

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Linn County, IA



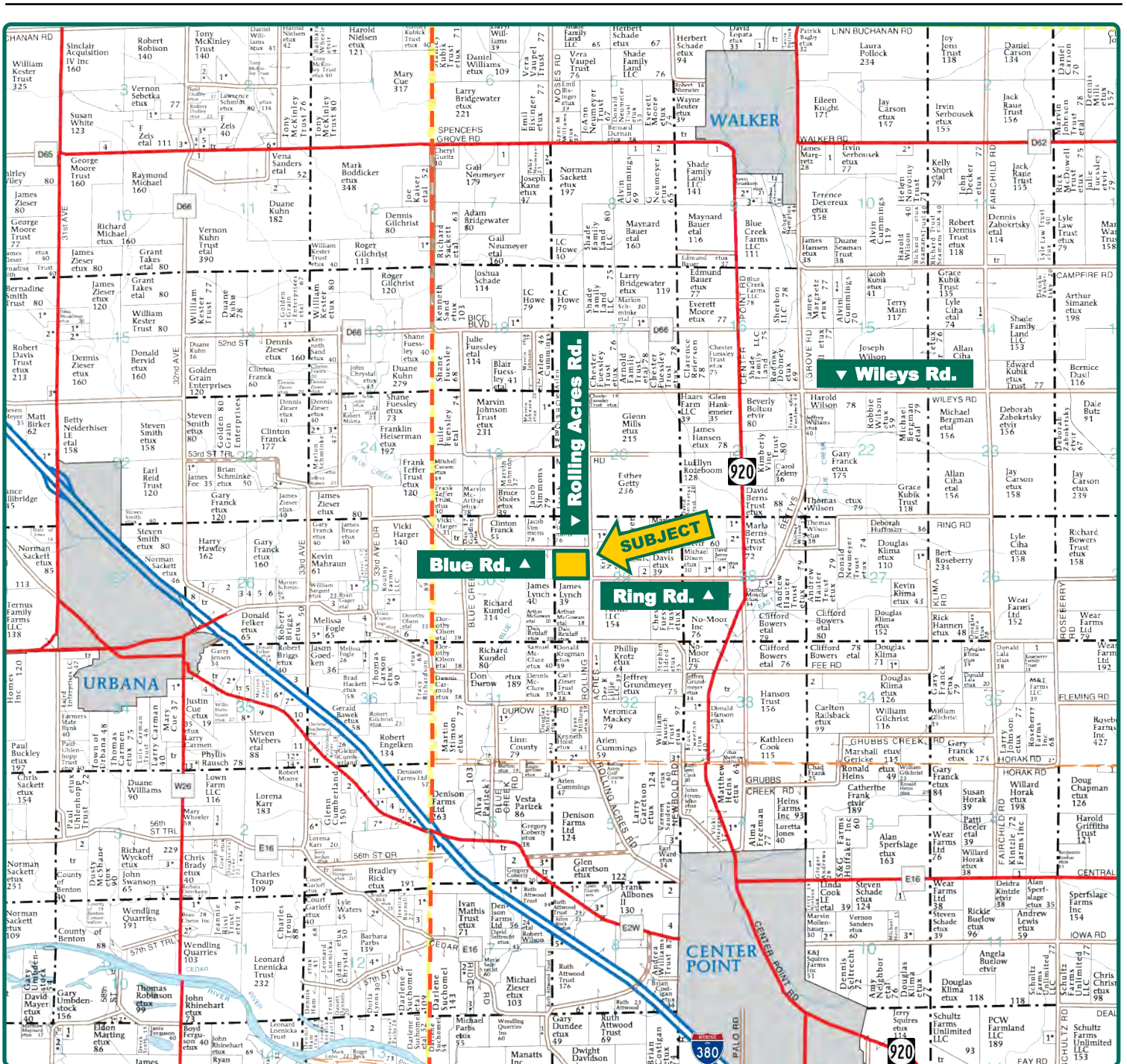
Property Key Features

- Nice 40 Acres Located Four Miles Northwest of Center Point, Iowa
- 57.2 CSR2
- Potential Building Site with Trees

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FSA/Eff. Crop Acres: 33.78
Corn Base Acres: 19.16*
Bean Base Acres: 4.95*
Soil Productivity: 57.20 CSR2

**Base Acres are estimated.*

Property Information

40.00 Acres, m/l

Location

Center Point: 2½ miles north on Highway 920, 1 mile west on Ring Road, and turn north on Rolling Acres Road.

Legal Description

The SW¼ of the NW¼ of Section 29, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$280,000
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,036.00
 Net Taxable Acres: 38.00
 Tax per Net Taxable Acre: \$27.26

FSA Data

Part of Farm Number 716, Tract 34
 FSA/Eff. Crop Acres: 33.78
 Corn Base Acres: 19.16*
 Corn PLC Yield: 144 Bu.
 Bean Base Acres: 4.95*
 Bean PLC Yield: 42 Bu.

**Bases are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Dickinson, Sparta and Clyde. CSR2 on the FSA/Eff. crop acres is 57.20. See soil map for detail.

Land Description

Level

Comments

This is a nice, clean 40 acres located northwest of Center Point, Iowa. This is a very productive farm which provides good income. This property could also be used as a potential building site.

Additional Land For Sale

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

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Soil Label		Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
175B		Dickinson fine sandy loam, 2 to 5	50	37.8%	IIIe	12.78
409B		Dickinson fine sandy loam, loam	75	28.5%	IIIe	9.62
41B		Sparta loamy fine sand, 2 to 5	39	22.6%	IVs	7.65
84		Clyde silty clay loam, 0 to 3 percent	88	5.4%	IIw	1.82
626		Hayfield loam, 0 to 2 percent slopes,	53	4.3%	IIs	1.44
407B		Schley loam, 1 to 4 percent slopes	81	1.4%	IIw	0.47

Measured Tillable Acres 33.78 **Avg. CSR2** 57.20

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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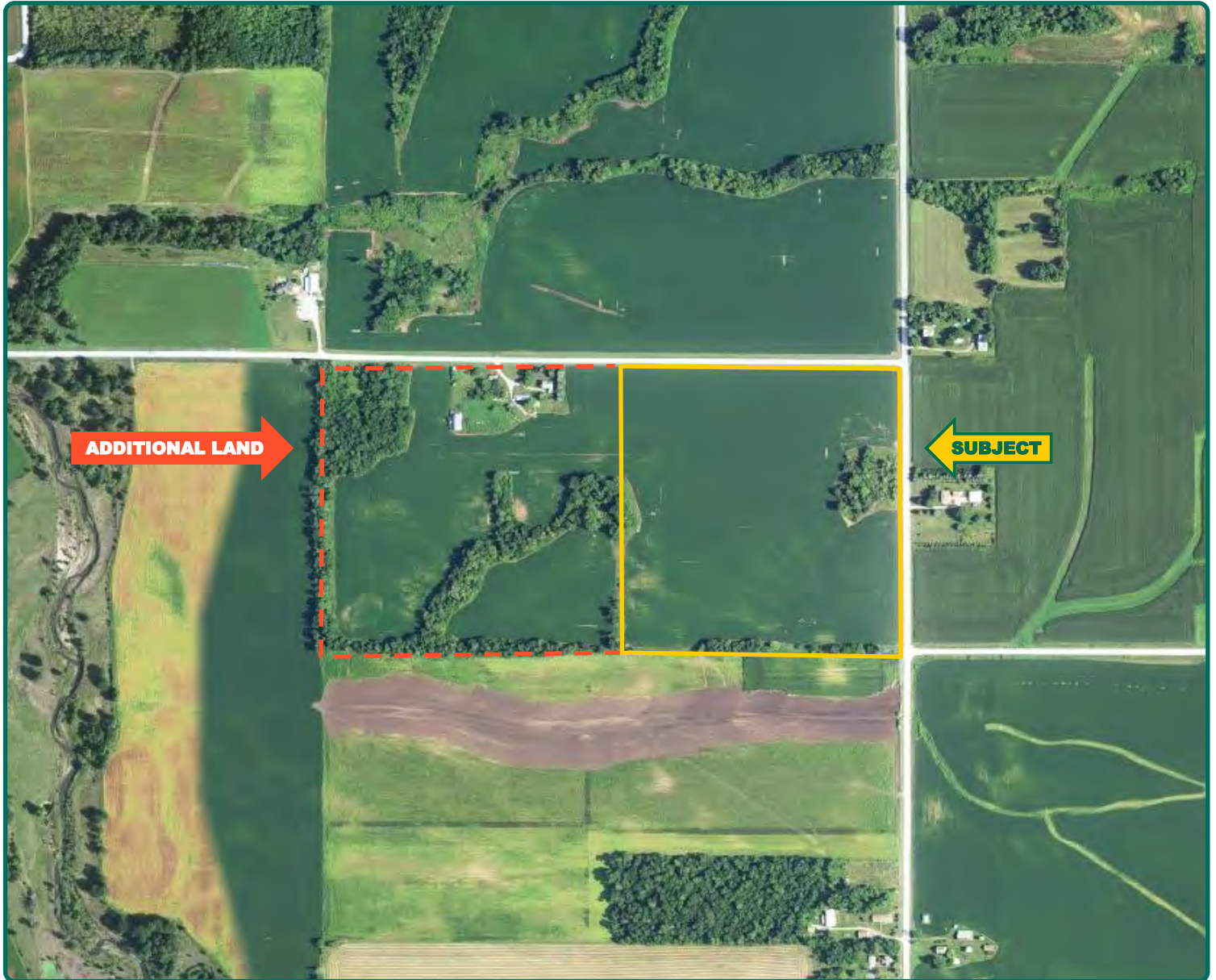
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