

# Land For Sale

**ACREAGE:**

**36.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**

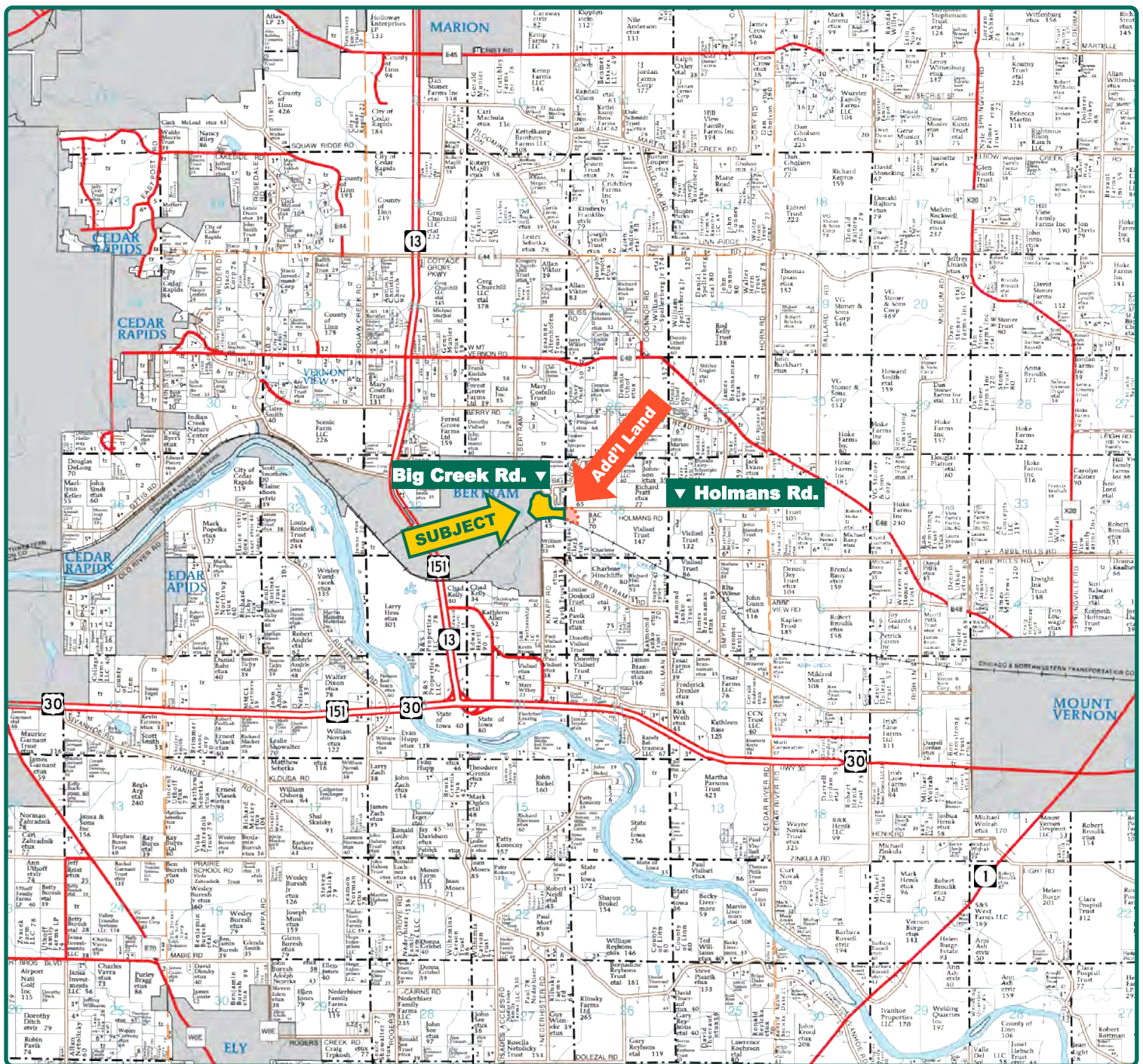


## **Property Key Features**

- **Attractive Building Site Just East of Cedar Rapids**
- **Mixture of Timber, Pasture and Creek**
- **One-Of-A-Kind Property with Hunting and Fishing Opportunities**

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<b>FSA/Eff. Crop Acres:</b>	<b>6.94</b>
<b>Cert. Grass Acres:</b>	<b>1.98</b>
<b>Bean Base Acres:</b>	<b>0.51*</b>
<b>Soil Productivity:</b>	<b>77.80 CSR2</b>

*\*Base acres are estimated.*

## Property Information

**36.00 Acres, m/l**

### Location

On the east side of Bertam on the south side of Big Creek Road.

### Legal Description

That part of the SE¼ of the NE¼ of Section 34, all located in Township 83 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

### Price & Terms

- \$298,800
- \$8,300/acre
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$692.00  
Net Taxable Acres: 64.57  
Tax per Net Taxable Acre: \$10.72

### FSA Data

Part of Farm Number 3885, Tract 1494  
FSA/Eff. Crop Acres: 6.94  
Cert. Grass Acres: 1.98  
Bean Base Acres: 0.51\*  
Bean PLC Yield: 28 Bu.  
*\*Base acres are estimated pending reconstitution of farm by the Linn County FSA office.*

### Soil Types/Productivity

Primary soils are Kennebec, Spillville and Spillville-Sigglekov. CSR2 on the FSA/Eff. crop acres is 77.80. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is a rare opportunity to purchase one of the nicest building sites in the Cedar Rapids area. It includes a mixture of mature timber, cropland, pasture and an old quarry. Big Creek and Abbe Creek come together in the center of this farm. Big Creek provides excellent fishing opportunities. An abundance of deer and turkey live in and around this property.

### Additional Land For Sale

Seller has an additional tract of land for sale located to the east of this property. See Additional Land Aerial Map.

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Measured Tillable Acres		6.94	Avg. CSR2		77.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
212	Kennebec silt loam	92	61.5%	Iw	4.26
485	Spillville loam	87	23.4%	IIw	1.62
1486	Spillville-Sigglekov complex, 0 to 2	5	12.3%	VIIIw	0.85
412E	Emeline loam, 9 to 18 percent slopes	5	2.7%	VI s	0.19
220	Nodaway silt loam, 0 to 2 percent	82	0.1%	IIw	0.01

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.

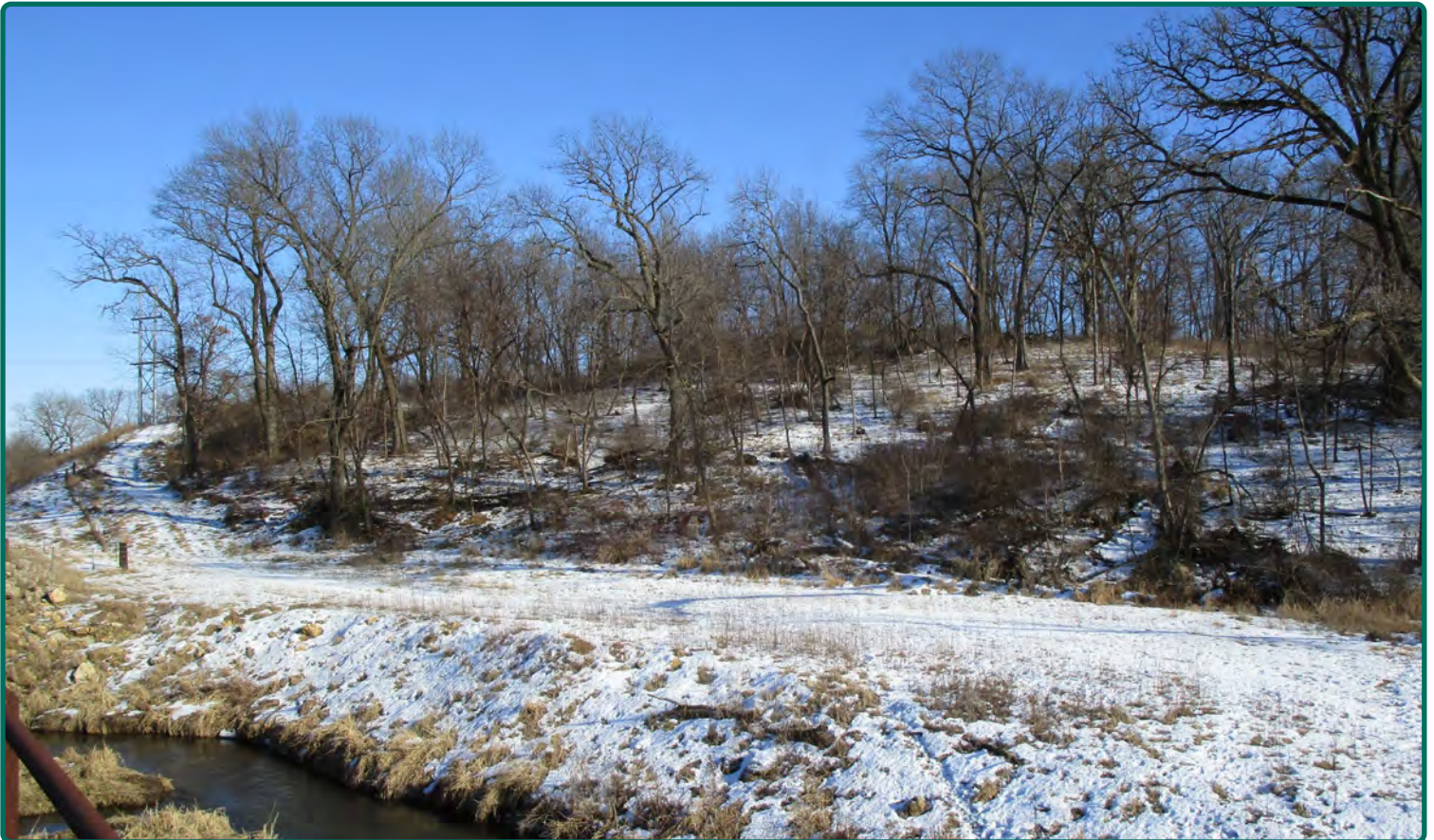
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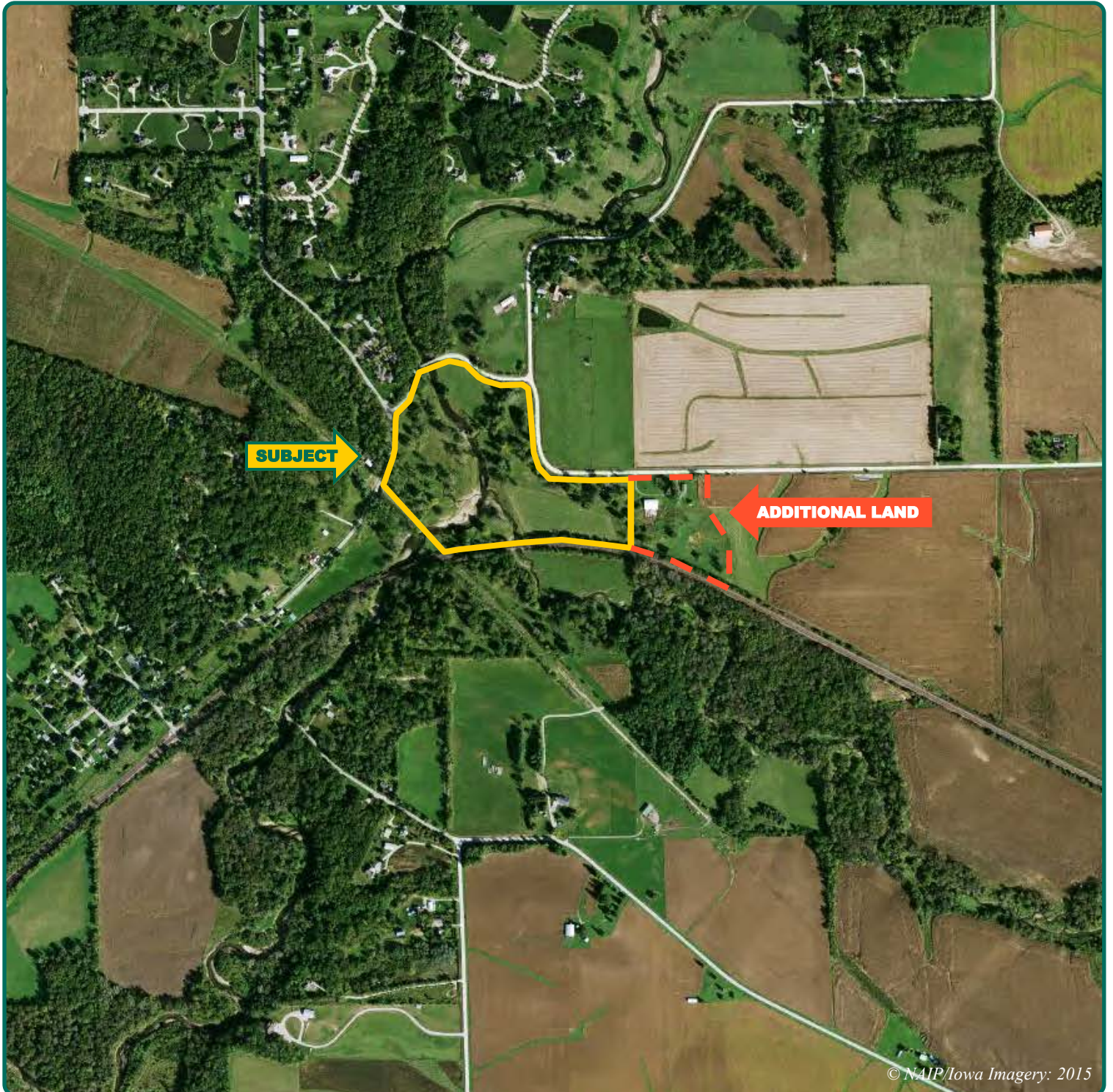
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