

Land For Sale

ACREAGE:

198.00 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Located Southwest of Walker, Iowa
- 186.03 Estimated Acres Currently in Production With a 74.79 CSR2
- Includes Farmhouse, Machine Shed and Grain Bins

Troy Louwagie, ALC

Licensed in IA & IL

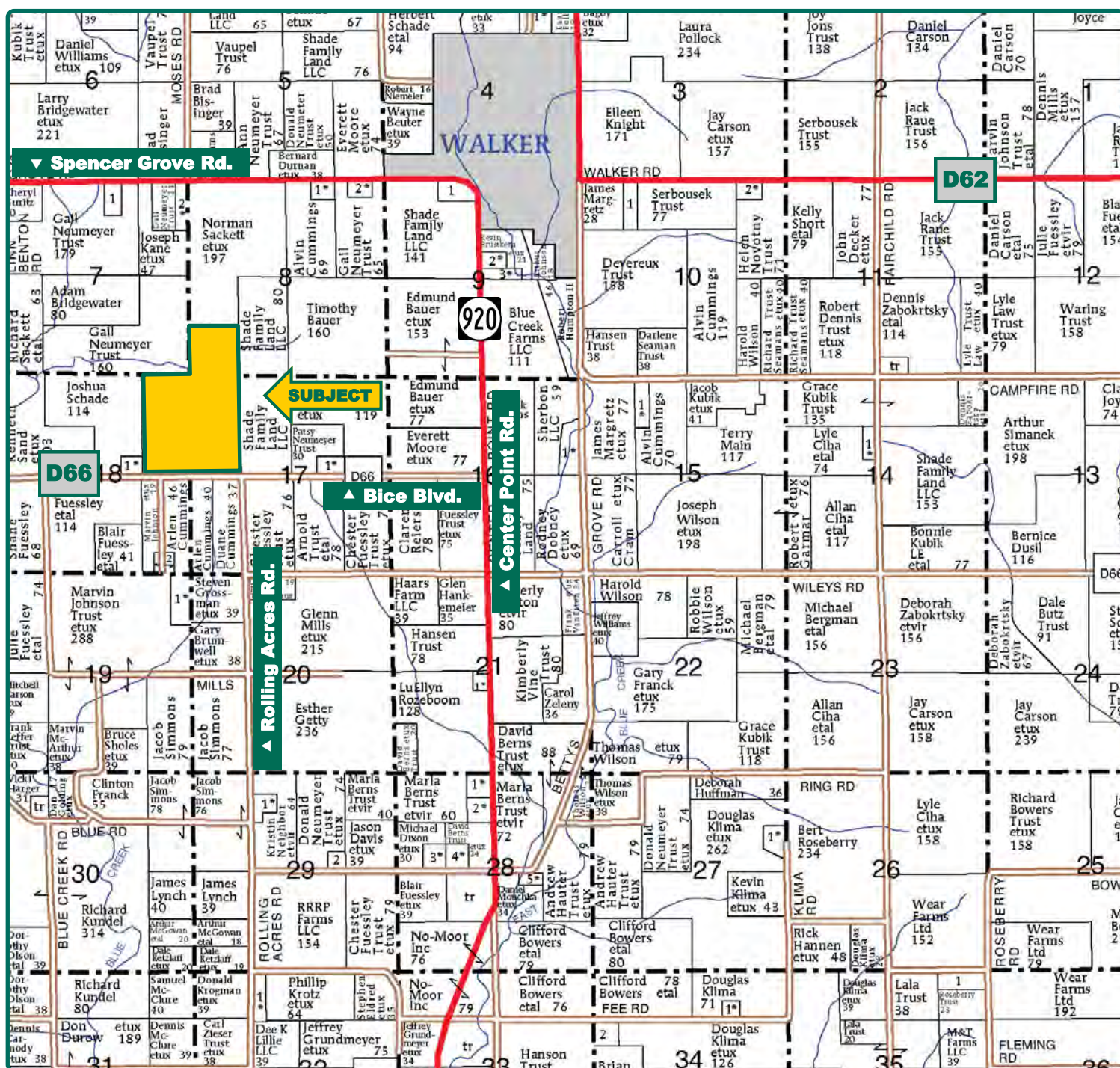
319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

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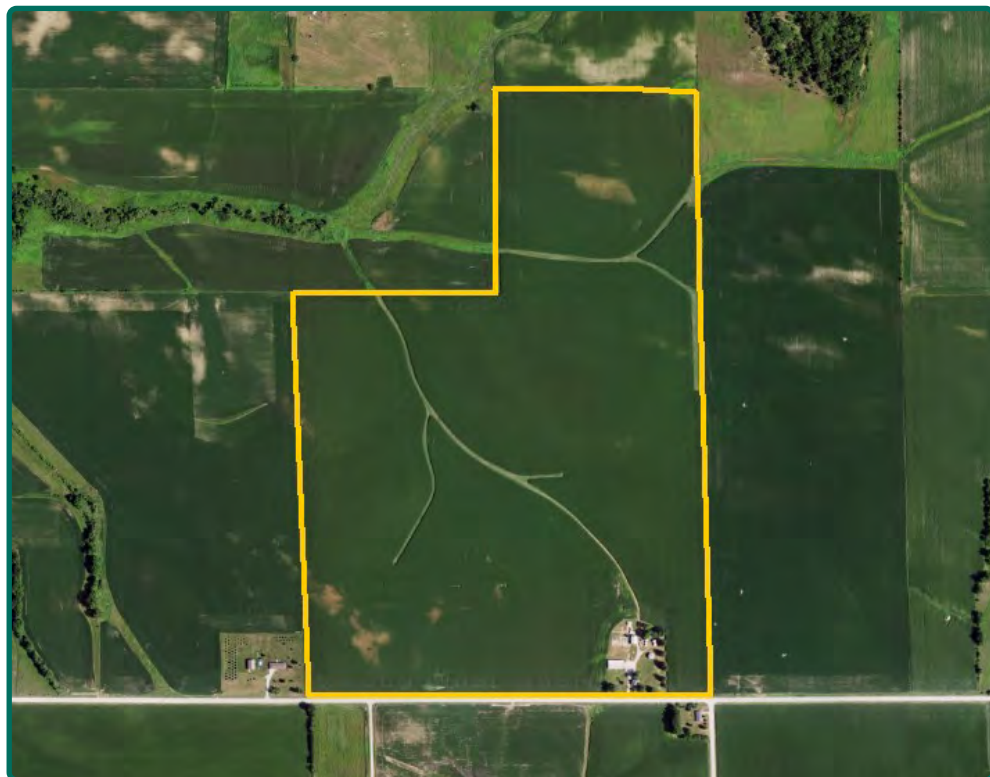
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FSA/Eff. Crop Acres: 180.15
Add'l Ac. in Prod.: 5.88*
Corn Base Acres: 135.09
Bean Base Acres: 45.06
Soil Productivity: 74.79 CSR2

**Acres are estimated.*

Total Living SF: 1,757
Bedrooms: 5
Bathrooms: 1½
Year Built: 1890

ADDRESS:
 4569 Bice Blvd.
 Walker, IA 52352

Property Information

198.00 Acres, m/l

Location

From Walker: 1¾ miles south on Center Point Rd./Hwy 920, turn right onto Bice Blvd. for 1¼ mile. The farm will be located on the north side of the road.

Legal Description

The SW¼ of the SW¼ of Section 8, the W½ of the NW¼ of Section 17 and the E½ of the NE¼ of Section 18; all located in Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$2,425,500
- \$12,250/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: \$8,276.00
 Net Taxable Acres: 198.00
 Tax per Net Taxable Acre: \$41.80

FSA Data

Farm Number 745, Tract 57
 FSA/Eff. Crop Acres: 180.15
 Add'l Acres in Production: 5.88*
 Corn Base Acres: 135.09
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 45.06
 Bean PLC Yield: 47 Bu.

**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon, Dickinson and Marshan. CSR2 on the estimated acres currently in production is 74.79. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural drainage plus some tile. No maps are available.

House

Two-story farmhouse built in 1890 consisting of 1,757 square feet. The home includes five bedrooms.

Outbuildings

Machine Shed: 55' x 99', with 15' sidewalls, concrete floor.

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Livestock Barn: 28' x 48', built in 1920.

Hog Shed: 24' x 24'

Storage Bin: 28' x 17', storage bin with a capacity of 9,000 bushels, built in 1965.

Wet Holding Bin: 9' 6" x 12', built in 1965.

Storage Bin: 14' x 10', capacity of 1,300 bushels, built in 1965.

Storage Bin: 14' x 10', capacity of 1,300 bushels, built in 1965.

Water & Well Information

There is a drilled well located west of the house.

Septic Information

The Seller is exempt from the time of transfer inspection as the Seller is a Trust.

Comments

This is a nice Linn County farm located southwest of Walker. It includes productive farmland with a farmhouse and outbuildings.

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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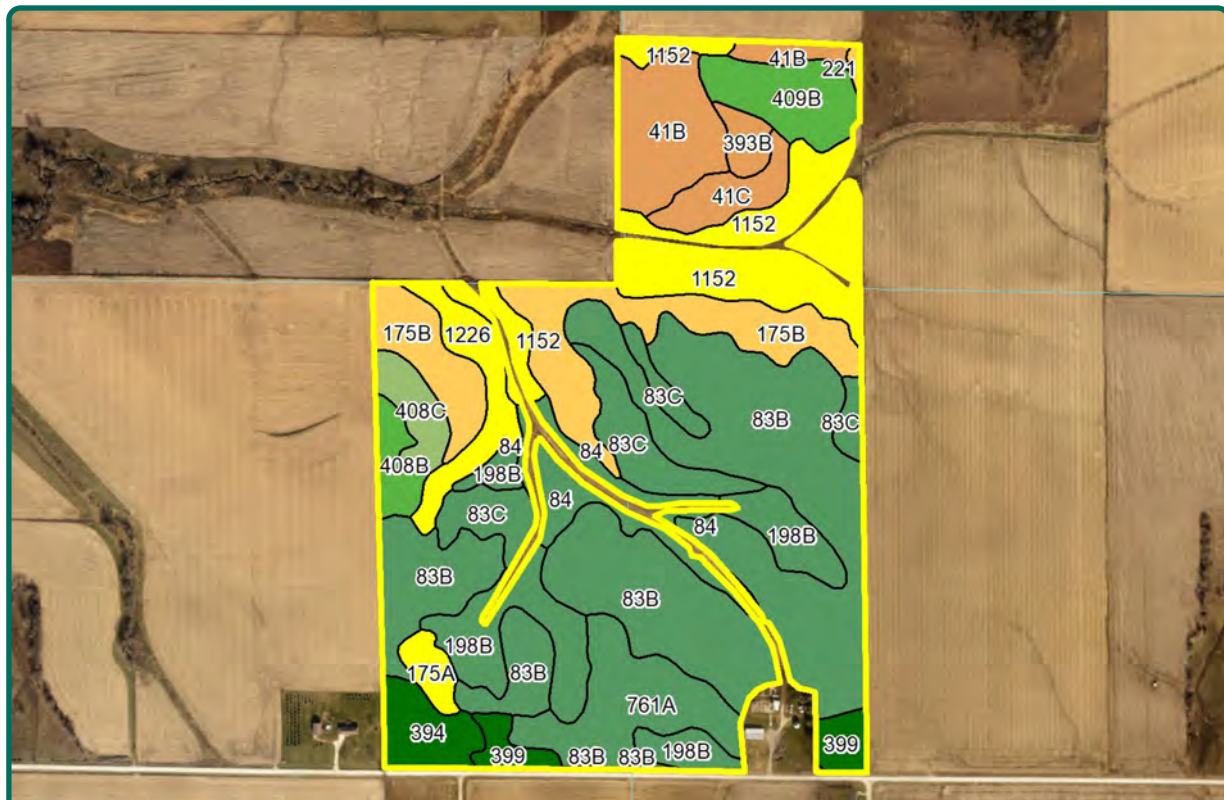
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	59.17	31.81	2	90	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	18.65	10.03	3	50	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	18.48	9.93	2	54	
198B	Floyd loam, 1 to 4 percent slopes	14.86	7.99	2	89	
83C	Kenyon loam, 5 to 9 percent slopes	11.57	6.22	3	85	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.96	5.89	4e	39	
761A	Franklin silt loam, 0 to 2 percent slopes	10.95	5.89	1	90	
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	6.82	3.67	3	75	
84	Clyde silty clay loam, 0 to 3 percent slopes	6.24	3.35	2	88	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.84	3.14	2	59	
394	Ostrander loam, 0 to 2 percent slopes	4.44	2.39	1	96	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.94	2.12	4e	34	
399	Readlyn silt loam, 1 to 3 percent slopes	3.83	2.06	1	91	
408C	Olin fine sandy loam, 5 to 9 percent slopes	3.32	1.79	3	68	
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.80	1.51	2	73	
175A	Dickinson fine sandy loam, 0 to 2 percent slopes	2.00	1.08	3	55	
393B	Sparta loamy fine sand, loamy substratum, 2 to 5 percent slopes	1.84	0.99	4e	38	
221	Klossner muck, 1 to 4 percent slopes	0.32	0.17	3	48	

Measured Tillable Acres: 186.03

Average CSR2: 74.79

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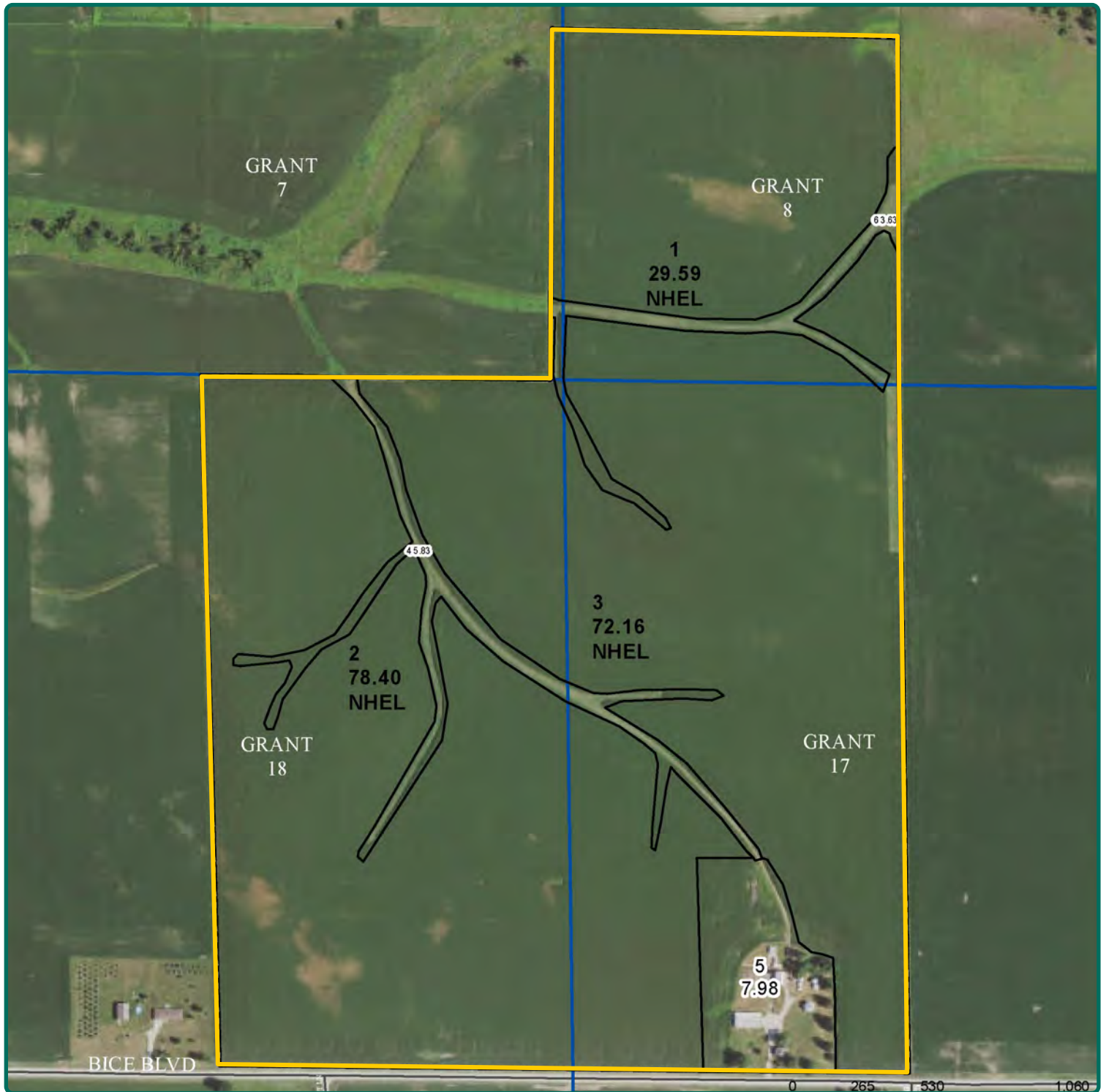
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