

# Land For Sale

#### ACREAGE:

LOCATION:

### 60.00 Acres, m/l

#### Linn County, IA



#### **Property** Key Features

- Located 1 Mile East of Ely, Iowa
- 57.94 FSA/Eff. Crop Acres with a 55.90 CSR2
- Good-Producing Farm or Potential Building Site

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** 

REID: 010-1933-02



Plat Map

Putman Township, Linn County, IA

ames de la const etta de la c	40     10     5.6       Schetta     116     Nitike       Schetta     116     Nitike       KLOUDA RD     38     200       Fract     200     10       Viack     10     38       State     200     1       State     200     1       State     1     1	ctux 118 1 Van tux Theodore cux 1 <sup>2</sup> Hupp ctux Theodore cux 1 <sup>2</sup> 1 <sup>4</sup> 1 <sup>4</sup>	$\begin{array}{c} 1 & \frac{1}{1+\omega} & \frac{1}{2} \\ 1 & \frac{1}{1+\omega} & \frac{1}{2} \\ 1 & \frac{1}{2} \\ 2 & \frac{1}{1+\omega} & \frac{1}{2} \\ 1 & \frac{1}{2} \\ 2 & \frac{1}{1+\omega} \\ 1 & \frac{1}{2} \\ 2 & \frac{1}{1+\omega} \\ 1 & \frac{1}{2} \\ 2 & \frac{1}{1+\omega} \\ 1 & \frac{1}{2} \\ 1 & \frac{1}{$
Image 10x 30 ettax	Burch min sys Burch 26 D RD Data R Trust 955 Wesley A Discourse Martin Wesley A Discourse Martin Wesley A Discourse Martin Wesley A Discourse Martin Purch A Discourse	Lack Davidson Carlos Constraints and Constrain	Jowa Jowa   garan E   ja garan   tr 256   garan E   state Jowa   fowa Jowa   tt 10xa   Jowa Jowa   towa Jowa   Jowa Jowa   Jowa Jowa   Jowa State   Jowa Jowa   Jowa State   Jowa Jowa   Jowa Jowa   Jowa State   Jowa Jowa
WRIGHT BROS BLVD 14 Charles 2 time 1 David	mining Olemana 39 Olemana 1000 Burresh 1000	Donna Griebel S 10 S 10 S 10 S 10 S 10 S 10 S 10 S 10	Reyhons 22 ctux 146 Bernadine real rational for the second se
obin rown 20 A RD Morente ctus Rhoswydal Earms Inc 115 000SIEC REEK RD 000SIEC REEK RD	Punne Guy Gay Dunkel Warks Web 29 pela 36 37 etux 36 37 etux 36 38 hore to the second	A Banner Valley Rd. d William How and a state of the st	DULEZA: Fuld     Gary     Sortage     80       Finance     Reghons     Reghons     Reghons     Reghons       Amette     So     116     Reghons     Reghons       Annette     So     116     Reghons     Reghons       Manette     So     So     116     Reghons
Regist Green For Source For Sourc	Laurie Broghammer 127 W Stephen Hauser 153 Z Crystal	Roy Smyth 157 157 157 157 157 157 157 157 157 157	Beverty Iriple 1200 ST
thard rea	Ce h O BO Hajck I I I G USA I I I G USA I I I G USA I I G USA I I G USA USA USA USA USA USA USA USA	USA 154 154 154 154 154 154 154 154	728 Line Kurkel Everyn Virginia 39 Kerry Virginia 39 Korri Kurkel Everyn Schile Karl 152 20 Jan 109 0 Dean Mary Mary Constraints Schile Friedding Schile
$\begin{array}{c} & & & & & & & & & & & & & & & & & & &$	PEROPERTIES USA	GF Call Shima GF Call 58 Shima Farms GF Call 58 75 102 Farms GF Call 58 75 102 Farms 27 SA 16 1° Robert tr 2° Call 50 Call 50 1° Robert tr 2° Call 50 1°	Romald Carl 153 153 Fr Barkon 154 154 154 154 154 154 154 154

Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag



# **Aerial Photo**

60.00 Acres, m/l



FSA/Eff. Crop Acre	es: 57.94
Corn Base Acres:	33.30
Bean Base Acres:	7.90
Soil Productivity:	55.90 CSR2

#### **Property Information** 60.00 Acres, m/l

#### Location

**From Ely:** 1 mile east on Banner Valley Road. The farm is located on the north side of the road.

#### **Legal Description**

The  $S^{1/2}$  of the SW<sup>1/4</sup> of the SE<sup>1/4</sup> of Section 28, and the NE<sup>1/4</sup> of the NW<sup>1/4</sup> of Section 33, all located in Township 82 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### **Price & Terms**

- \$480,000
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable. Subject to the 2020 and 2021 Lease.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$1,460.00 Gross Acres: 60.00 Net Taxable Acres: 59.06 Tax per Net Taxable Acre: \$24.72

#### FSA Data

Farm Number 6016, Tract 10536 FSA/Eff. Crop Acres: 57.94 Corn Base Acres: 33.30 Corn PLC Yield: 167 Bu. Bean Base Acres: 7.90 Bean PLC Yield: 47 Bu.

#### **Soil Types/Productivity**

Primary soils are Chelsea Lamont, Chelsea Fayette and Downs Silt Loam. CSR2 on the FSA/Eff. crop acres is 55.90. See soil map for detail.

#### **Land Description**

Level to gently rolling.

#### Comments

This is a nice Linn County farm located 1 mile east of Ely. This would make a good income-producing farm or a potential building site.

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag



## Assessor's Map

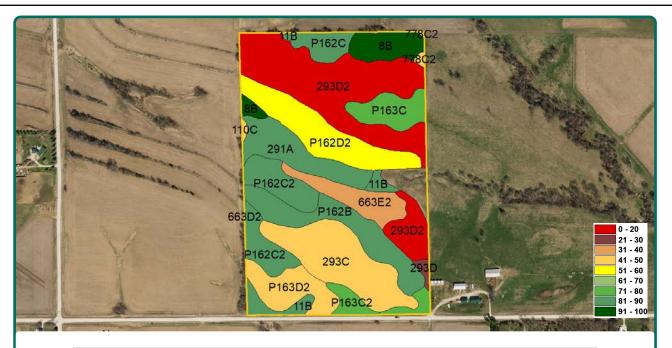
60.00 Acres, m/l



Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag



### Soil Map 57.94 FSA/Eff. Crop Acres



ino a cui o c	Tillable Acres 57.94		Avg. CSR2 Percent	55.90 Non_Irr	
Soil Label Soil Name		CSR2	of Field	Class	Acres
293D2	Chelsea-Lamont-Fayette complex, 9	19	24.6%	Vle	14.27
293C	Chelsea-Fayette-Lamont complex, 5	44	12.6%	Ille	7.32
P162D2	Downs silt loam, paha, 9 to 14 percent	54	10.1%	Ille	5.83
P162B	Downs silt loam, paha, 2 to 5 percent	90	8.9%	lle	5.18
P162C2	Downs silt loam, paha, 5 to 9 percent	82	8.1%	IVe	4.68
291A	Atterberry silt loam, 0 to 2 percent	89	7.1%	le	4.14
P163D2	Fayette silt loam, paha, 9 to 14	47	5.7%	llle	3.29
663E2	Seaton silt loam, 14 to 18 percent	38	4.8%	IVe	2.8
8B	Judson silty clay loam, 2 to 5 percent	94	4.6%	lle	2.7
P163C	Fayette silt loam, paha, 5 to 9 percent	78	4.3%	llle	2.5
P163C2	Fayette silt loam, paha, 5 to 9 percent	75	2.7%	llle	1.6
11B	Colo-Ely complex, 0 to 5 percent	86	2.7%	llw	1.6
P162C	Downs silt loam, paha, 5 to 9 percent	85	2.7%	Ille	1.6
293D	Chelsea-Fayette-Lamont complex, 9	22	0.5%	IVe	0.3
778C2	Sattre loam, 5 to 9 percent slopes,	42	0.3%	llle	0.2
110C	Lamont fine sandy loam, 5 to 9	47	0.2%	llle	0.1

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. 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



### Property Photos



Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag