

Land For Sale

ACREAGE:

61.00 Acres, m/l

LOCATION:

Linn County, IA

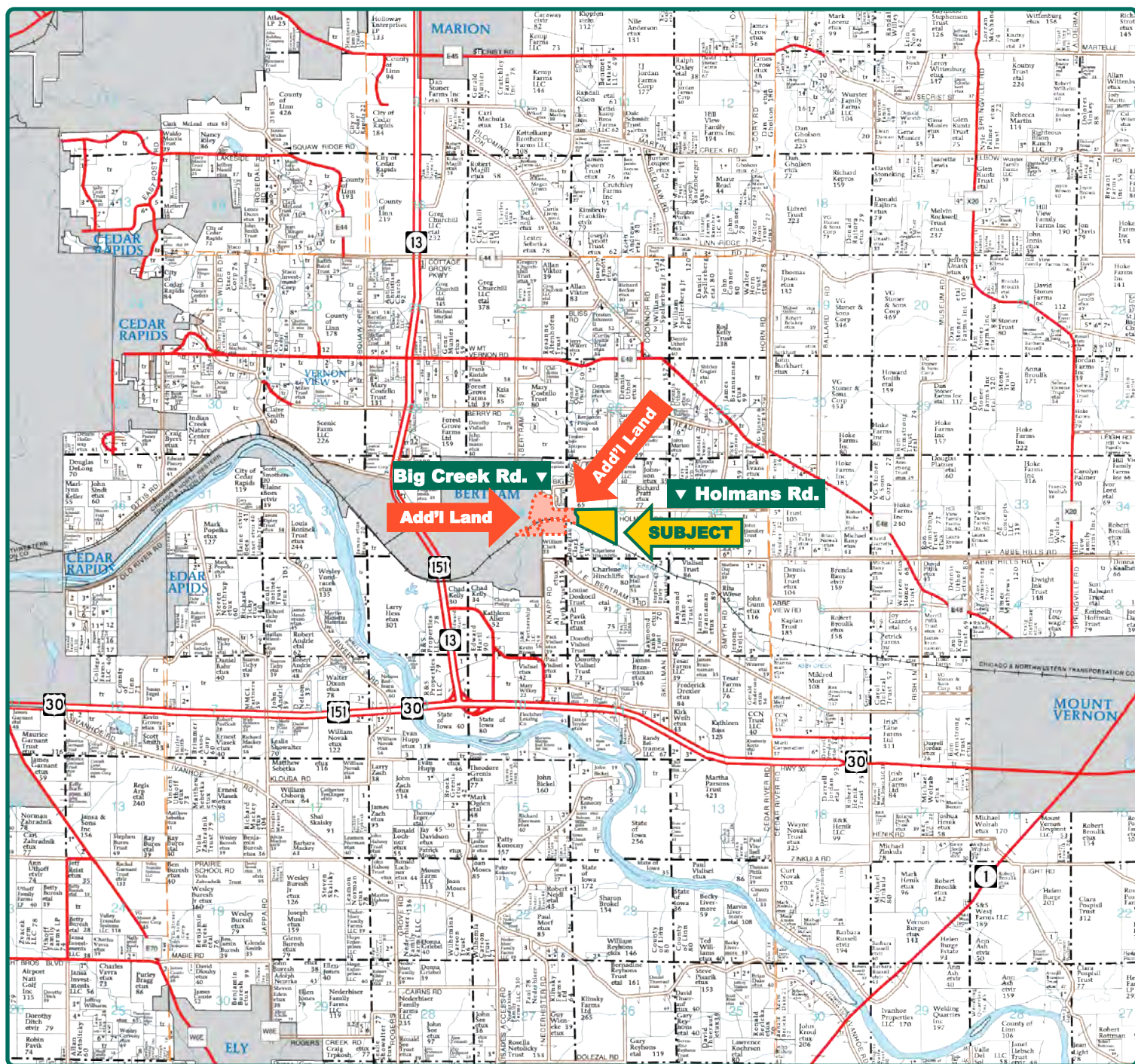


Property *Key Features*

- Located East of Bertram, Iowa
- Nice, Rolling Linn County Farm
- Potential for Three Building Sites

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FSA/Eff. Crop Acres: 60.41*

Bean Base Acres: 4.42*

Soil Productivity: 46.90 CSR2

**FSA Acres are estimated.*

Property Information

61.00 Acres, m/l

Location

From Bertram: East on Big Creek Road, then head south onto Holmans Road. Follow Holmans Road for ½ mile. The property is located on the south side of the road.

Legal Description

That part of the NE¼ of the SW¼ of Section 35, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$442,250
- \$7,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,250.00*

Net Taxable Acres: 60.73*

Tax per Net Taxable Acre: \$20.58*

**Taxes and Net Taxable Acres are estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3885, Tract 1494

FSA/Eff. Crop Acres: 60.41*

Bean Base Acres: 4.42*

Bean PLC Yield: 28 Bu.

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

Soil Types/Productivity

Primary soils are Fayette, Sattre and Chelsea-Lamont-Fayette. CSR2 on the estimated FSA/Eff. crop acres is 46.90. See soil map for detail.

Land Description

Gently rolling.

Comments

This is a nice Linn County farm located just east of Bertram. Linn County would potentially allow three different homesites on this farm.

Additional Land For Sale

Seller has two additional tracts of land for sale located to the west of this property. See Additional Land Aerial Map.

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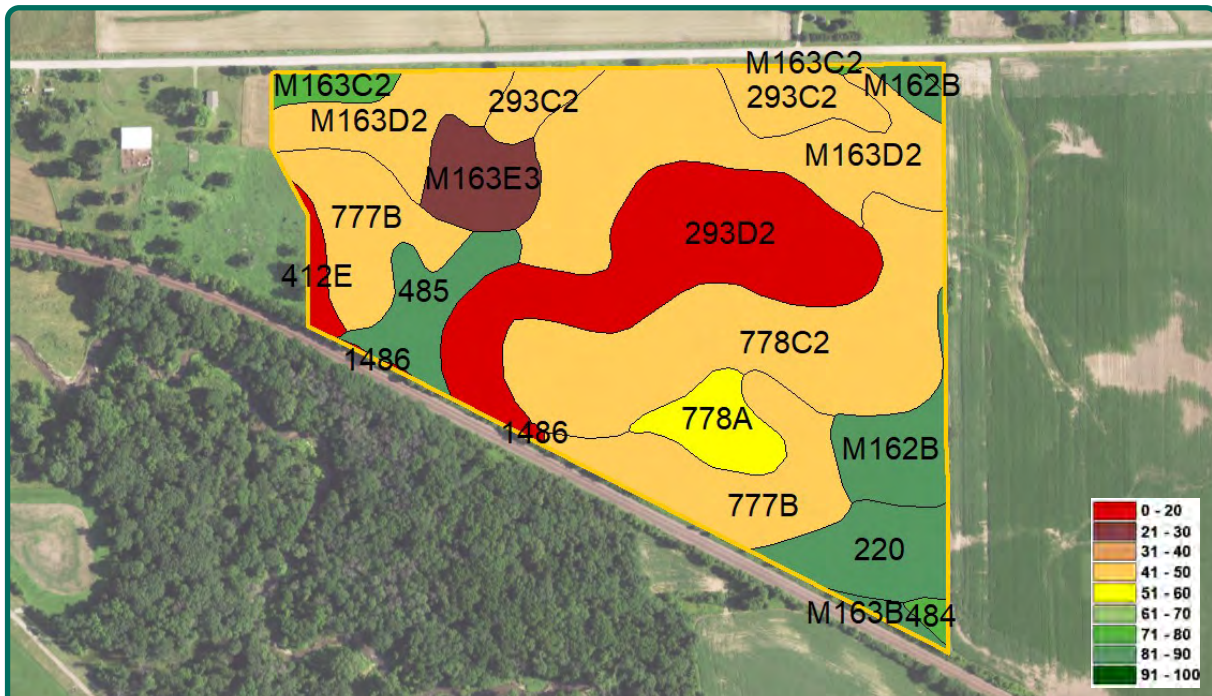
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Measured Tillable Acres 60.41

Avg. CSR2 46.90

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163D2	Fayette silt loam, till plain, 9 to 14	47	20.8%	Ille	12.56
778C2	Sattre loam, 5 to 9 percent slopes,	42	18.5%	Ille	11.20
293D2	Chelsea-Lamont-Fayette complex, 9	19	16.6%	Vle	10.03
777B	Wapsie loam, 2 to 5 percent slopes	50	14.3%	Ile	8.61
220	Nodaway silt loam, 0 to 2 percent	82	5.0%	Ilw	3.05
293C2	Chelsea-Fayette-Lamont complex, 5	41	5.0%	Ille	3.01
M162B	Downs silt loam, till plain, 2 to 5	90	4.9%	Ile	2.93
485	Spillville loam	87	4.1%	Ilw	2.5
M163E3	Fayette silty clay loam, till plain, 14	29	3.8%	Vle	2.3
778A	Sattre loam, 0 to 2 percent slopes	55	3.2%	Ils	1.9
M163C2	Fayette silt loam, till plain, 5 to 9	76	1.5%	Ille	0.9
412E	Emeline loam, 9 to 18 percent slopes	5	1.0%	Vls	0.6
M163B	Fayette silt loam, till plain, 2 to 5	84	0.6%	Ile	0.4
484	Lawson silt loam	79	0.5%	Ilw	0.3
1486	Spillville-Sigglekov complex, 0 to 2	5	0.2%	Vllw	0.1
293C	Chelsea-Fayette-Lamont complex, 5	44	0.0%	Ille	

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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Additional Land Aerial Photo



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