

Land For Sale

ACREAGE:

60.00 Acres, m/l

LOCATION:

Linn County, IA

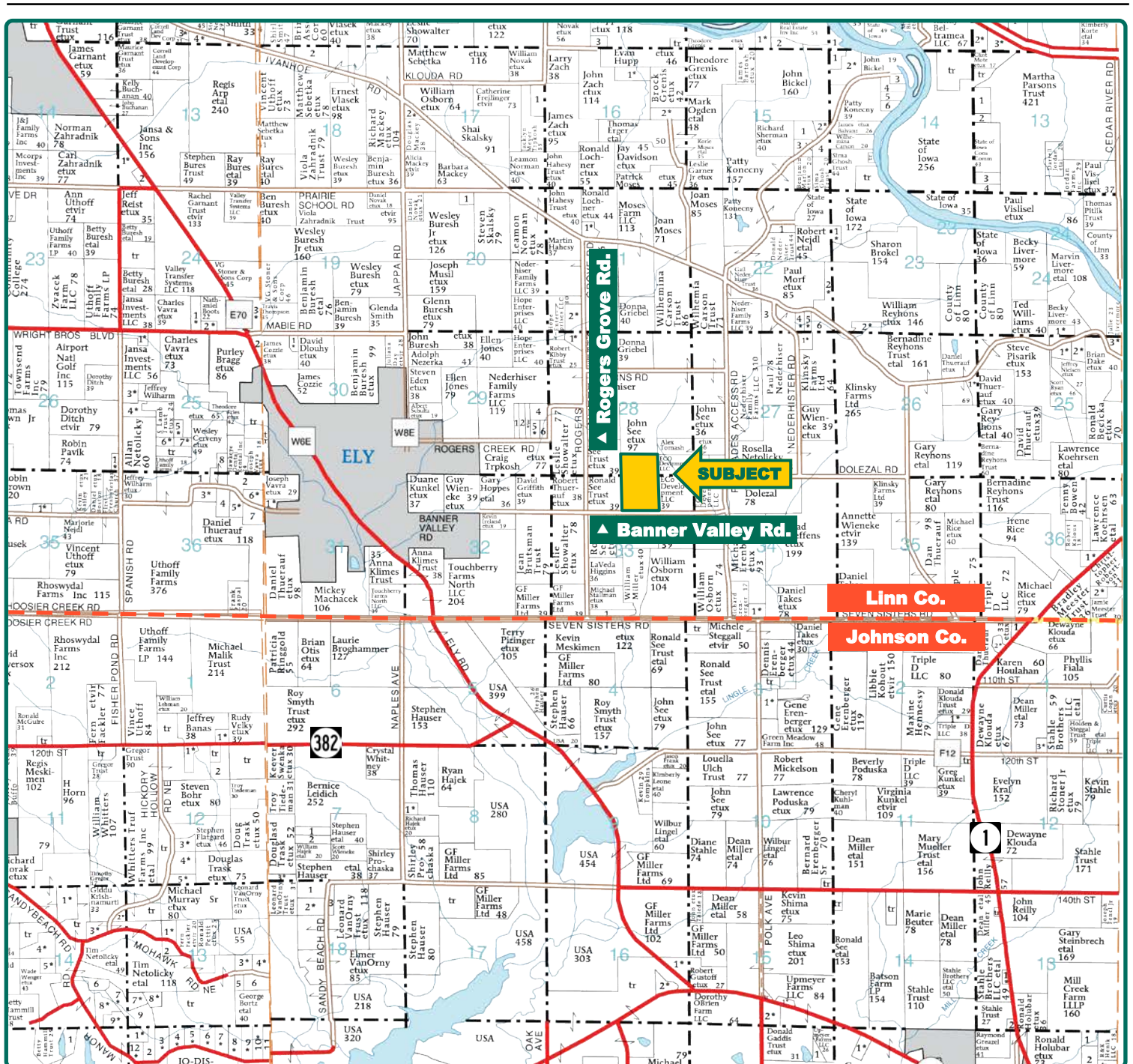


Property *Key Features*

- 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

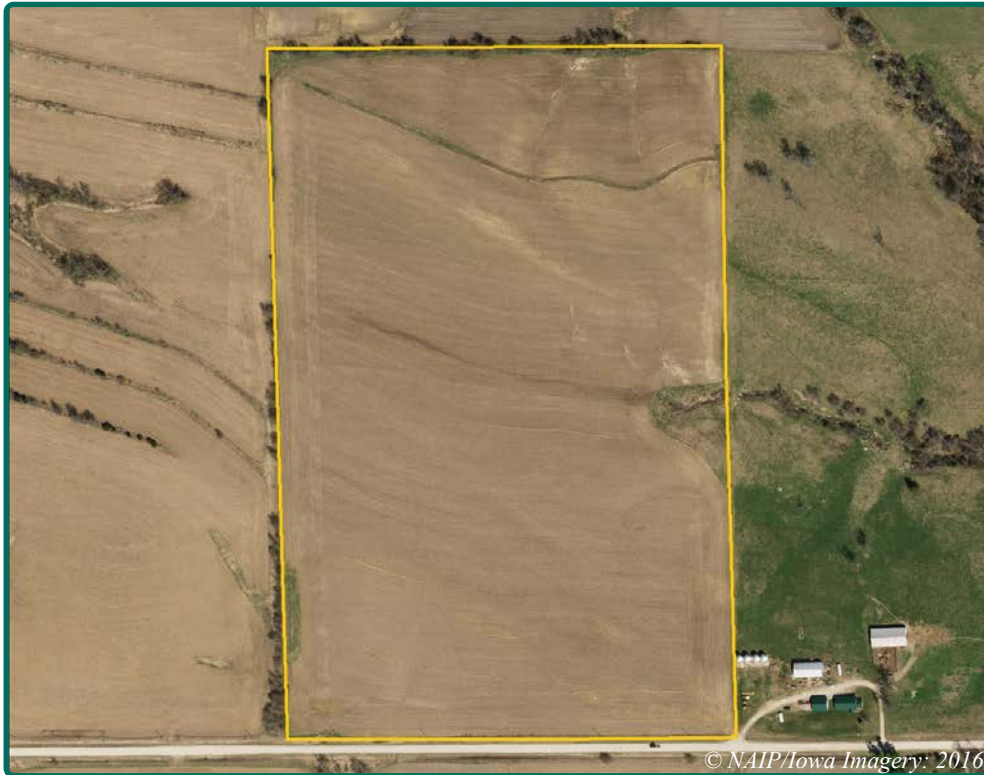
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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

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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 S½ of the SW¼ of the SE¼ of Section 28, and the NE¼ of the NW¼ of Section 33, all located in Township 82 North, Range 6 West of the 5th 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.

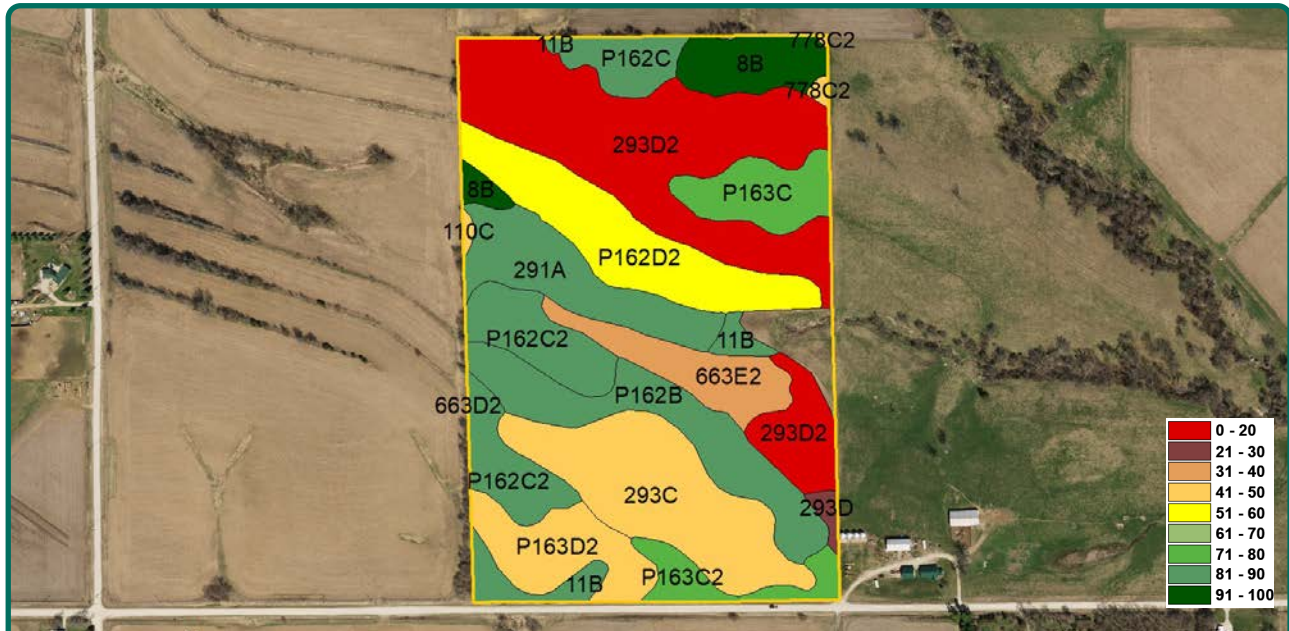
Comments

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.

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Measured Tillable Acres		57.94	Avg. CSR2		55.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
293D2	Chelsea-Lamont-Fayette complex, 9	19	24.6%	Vle	14.27
293C	Chelsea-Fayette-Lamont complex, 5	44	12.6%	IIle	7.32
P162D2	Downs silt loam, paha, 9 to 14 percent	54	10.1%	IIle	5.83
P162B	Downs silt loam, paha, 2 to 5 percent	90	8.9%	Ile	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%	Ie	4.14
P163D2	Fayette silt loam, paha, 9 to 14	47	5.7%	IIle	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%	Ile	2.7
P163C	Fayette silt loam, paha, 5 to 9 percent	78	4.3%	IIle	2.5
P163C2	Fayette silt loam, paha, 5 to 9 percent	75	2.7%	IIle	1.6
11B	Colo-Ely complex, 0 to 5 percent	86	2.7%	IIw	1.6
P162C	Downs silt loam, paha, 5 to 9 percent	85	2.7%	IIle	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%	IIle	0.2
110C	Lamont fine sandy loam, 5 to 9	47	0.2%	IIle	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.

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