

Land For Sale

ACREAGE:

51 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- **Located in Marion City Limits—Close to Development**
- **City Water and Sewer Adjoin SW Boundary**
- **High-Quality Farmland with Nice Outbuildings**

Troy Louwagie, ALC

Licensed in IA & IL

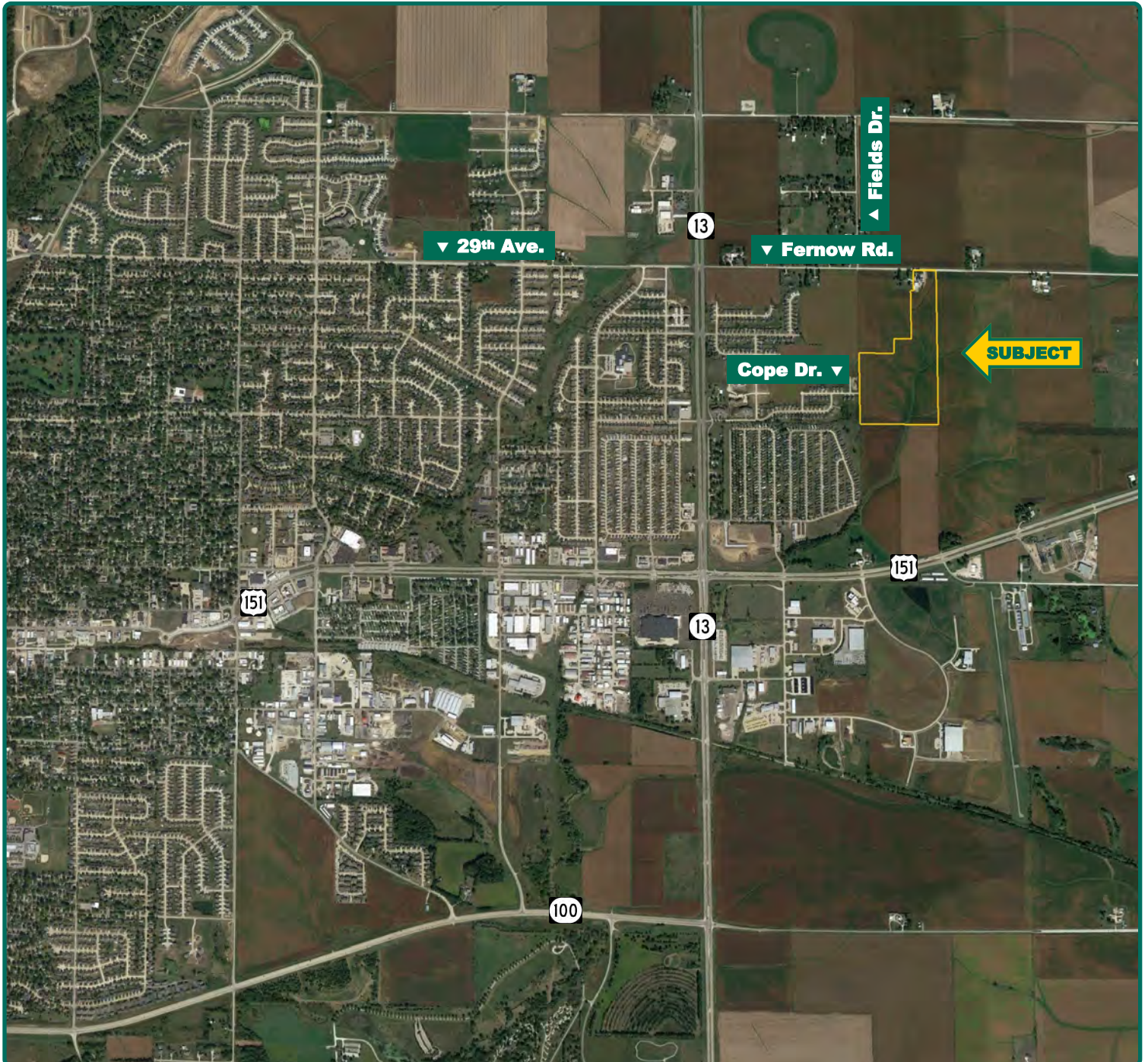
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102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

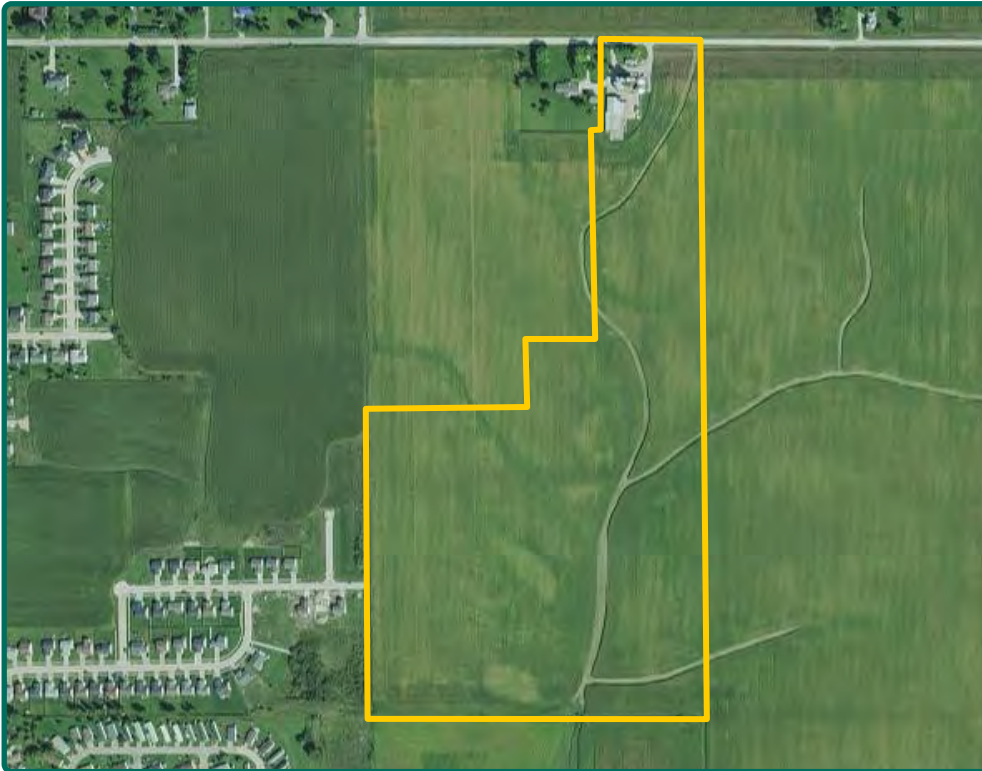
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Total Acres:	51.00
Crop Acres:	49.00*
Corn Base Acres:	36.75*
Bean Base Acres:	12.25*
Soil Productivity:	78.5 CSR2

Property Information

51 Acres, m/l

Location

From the intersection of Highway 13 and Highway 151: 1 mile north on Highway 13 and ¾ mile east on Fernow Road. Property is located on the south side of the road.

Legal Description

That part of the E½ of the NW¼ of the NW¼ and the SW¼ of the NW¼, located in Section 34, Township 84 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$1,020,000
- \$20,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,852.00
Net Taxable Acres: 50.41
Tax per Net Taxable Acre: \$36.74

FSA Data - Estimated

Part of Farm Number 4961, Tract 8976
Crop Acres*: 49
Corn Base Acres*: 36.75
Corn PLC Yield: 157 Bu.
Bean Base Acres*: 12.25
Bean PLC Yield: 44 Bu.

**Acres and bases are estimated pending survey of property. The local FSA office will determine final acres and bases.*

Soil Types/Productivity

Primary soils are Clyde, Dickinson, and Ostrander. CSR2 on the estimated FSA crop acres is 78.5 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

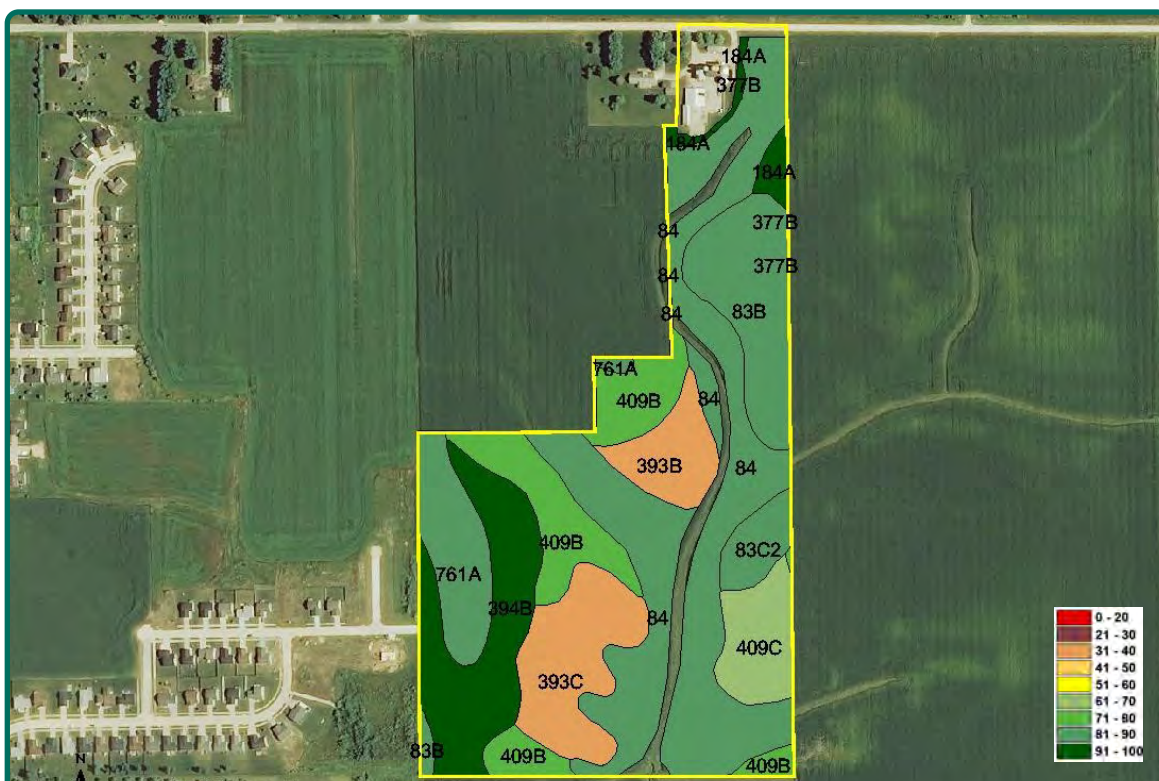
Outbuildings include 2 grain bins, cornerrib, machine shed, and shop.

City Utilities

The City of Marion has water and sewer stubbed to the southwest boundary.

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Measured Tillable Acres 49.0 **Avg. CSR2** 78.5

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
84	Clyde silty clay loam, 0 to 3 percent	88	33.5%	llw	16.42
409B	Dickinson fine sandy loam, loam	75	12.8%	llle	6.26
394B	Ostrander loam, 2 to 5 percent	91	12.5%	lle	6.12
83B	Kenyon loam, 2 to 5 percent slopes	90	10.2%	lle	5.01
393C	Sparta loamy fine sand, loam	33	9.6%	IVs	4.70
761A	Franklin silt loam, 0 to 2 percent	90	7.0%	I	3.41
409C	Dickinson fine sandy loam, loam	70	5.2%	llle	2.54
393B	Sparta loamy fine sand, loam	38	4.8%	IVs	2.34
83C2	Kenyon loam, 5 to 9 percent slopes,	84	2.7%	llle	1.34
184A	Klinger silty clay loam, 0 to 2 percent	100	1.4%	I	0.71
377B	Dinsdale silty clay loam, 2 to 5	94	0.3%	lle	0.15
408B	Olin fine sandy loam, 2 to 5 percent	73	0.1%	lle	0.03

Comments

This is a clean 51 acres located within the city limits of Marion. The future plan for the City of Marion is for residential development on this property. This is a nice opportunity to purchase a high-quality farm in the path of progress.

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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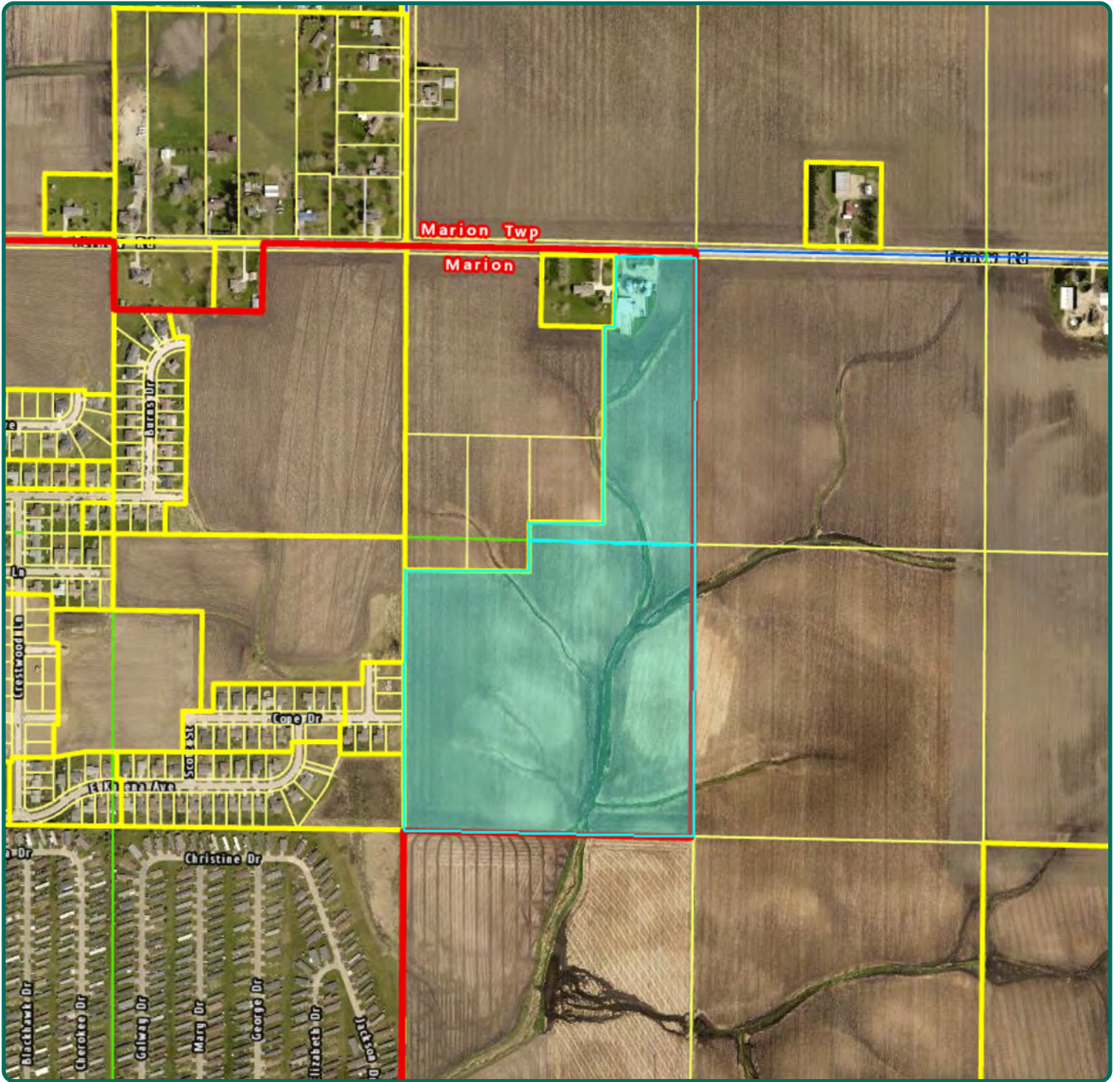
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