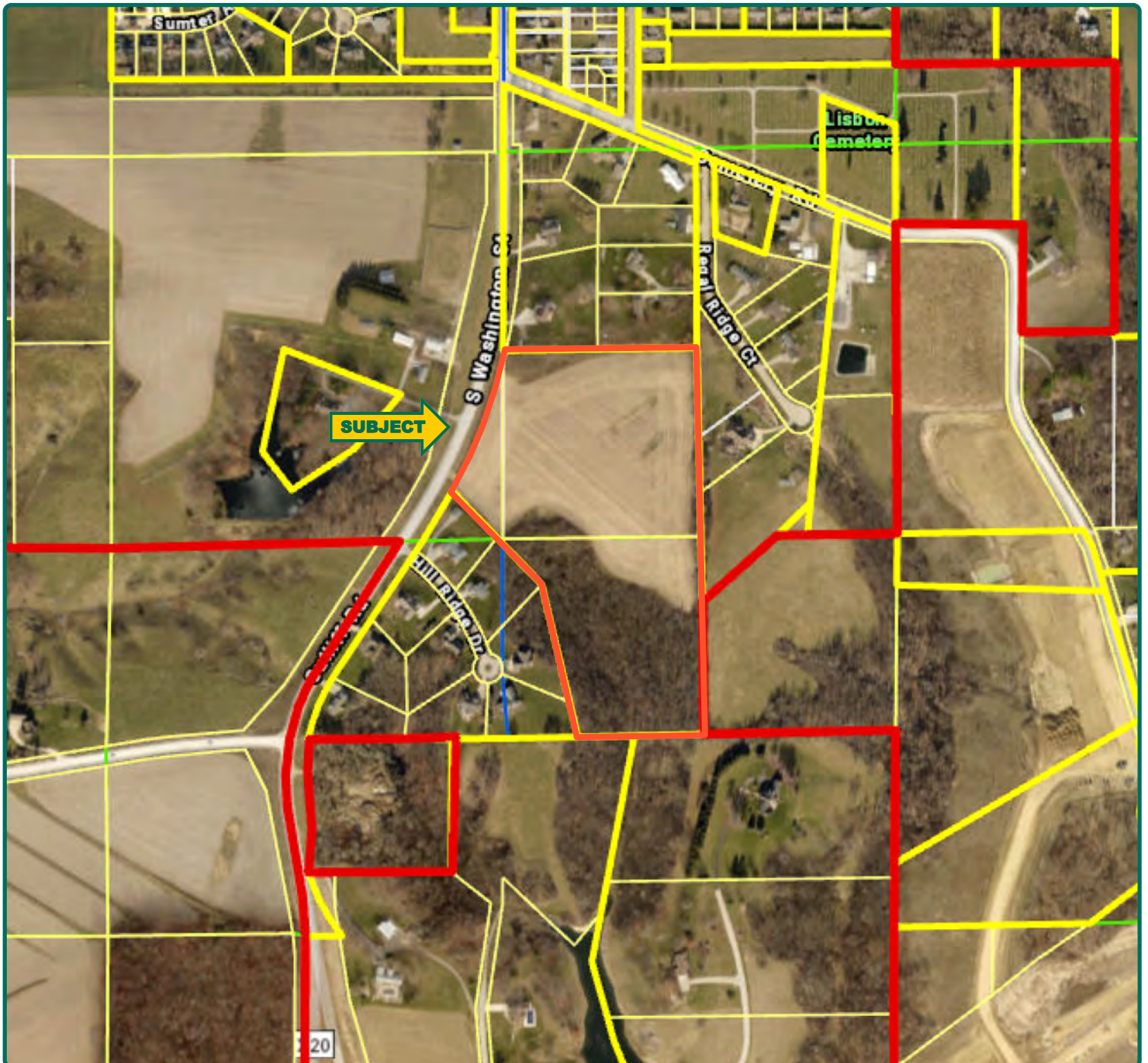


Measured Tillable Acres		12.10	Avg. CSR2		55.47
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163C2	Fayette silt loam, till plain, 5 to 9	76	39.4%	IIle	4.76
M163D2	Fayette silt loam, till plain, 9 to 14	47	38.2%	IIle	4.61
M163E2	Fayette silt loam, till plain, 14 to 18	36	19.1%	IVe	2.31
M163F	Fayette silt loam, till plain, 18 to 25	21	3.3%	VIe	0.40
M163D	Fayette silt loam, till plain, 9 to 14	50	0.1%	IIle	0.01

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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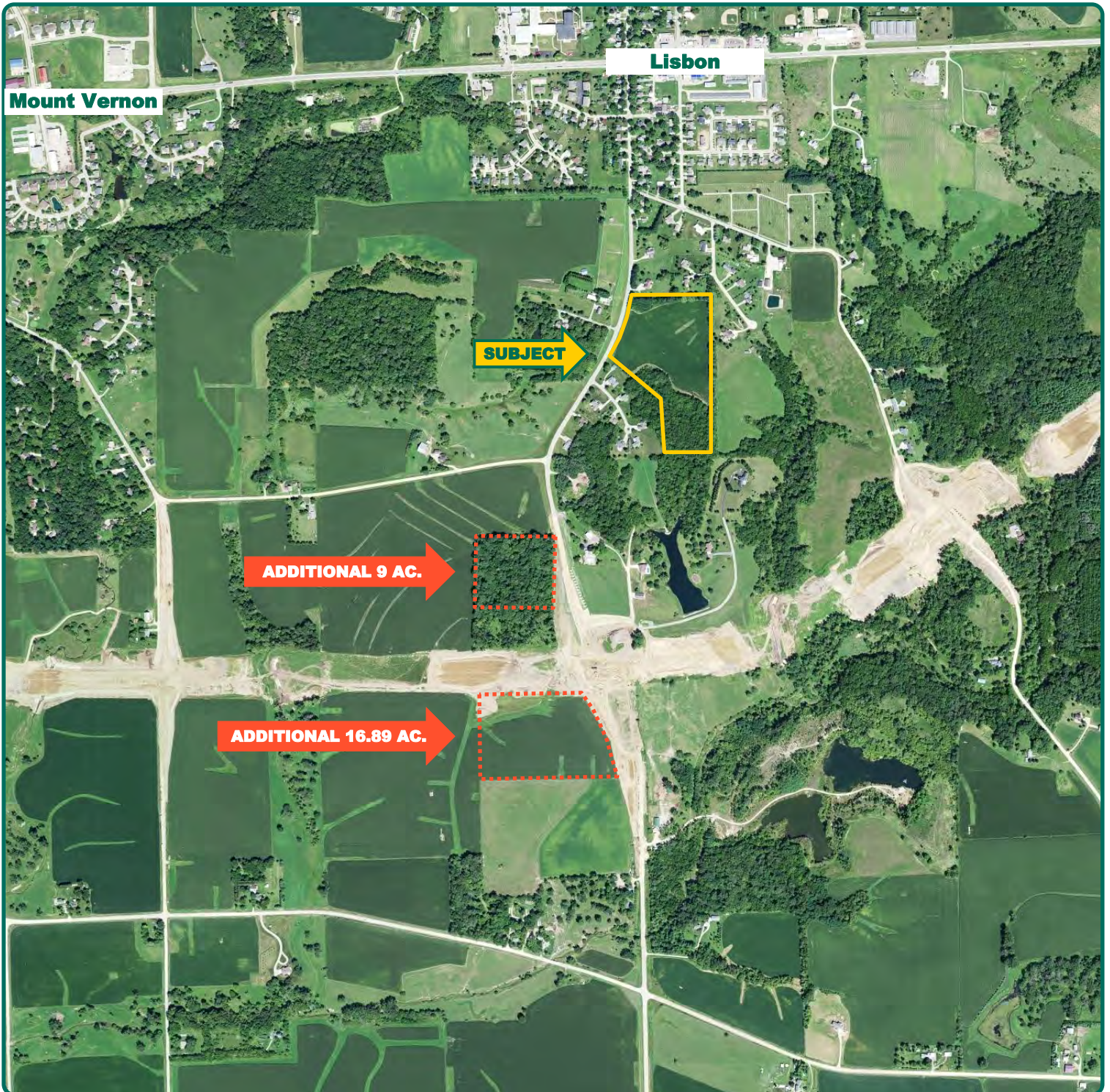
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