

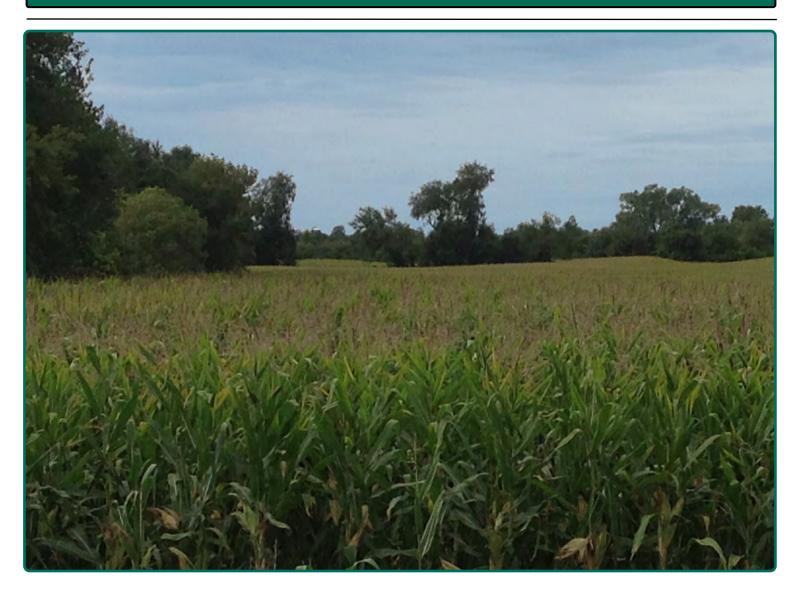
Land For Sale

ACREAGE:

LOCATION:

40.00 Acres, m/l

Linn County, IA



Property Key Features

- 40 Acres Located Four Miles Northwest of Center Point, Iowa
- Attractive Building Site with a Mixture of Cropland and Timber
- Includes Older Farmhouse and Outbuildings

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Troy Vincent, ARA Licensed in IA TroyV@Hertz.ag

REID: 010-1885-02



Plat Map

Grant Township, Linn County, IA

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Aerial Photo

40.00 Acres



FSA/Eff. Crop Acres:26.44Corn Base Acres:14.99*Bean Base Acres:3.87*Soil Productivity:45.00 CSR2*Base Acres are estimated.

Property Information 40.00 Acres, m/l

Location

Center Point: 2¹/₃ miles north on Highway 920, 1 mile west on Ring Road, ¹/₄ mile north on Rolling Acres Road and ¹/₄ mile west on Blue Road.

Address

4610 W Blue Road Walker, IA 52352

Legal Description

The SE¹/₄ of the NE¹/₄ of Section 30, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

• \$310,000

- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,550.00 Net Taxable Acres: 38.00

FSA Data

Part of Farm Number 716, Tract 34 FSA/Eff. Crop Acres: 26.44 Corn Base Acres: 14.99* Corn PLC Yield: 144 Bu. Bean Base Acres: 3.87* Bean PLC Yield: 42 Bu. *Bases are estimated pending reconstitution of farm by the Linn County FSA office.

Soil Types/Productivity

Primary soils are Sparta, Dickinson and Schley. CSR2 on the FSA/Eff. crop acres is 45.00. See soil map for detail.

Land Description

Level to gently rolling.

Water & Well Information

Water is provided by a drilled well.

Septic System

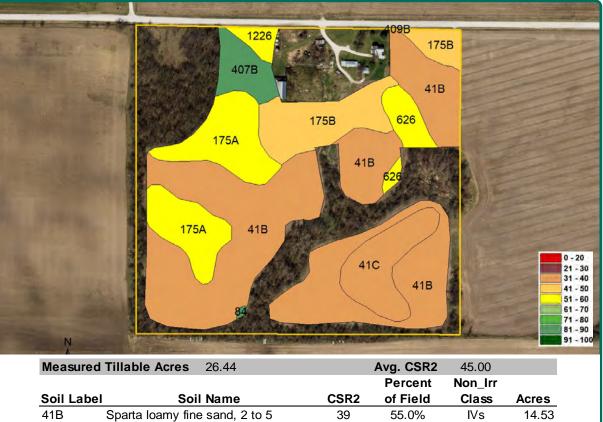
The septic system is located southeast of the house. 1,250 gallon concrete tank that was installed in 2002.

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Soil Map

26.44 FSA/Eff. Crop Acres



Soil Label	Soil Name	CSR2	of Field	Class	Acres
41B	Sparta loamy fine sand, 2 to 5	39	55.0%	IVs	14.53
175A	Dickinson fine sandy loam, 0 to 2	55	15.5%	Ills	4.08
175B	Dickinson fine sandy loam, 2 to 5	50	11.9%	llle	3.15
41C	Sparta loamy fine sand, 5 to 9	34	8.1%	IVs	2.14
407B	Schley loam, 1 to 4 percent slopes	81	4.4%	llw	1.16
626	Hayfield loam, 0 to 2 percent slopes,	53	3.5%	lls	0.93
1226	Lawler loam, 0 to 2 percent slopes,	59	1.6%	lls	0.41
84	Clyde silty clay loam, 0 to 3 percent	88	0.1%	llw	0.0
409B	Dickinson fine sandy loam, loam	75	0.0%	llle	0.0

House

There is a two-story farmhouse that was built around 1880. The house includes four large bedrooms and one bathroom. The home would be considered in poor condition.

Outbuildings

Outbuildings include an older livestock barn and machine shed.

Soil Waste

There is some old junk in the ravine south of the house.

Comments

This is a nice 40 acres located northwest of Center Point with 26.44 acres cropland and the balance in timber. This would make an attractive building site in rural Linn County.

Additional Land For Sale

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

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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Property Photos

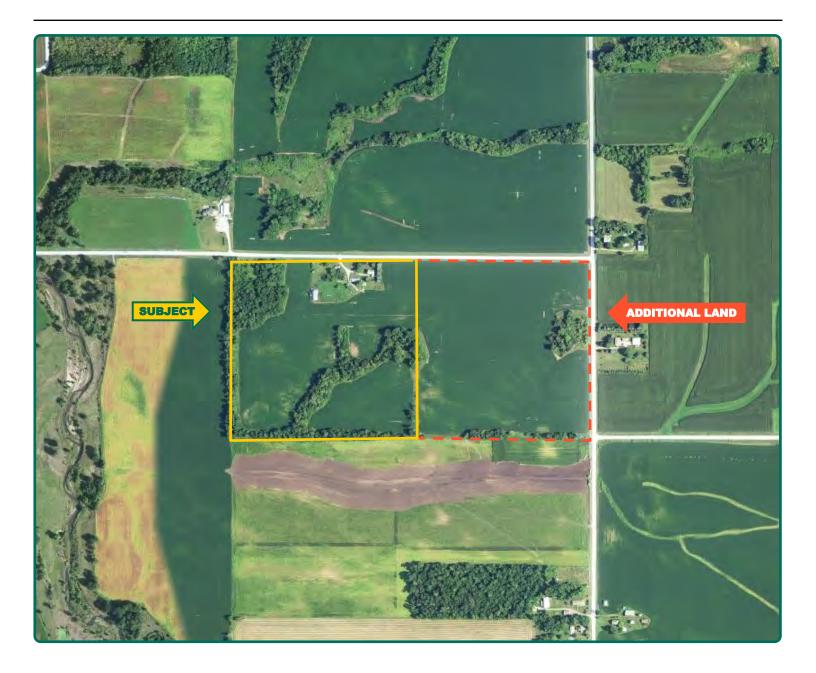


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Additional Land Aerial Photo



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