

# Land For Sale

**ACREAGE:**

**71.70 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property *Key Features*

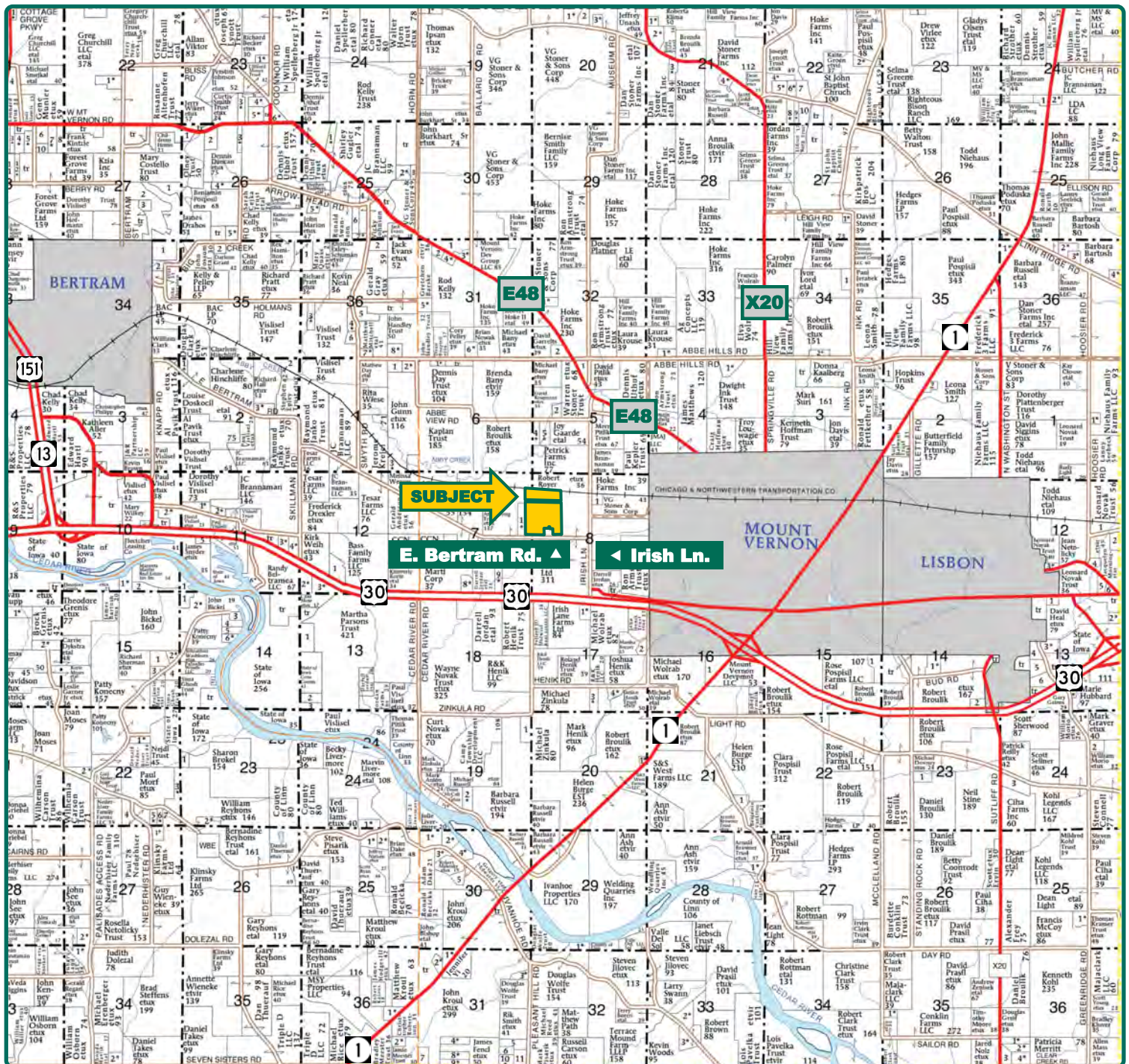
- Located 1 Mile West of Mount Vernon, IA
- 70.30 Acres Currently in Production with a 91.10 CSR2
- Productive Linn County Farm with Nice Location

**Allison Bishop**  
Licensed in IA  
**AllisonB@Hertz.ag**

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

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





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**FSA/Eff. Crop Acres:** 67.74  
**Acres in Production:** 70.30\*  
**Corn Base Acres:** 44.90  
**Bean Base Acres:** 22.80  
**Soil Productivity:** 91.10 CSR2

*\*Acres in production exceed the FSA/Eff. Crop Acres.*

## Property Information

**71.70 Acres, m/l**

### Location

**From Mount Vernon:** ½ mile west on Highway 30, ½ mile north on Irish Lane and ¼ mile west on E. Bertram Road. The farm is located on the north side of the road.

### Legal Description

That part of the W½ of the NW¼ of Section 8, and that part of the E½ of the NE¼ of Section 7; all located in Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa

### Price & Terms

- \$928,515.00
- \$12,950/acre
- 10% 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: \$3,262.00  
 Net Taxable Acres: 71.70  
 Tax per Net Taxable Acre: \$45.50

### FSA Data

Part of Farm Number 5813, Tract 3191  
 FSA/Eff. Crop Acres: 67.74  
 Acres in Production: 70.30\*  
 Corn Base Acres: 44.90  
 Corn PLC Yield: 169 Bu.  
 Bean Base Acres: 22.80  
 Bean PLC Yield: 51 Bu.

*\*There are approximately 2.56 additional acres in production that are not currently included in the FSA/Eff. Crop Acres. Farm will be subject to reconstitution by the Linn County FSA office.*

### Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Colo. CSR2 on the acres currently in production is 91.10. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

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Measured Tillable Acres		70.30	Avg. CSR2		91.10
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	48.4%	Ile	34.04
120C	Tama silty clay loam, 5 to 9 percent	90	23.6%	IIle	16.61
11B	Colo-Ely complex, 0 to 5 percent	86	18.1%	IIw	12.76
120C2	Tama silty clay loam, 5 to 9 percent	87	6.7%	IIle	4.72
133+	Colo silt loam, 0 to 2 percent slopes,	78	2.9%	IIw	2.05
8B	Judson silty clay loam, 2 to 5 percent	94	0.2%	Ile	0.16

## Septic Easement

The acreage owner has a 20' x 25' septic easement on this farm. The area of this septic easement is 0.01 of an acre. Contact the listing agents for more details.

## Comments

This is a highly productive Linn County farm with a 91.10 CSR2.

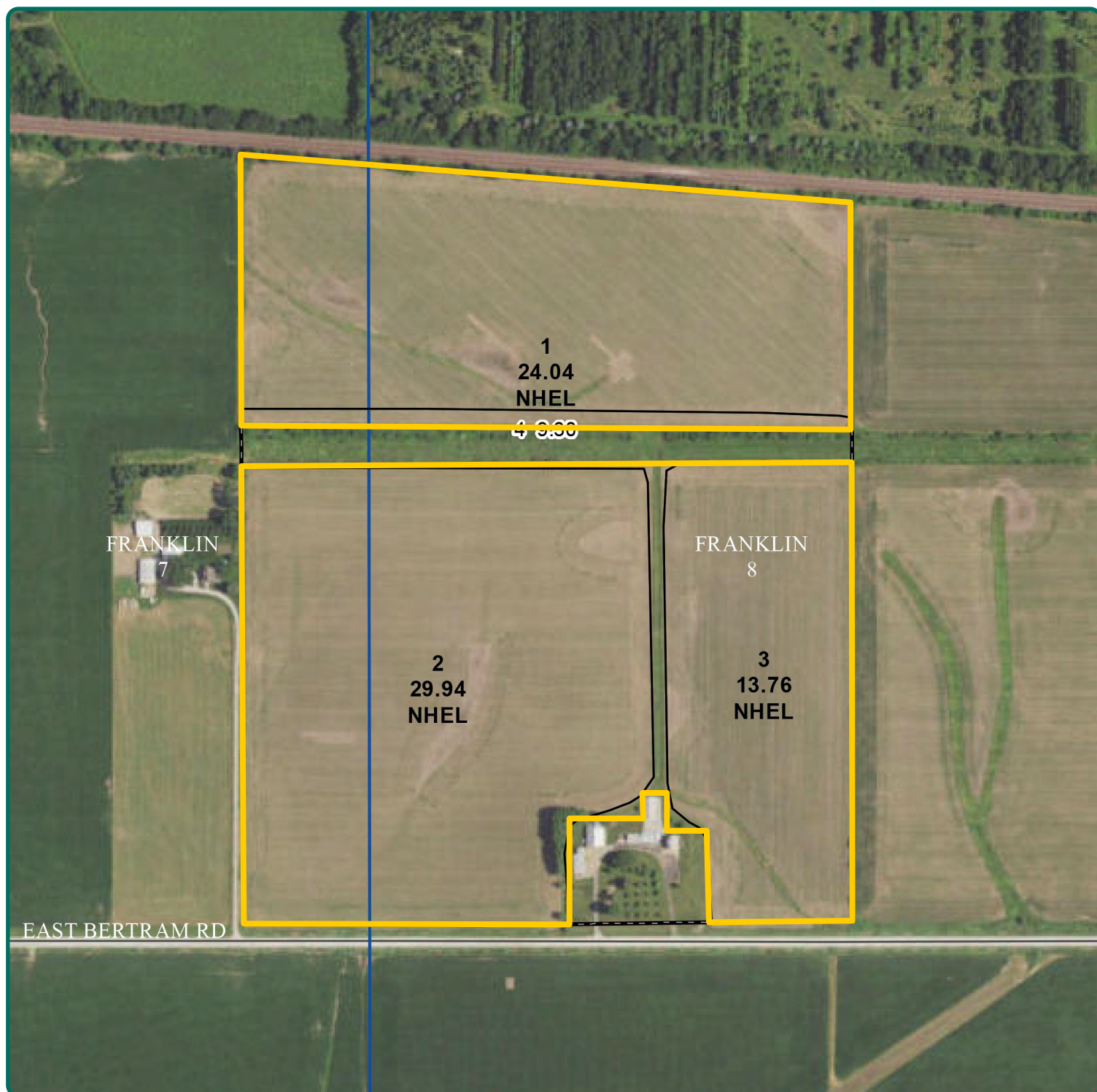
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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