

# Land For Sale

**ACREAGE:**

**38.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**



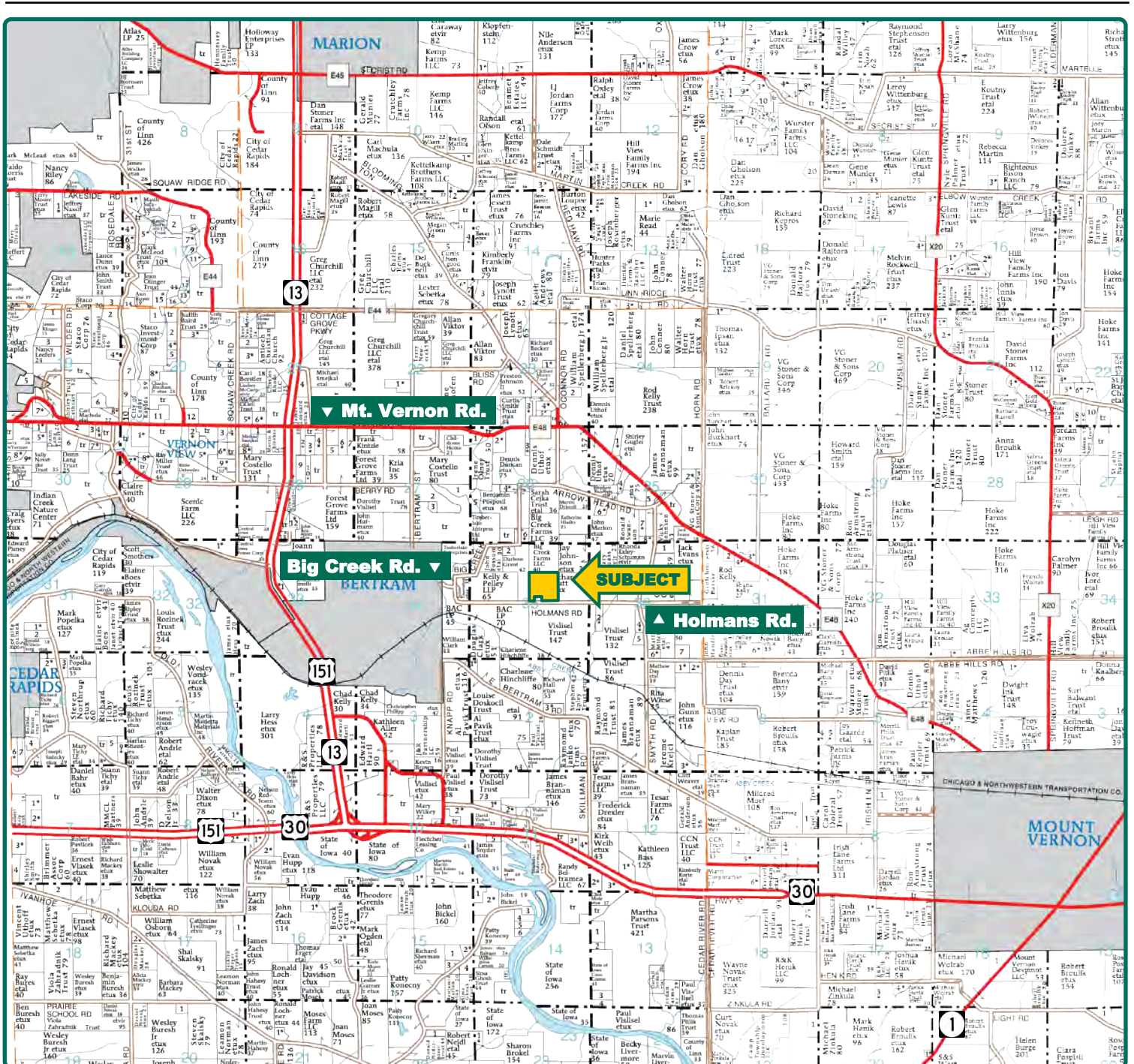
## **Property Key Features**

- High-Quality Farm Located East of Bertram, Iowa
- 84.20 CSR2
- Linn County Would Allow Two Building Sites

**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: 37.99\***

**Corn Base Acres: Pending\***

**Bean Base Acres: Pending\***

**Soil Productivity: 84.20 CSR2**

*\*Acres are estimated.*

## Property Information

**38.00 Acres, m/l**

### Location

**From Bertram:** East on Big Creek Road, then head south onto Holmans Road. Follow Holmans Road for ¾ mile. The property is located on the north side of the road.

### Legal Description

The SW¼ of the NE¼ of Section 35, Township 83 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa except the house and buildings.

### Price & Terms

- \$408,500
- \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable, subject to 2020 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,546.00  
Gross Acres: 38.00  
Net Taxable Acres: 37.95  
Tax per Net Taxable Acre: \$40.74

### FSA Data

Farm Number Pending\*, Tract Pending\*  
FSA/Eff. Crop Acres: 37.99\*  
Corn Base Acres: Pending\*  
Corn PLC Yield: Pending\*  
Bean Base Acres: Pending\*  
Bean PLC Yield: Pending\*

*\*Acres are estimated. FSA data is pending confirmation from Linn County FSA office.*

### Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Chelsea-Fayette-Lamont. CSR2 on the estimated FSA/Eff. crop acres is 84.20. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is a high-quality Linn County farm located just east of Bertram. This farm would make a nice investment. Linn County would allow two homes to be built on this farm.

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Measured Tillable Acres		37.99	Avg. CSR2		84.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M162B	Downs silt loam, till plain, 2 to 5	90	51.1%	Ile	19.40
M162C	Downs silt loam, till plain, 5 to 9	85	21.1%	IIle	8.02
11B	Colo-Ely complex, 0 to 5 percent	86	17.5%	IIw	6.66
293C	Chelsea-Fayette-Lamont complex, 5	44	7.5%	IIIe	2.84
220	Nodaway silt loam, 0 to 2 percent	82	2.2%	IIw	0.85
293D2	Chelsea-Lamont-Fayette complex, 9	19	0.6%	VIe	0.22

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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