

Land For Sale

ACREAGE:

156.47 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Located 5 Miles Northeast of Prairieburg, Iowa
- 152.76 FSA/Eff. Crop Acres with a 70.30 CSR2
- Highly-Productive Linn County Farm Located on a Hard-surface Road

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FSA/Eff. Crop Acres:	152.76
Cert. Grass Acres:	7.14
Corn Base Acres:	116.80
Bean Base Acres:	23.60
Soil Productivity:	70.30 CSR2

Property Information

156.47 Acres, m/l

Location

From Prairieburg: 2¾ miles north on Prairieburg Road and 2½ miles east on Monticello Road. The farm is located on the north side of the road.

Legal Description

The SE¼, except the house and buildings, located in Section 1, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$1,360,400
- \$8,694.32/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,496.00
Gross Acres: 156.47
Net Taxable Acres: 148.93
Tax per Net Taxable Acre: \$30.19

FSA Data

Farm Number 5633, Tract 11367
FSA/Eff. Crop Acres: 152.76
Cert. Grass Acres: 7.14
Corn Base Acres: 116.80
Corn PLC Yield: 152 Bu.
Bean Base Acres: 23.60
Bean PLC Yield: 40 Bu.

Soil Types/Productivity

Primary soils are Downs, Kenyon and Marshan. CSR2 on the FSA/Eff. crop acres is 70.30. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

The Seller has installed drainage tile on this farm. Contact the listing agent for a tile map.

Comments

This is a highly productive Linn County farm located on a hard-surface road in northeast Linn County, Iowa.



Measured Tillable Acres		152.76	Avg. CSR2		70.30
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
P162D2	Downs silt loam, paha, 9 to 14 percent	54	27.2%	IIIe	41.53
83C	Kenyon loam, 5 to 9 percent slopes	85	13.3%	IIIe	20.29
1152	Marshan clay loam, 0 to 2 percent	54	12.3%	IIw	18.73
P162C2	Downs silt loam, paha, 5 to 9 percent	82	12.2%	IVe	18.60
391B	Clyde-Floyd complex, 1 to 4 percent	87	8.0%	IIw	12.25
663E2	Seaton silt loam, 14 to 18 percent	38	4.8%	IVe	7.38
8B	Judson silty clay loam, 2 to 5 percent	94	4.7%	Ile	7.14
198B	Floyd loam, 1 to 4 percent slopes	89	4.0%	IIw	6.1
428B	Ely silty clay loam, 2 to 5 percent	88	3.4%	Ile	5.2
83B	Kenyon loam, 2 to 5 percent slopes	90	3.0%	Ile	4.6
175B	Dickinson fine sandy loam, 2 to 5	50	2.6%	IIIe	3.9
P162C	Downs silt loam, paha, 5 to 9 percent	85	2.4%	IIIe	3.6
120C	Tama silty clay loam, 5 to 9 percent	90	2.1%	IIIe	3.2
83C2	Kenyon loam, 5 to 9 percent slopes,	84	0.2%	IIIe	0.3

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.

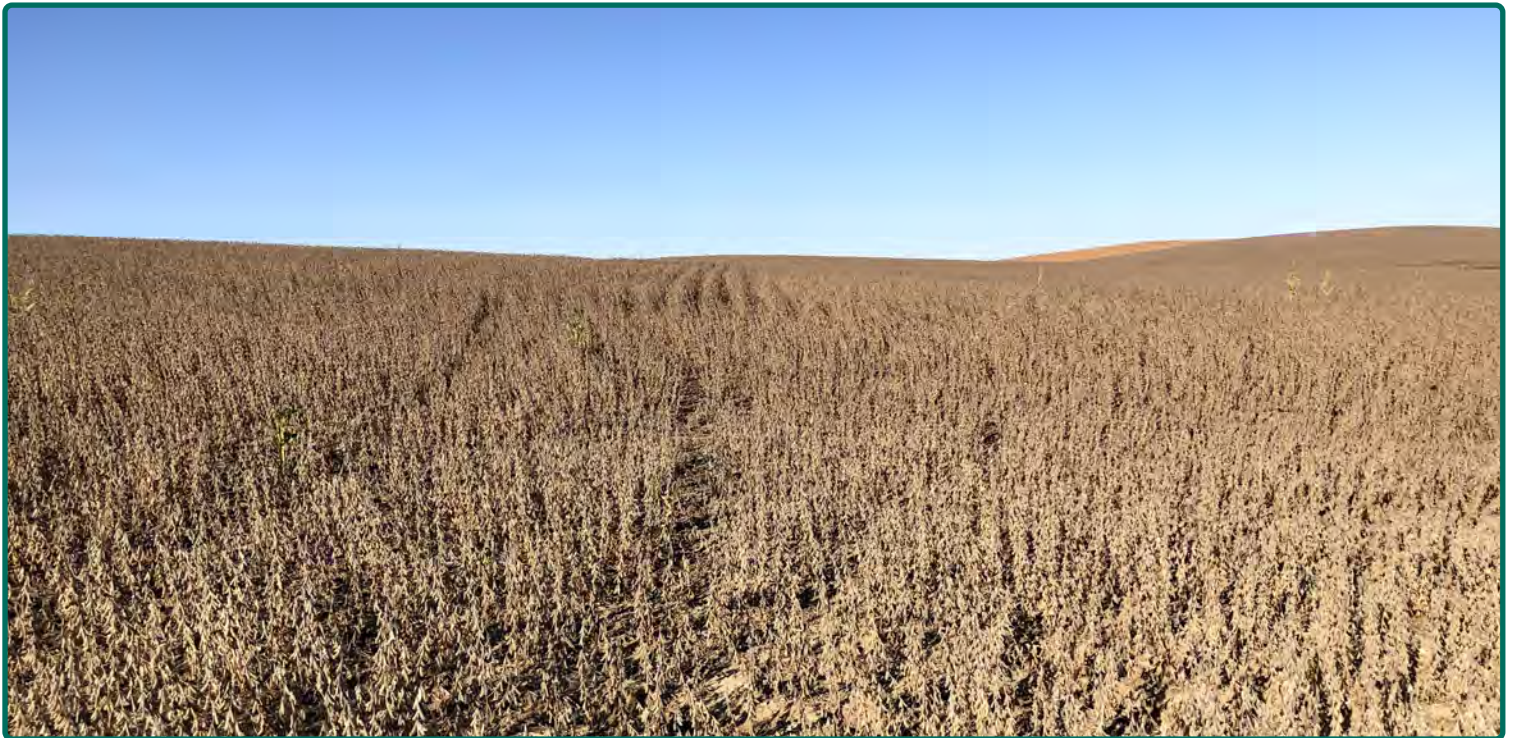
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