

Land For Sale

ACREAGE:

28.18 Acres, m/l

LOCATION:

Linn County, IA

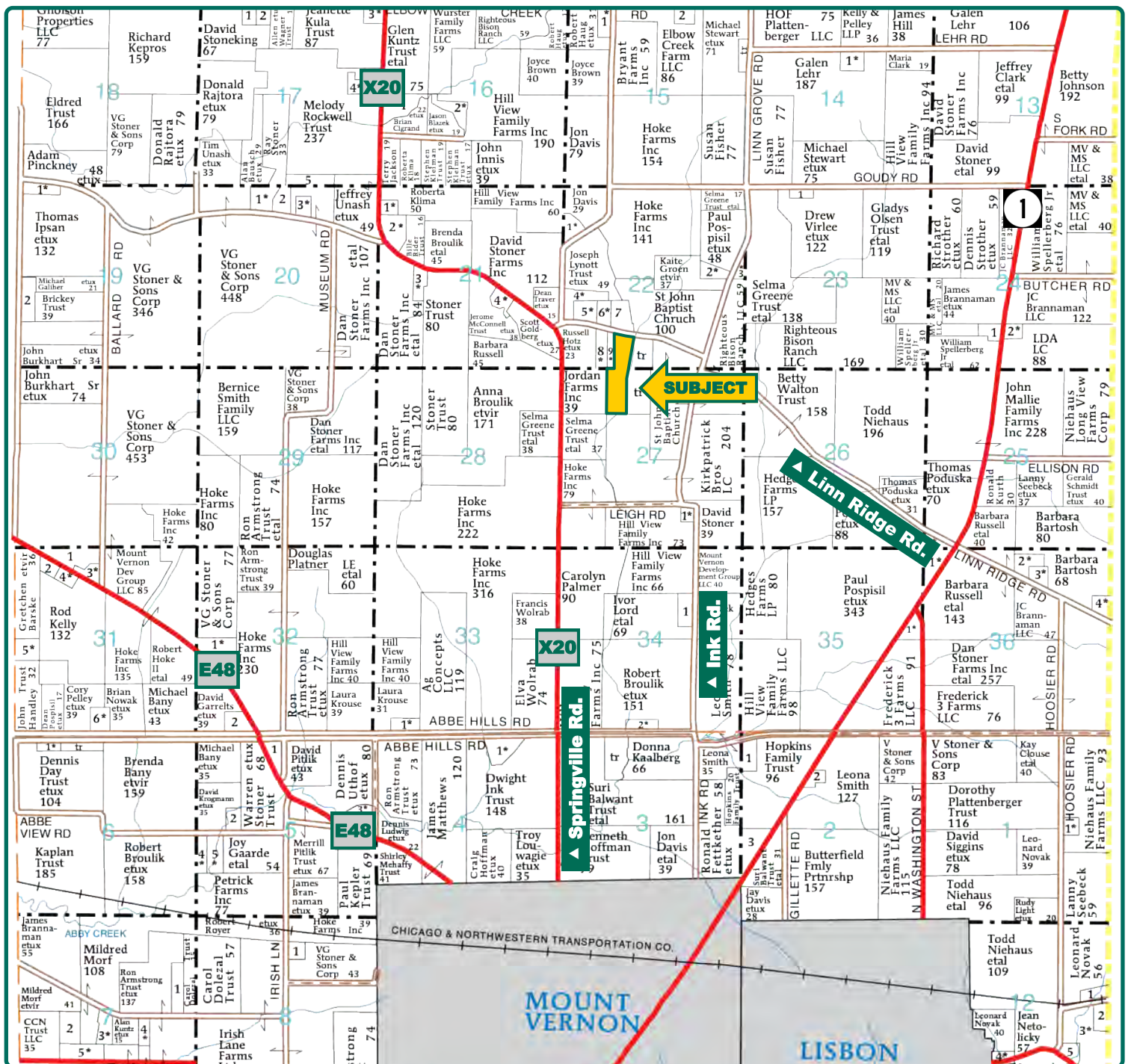


Property *Key Features*

- Attractive Building Site Located North of Mount Vernon, Iowa
- Mixture of Cropland, CRP, Timber and Creek
- Located on a Hard-Surface Road

Troy Louwagie, ALC
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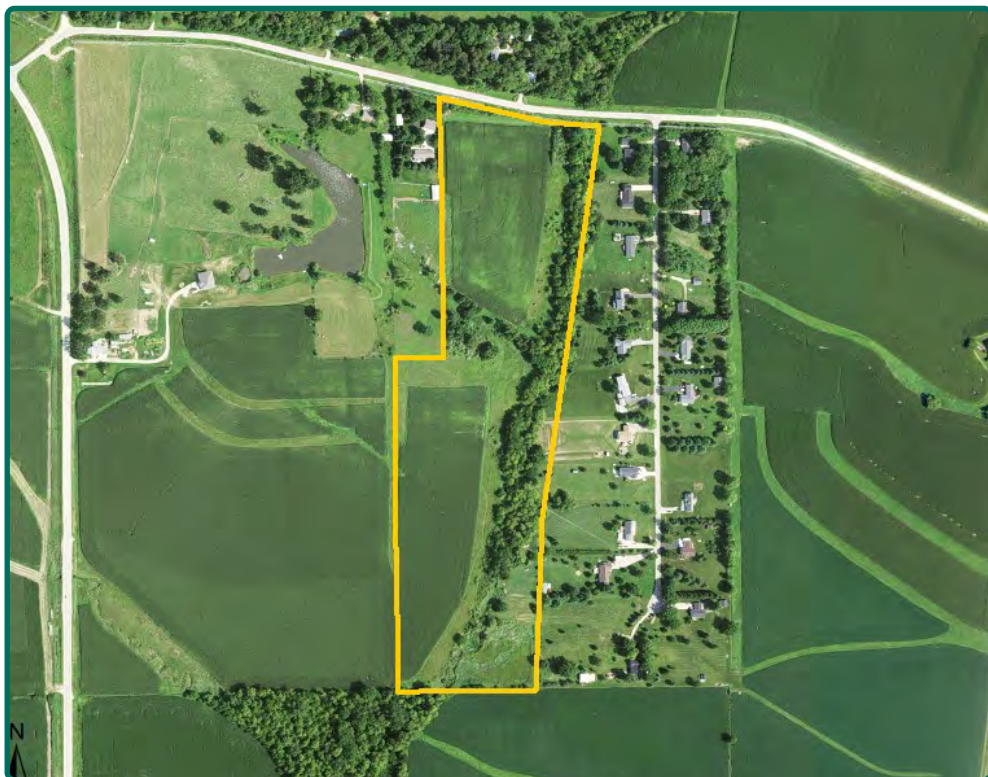
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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FSA/Eff. Crop Acres: 13.23

CRP Acres: 9.57

Corn Base Acres: 13.23

Soil Productivity: 70.90 CSR2

Property Information

28.18 Acres, m/l

Location

From Mount Vernon: 3 miles north on Springville Rd. and ¼ mile east on Linn Ridge Rd. The property is located south of the road.

Legal Description

The NE¼ of the NW¼ except Lincrest Heights Second Addition, Section 27, Township 83 North, Range 5 West and the SE¼ of the SW¼ south of road except West 200 feet thereof and except Lincrest Heights Second Addition, Section 22, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$380,430
- \$13,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$874.00
Net Taxable Acres: 28.18
Tax per Net Taxable Acre: \$31.01

FSA Data

Part of Farm Number 6024, Tract 9412
FSA/Eff. Crop Acres: 13.23
CRP Acres: 9.57
Corn Base Acres: 13.23
Corn PLC Yield: 168 Bu.

CRP Contracts

There are two Conservation Reserve Program Contracts on this property:

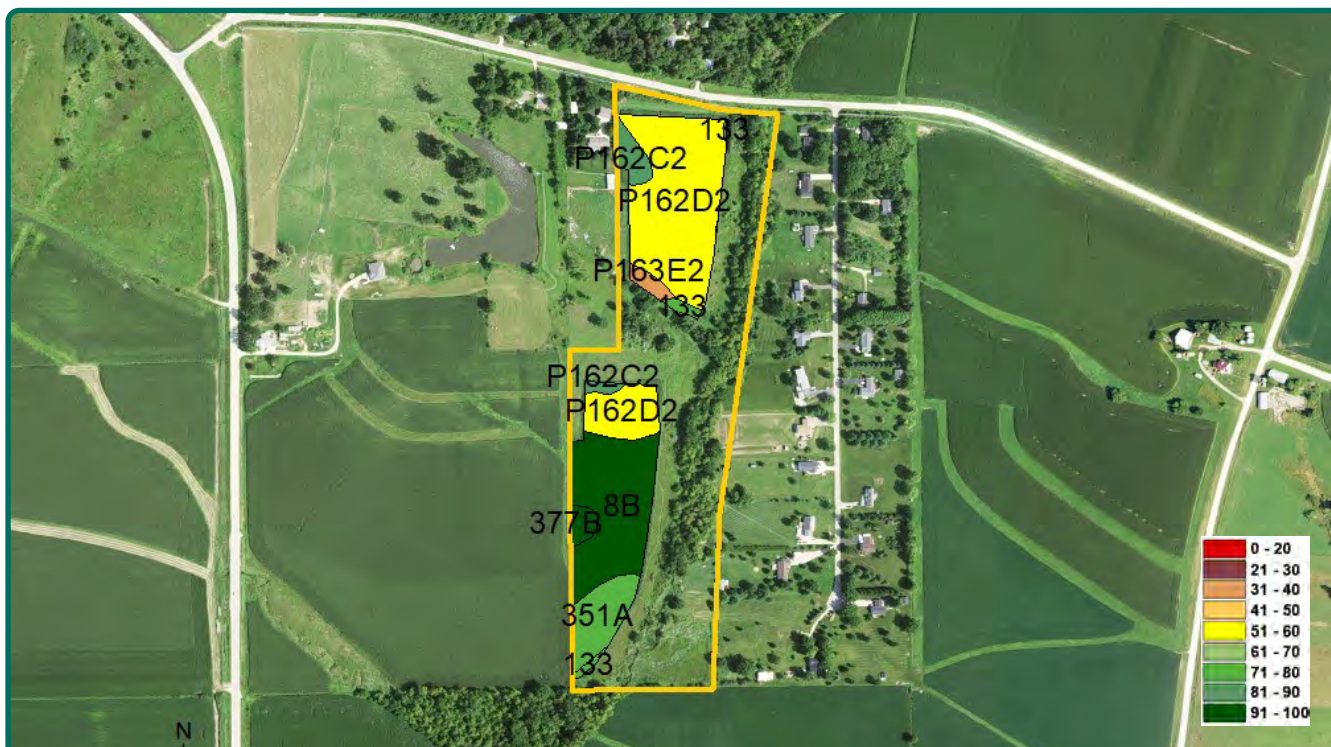
- There are 2.83 acres enrolled in a CP-1 contract that pays \$718.00 annually and expires September 30, 2024.
- There are 6.74 acres enrolled in a CP-21 contract that pays \$1,463.00 annually and expires September 30, 2029.

Soil Types/Productivity

Primary soils are Downs, Judson and Atterberry. CSR2 on the FSA/Eff. crop acres is 70.90. See soil map for detail.

Land Description

Gently rolling to rolling.



Measured Tillable Acres		13.23	Avg. CSR2		70.90	
			Percent		Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres	
P162D2	Downs silt loam, paha, 9 to 14 percent	54	49.2%	IIIe	6.51	
8B	Judson silty clay loam, 2 to 5 percent	94	29.6%	Ile	3.91	
351A	Atterberry silt loam, sandy substratum,	80	10.1%	Iw	1.33	
P162C2	Downs silt loam, paha, 5 to 9 percent	82	4.9%	IVe	0.65	
377B	Dinsdale silty clay loam, 2 to 5 percent	94	2.4%	Ile	0.32	
P163E2	Fayette silt loam, paha, 14 to 18	35	2.0%	IVe	0.26	
133	Colo silty clay loam, 0 to 2 percent	78	1.9%	IIw	0.25	

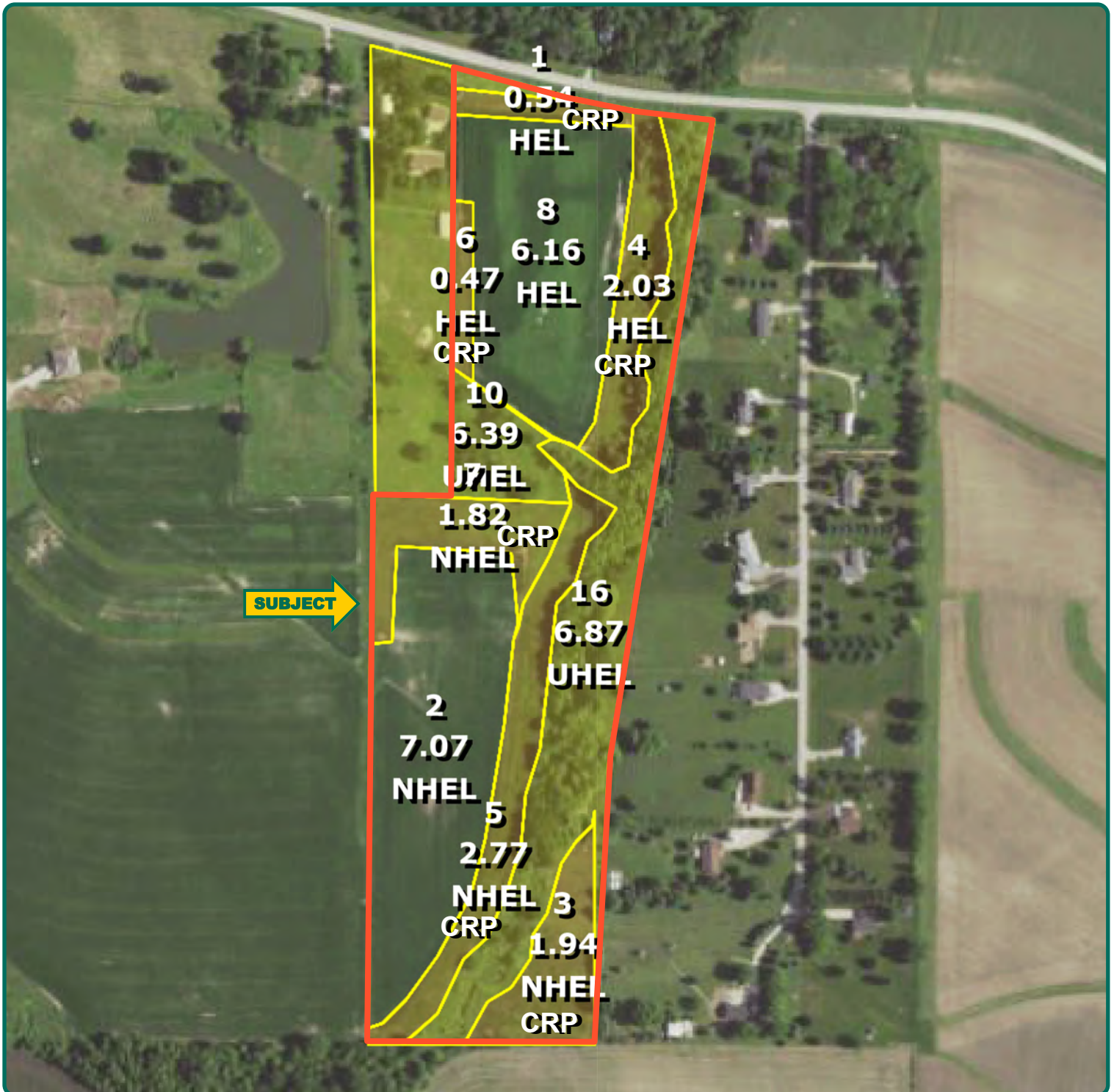
Comments

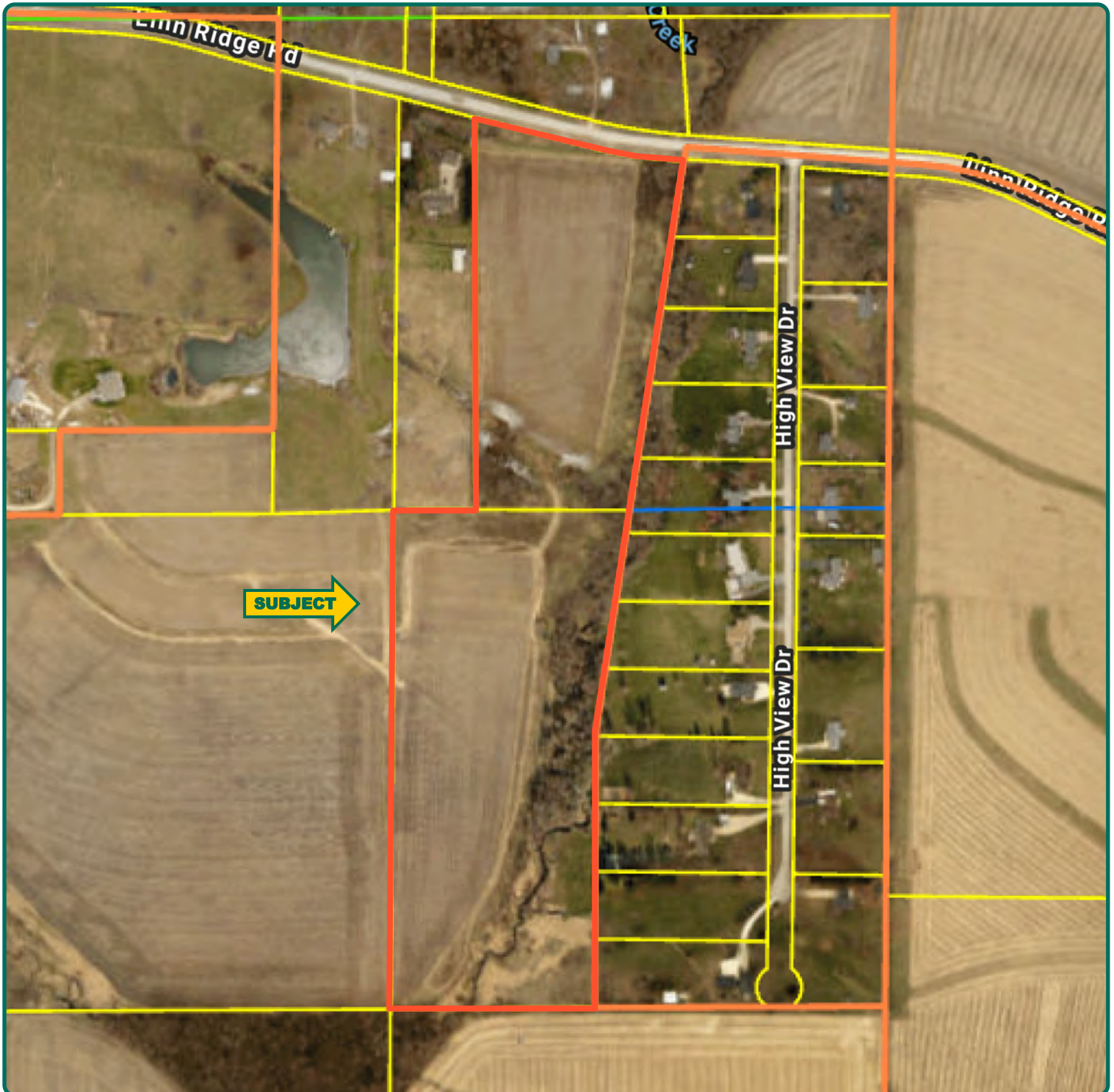
Attractive building site located north of Mt. Vernon on a hard-surface road. This property includes a nice mixture of cropland, CRP, timber and creek. Linn County Planning and Zoning would allow one home to be built on this 28.18-acre property.

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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