

# Land For Sale

**ACREAGE:**

**16.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**

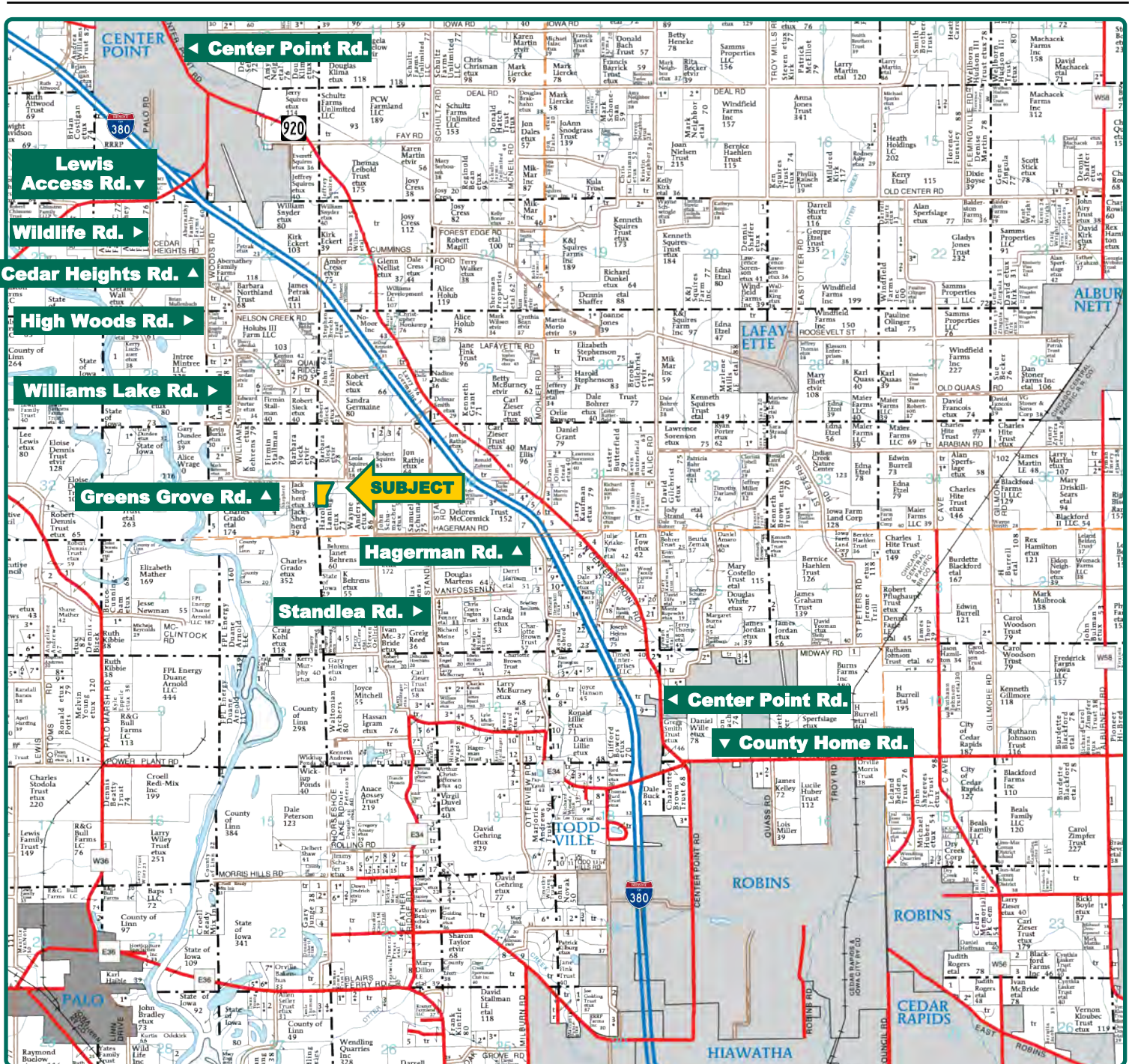


## **Property Key Features**

- Located 4 Miles Northwest of Robins, Iowa
- Includes Nice Ranch Home and Outbuildings
- 12.58 Acres Currently in Production with the Balance in Hay and Pasture

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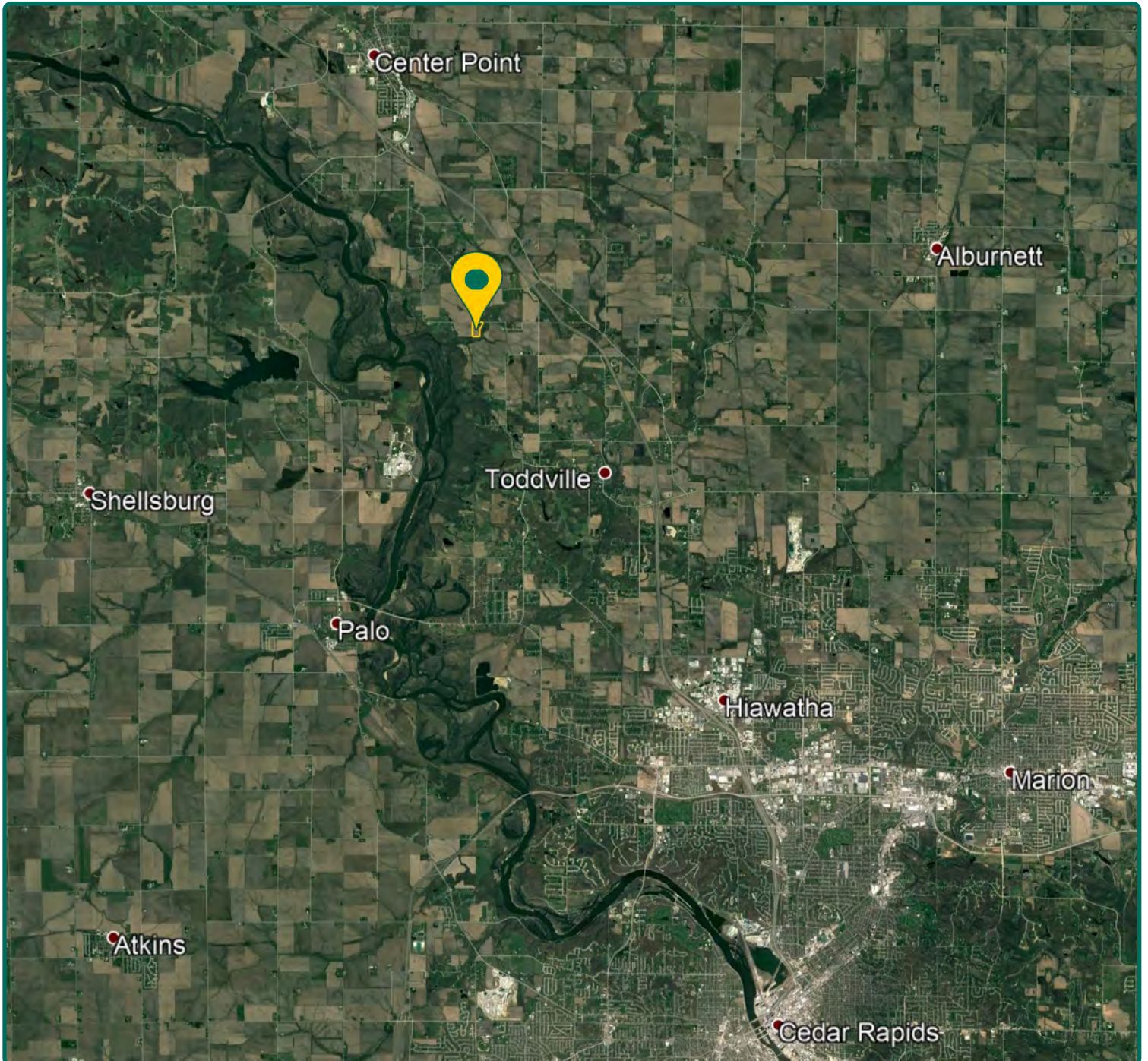
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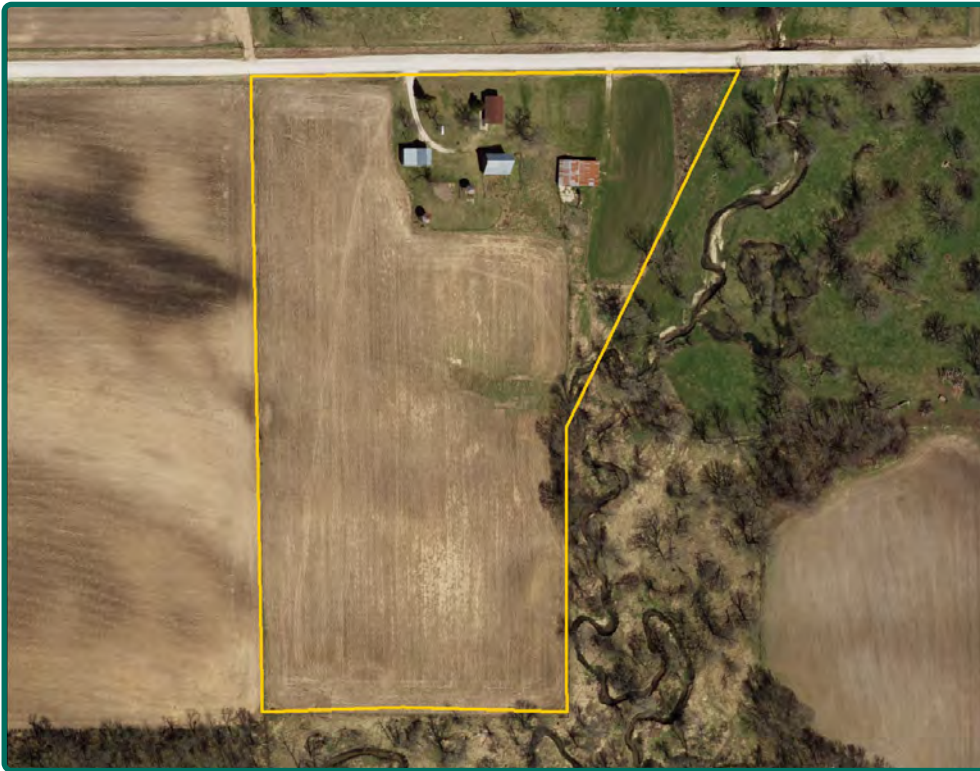
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**Total Living SF:** 1,228

**No. of Bedrooms:** 3

**No. of Bathrooms:** 2

**Year Built:** 1995

**ADDRESS:**

3990 Greens Grove Rd.  
Center Point, IA 52213

**FSA/Eff. Crop Acres:** 13.54

**Cert. Grass Acres:** 0.96

**Corn Base Acres:** 5.71\*

**Bean Base Acres:** 4.08\*

**Oat Base Acres:** 0.59\*

**Soil Productivity:** 34.60 CSR2

*\*Base Acres are estimated.*

## Property Information

**16.00 Acres, m/l**

### Location

**From Hiawatha/Robins-Heading north on Interstate 380:** Take Exit 28 (Toddville Exit) and head ½ mile east on County Home Road. 2 miles north on Center Point Road, 1 mile west on Hagerman Road, ½ mile north on Standlea Road and 1 mile west on Greens Grove Road.

**From Center Point-Interchange of Lewis Access Road and Interstate 380:** ¼ mile southwest on Lewis Access Road, ½ mile south on Wildlife Road, ½ mile east on Cedar Heights Road, ¼ mile south on High Woods Road, 2 miles southeast/south on Williams Lake Road and ¾ mile east on Greens Grove Road.

### Legal Description

That part of the NW¼ of the SW¼ of Section 35, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa. The exact legal description will be determined by a survey.

### Price & Terms

- \$314,900
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$2,000\*  
Net Taxable Acres: 16.0\*

*\*Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

### School District

Center Point/Urbana Community School District

### House

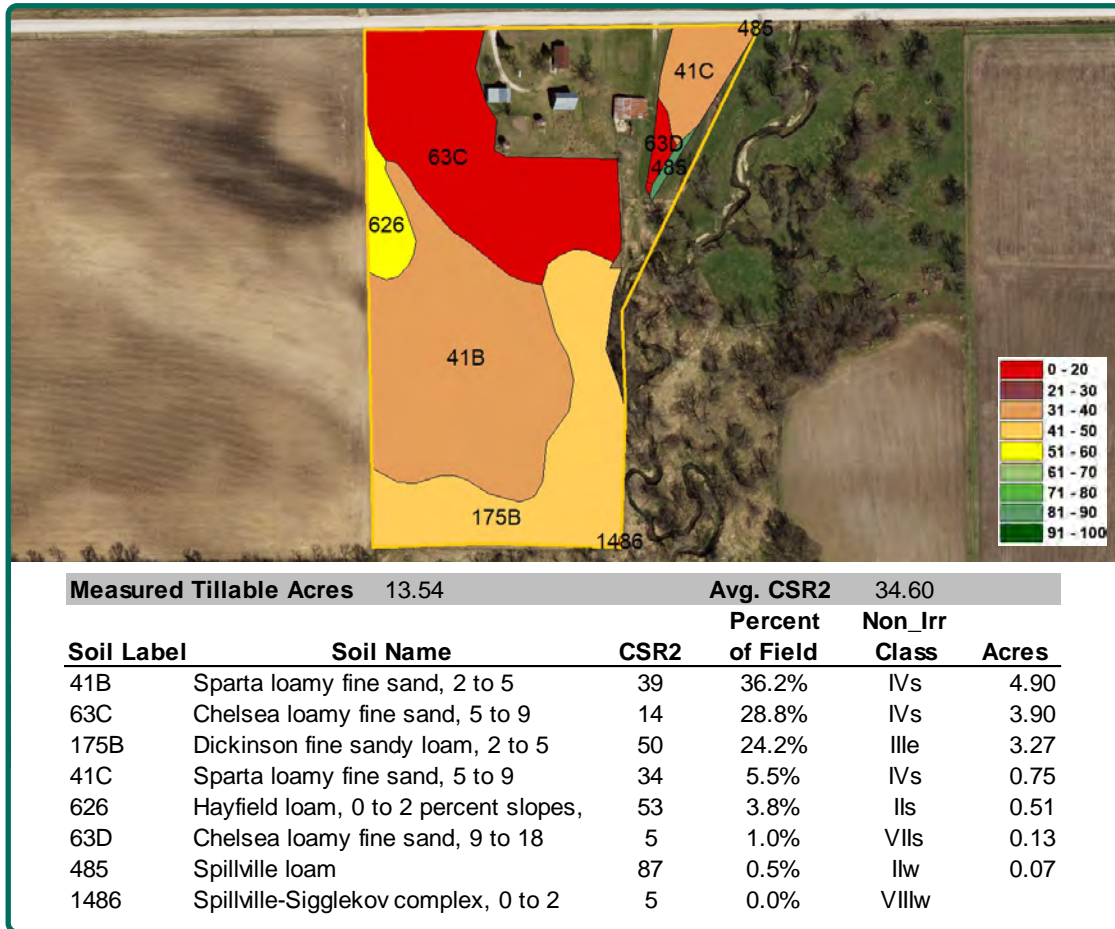
Well-cared-for ranch home that was built in 1995 consisting of 1,228 finished square feet. The home includes 3 bedrooms and 2 bathrooms, all on the main level. There is a large living room and nice eat-in kitchen with oak cabinets. A new steel roof was put on the home around 2013.

### Lower Level

The lower level is completely open and unfinished and would work well for an additional bedroom and/or a rec room. It includes an LP hot water heater, LP forced air furnace and a 150 amp breaker box.

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## Well

The well is located west of the house.

## Septic System

The septic system is located east of the house and was installed in June 1995. It has a 1,000 gallon concrete tank with 265 feet of leach fields.

## Buildings

**Cattle Shed & Lean-to:** 3,500 sf; built in 1950.

**Crib & Lean-to:** 1,440 sf; built in 1920/1979.

**Barn & Lean-to:** 1,428 sf; built in 1900. These outbuilding would work well for storage or livestock.

## FSA Data

Part of Farm Number 6824, Tract 11229  
FSA/Eff. Crop Acres: 13.54

Cert. Grass Acres: 0.96

Corn Base Acres: 5.71\*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 4.08\*

Bean PLC Yield: 35 Bu.

Oat Base Acres: 0.59\*

Oat PLC Yield: 57 Bu.

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

## Soil Types/Productivity

Primary soils are Sparta, Chelsea and Dickinson. CSR2 on the FSA/Eff. crop acres is 34.60. See soil map for detail.

## Land Description

Gently rolling.

## Comments

This is a well-maintained 3-bedroom home located just northwest of Cedar Rapids. It includes outbuilding for storage and livestock. There are also 12.58 acres currently in production with the balance in hay and pasture. This would make an ideal property for anyone wanting to live in the country and have their own private setting.

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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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