

Land For Sale

ACREAGE:

19.50 Acres, m/l

LOCATION:

Linn County, IA



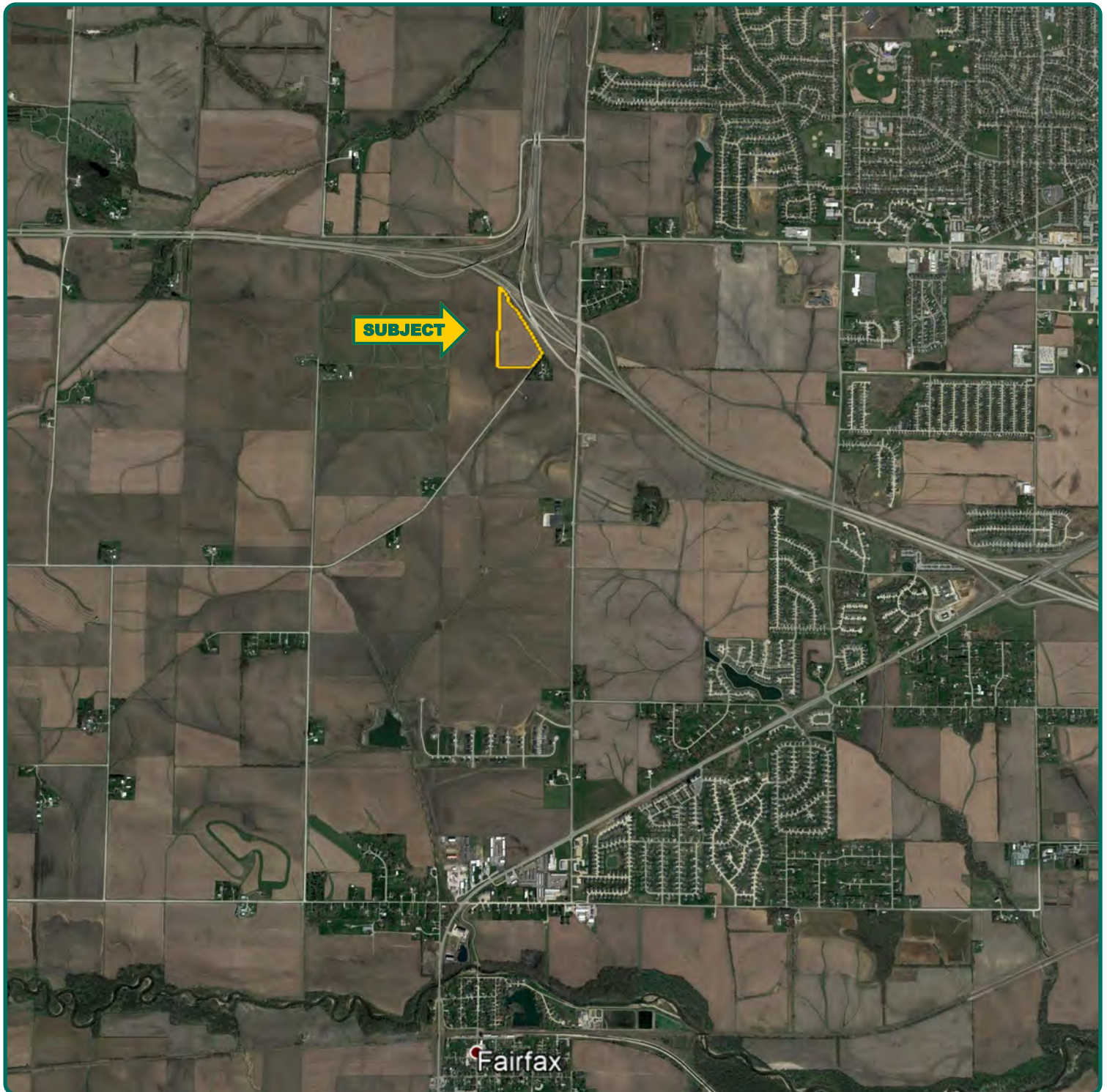
Property *Key Features*

- Located Southwest of Cedar Rapids
- Potential for Two Building Sites
- 88.40 CSR2

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



FSA/Eff. Crop Acres: 19.54
Corn Base Acres: 18.15*
Soil Productivity: 88.40 CSR2

**Base Acres are estimated.*

Property Information

19.50 Acres, m/l

Location

From Fairfax: ½ mile west on W Cemetery Rd, 1¼ miles north on Morgan Bridge Rd and 1¼ miles northeast on Angle Rd.

Legal Description

The East 100 acres of the NE¼ of Section 33, Township 83 North, Range 8 West, Linn County, Iowa, excepting therefrom all that part lying SE of the Road, and also except all public highways, and also excepting Parcel A, Plat of Survey #2295 as recorded in Book 10278, Page 137 of the records of the Linn County, Iowa, Recorder on January 14, 2019, and further excepting the NE¼ of the NE¼ Section 33, Township 83 North, Range 8 West, Linn County, Iowa.

Price & Terms

- \$243,750
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$396.00
Net Taxable Acres: 19.54
Tax per Net Taxable Acre: \$20.27

FSA Data

Farm Number 3594, Tract 9168
FSA/Eff. Crop Acres: 19.54
Corn Base Acres: 18.15*
Corn PLC Yield: 141 Bu.
Base acres are estimated pending reconstitution of farm by the Linn County FSA office.

Soil Types/Productivity

The soils are Kenyon, Klinger and Dinsdale. CSR2 on the FSA/Eff. crop acres is 88.40. See soil map for detail.

Land Description

Gently rolling.

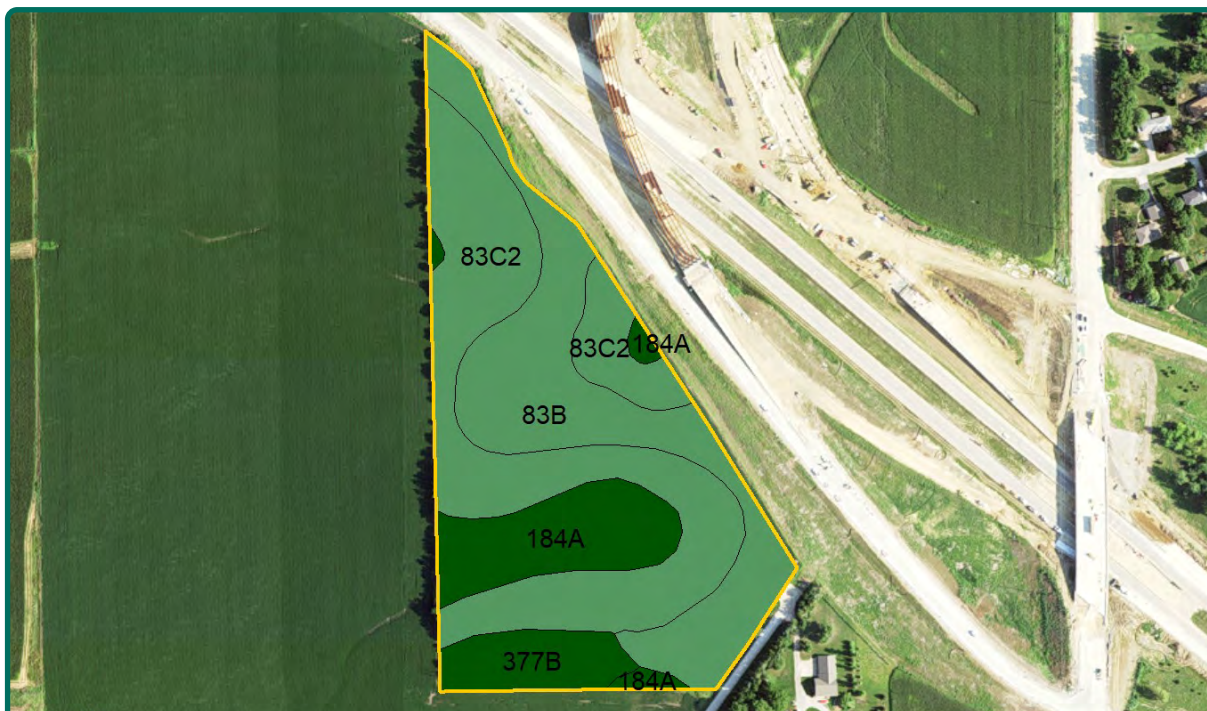
Comments

This is a highly productive 19.5 acres located just southwest of Cedar Rapids. Linn County Planning and Zoning will allow the potential for two residential homesites on this land.

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



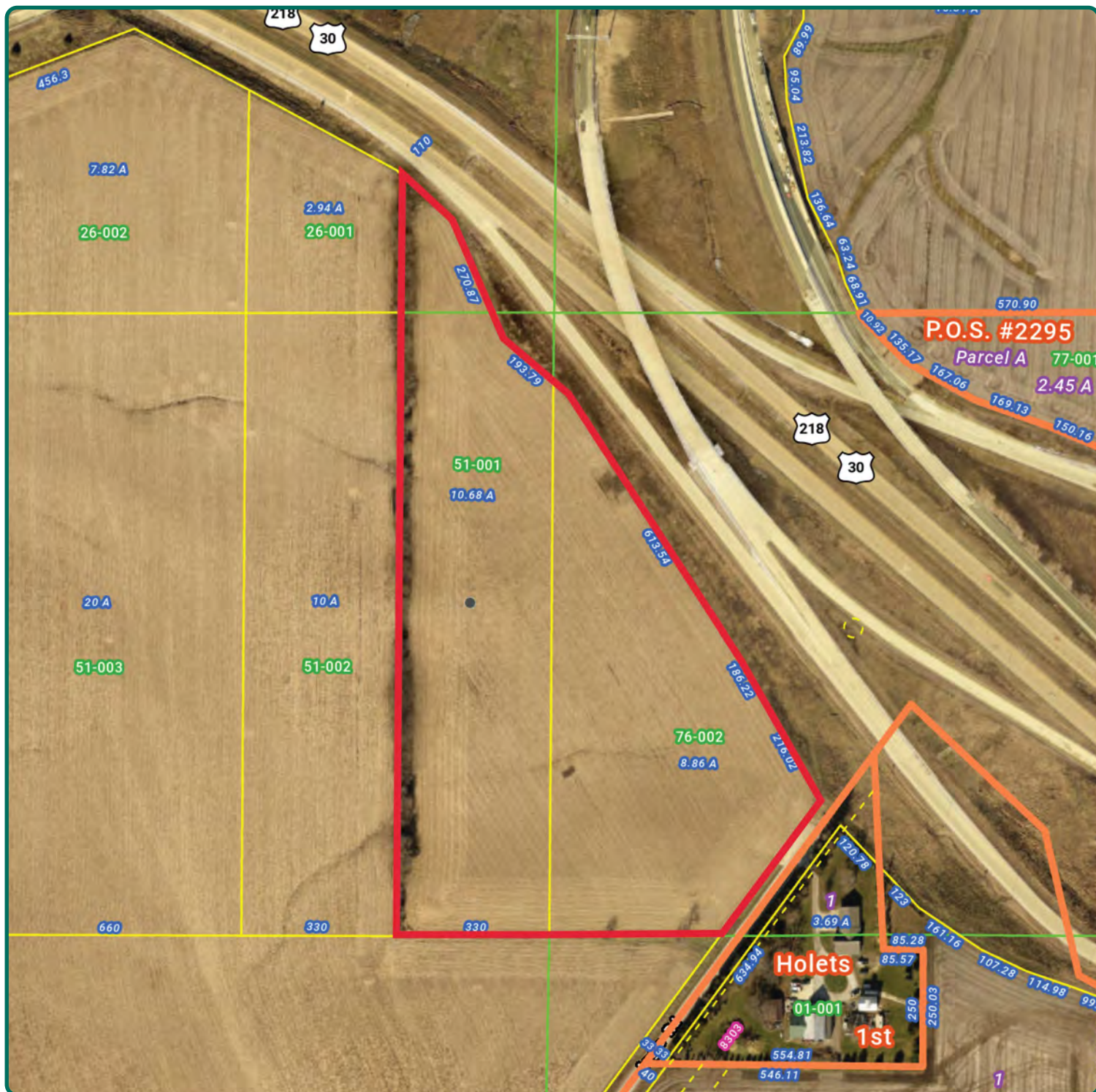
Measured Tillable Acres		19.54	Avg. CSR2		88.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83C2	Kenyon loam, 5 to 9 percent slopes,	84	45.0%	IIIe	9.04
83B	Kenyon loam, 2 to 5 percent slopes	90	32.4%	Ile	6.52
184A	Klinger silty clay loam, 1 to 4 percent	95	14.9%	Iw	2.99
377B	Dinsdale silty clay loam, 2 to 5	94	7.8%	Ile	1.56

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.

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag