

Land For Sale

ACREAGE:

28.19 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

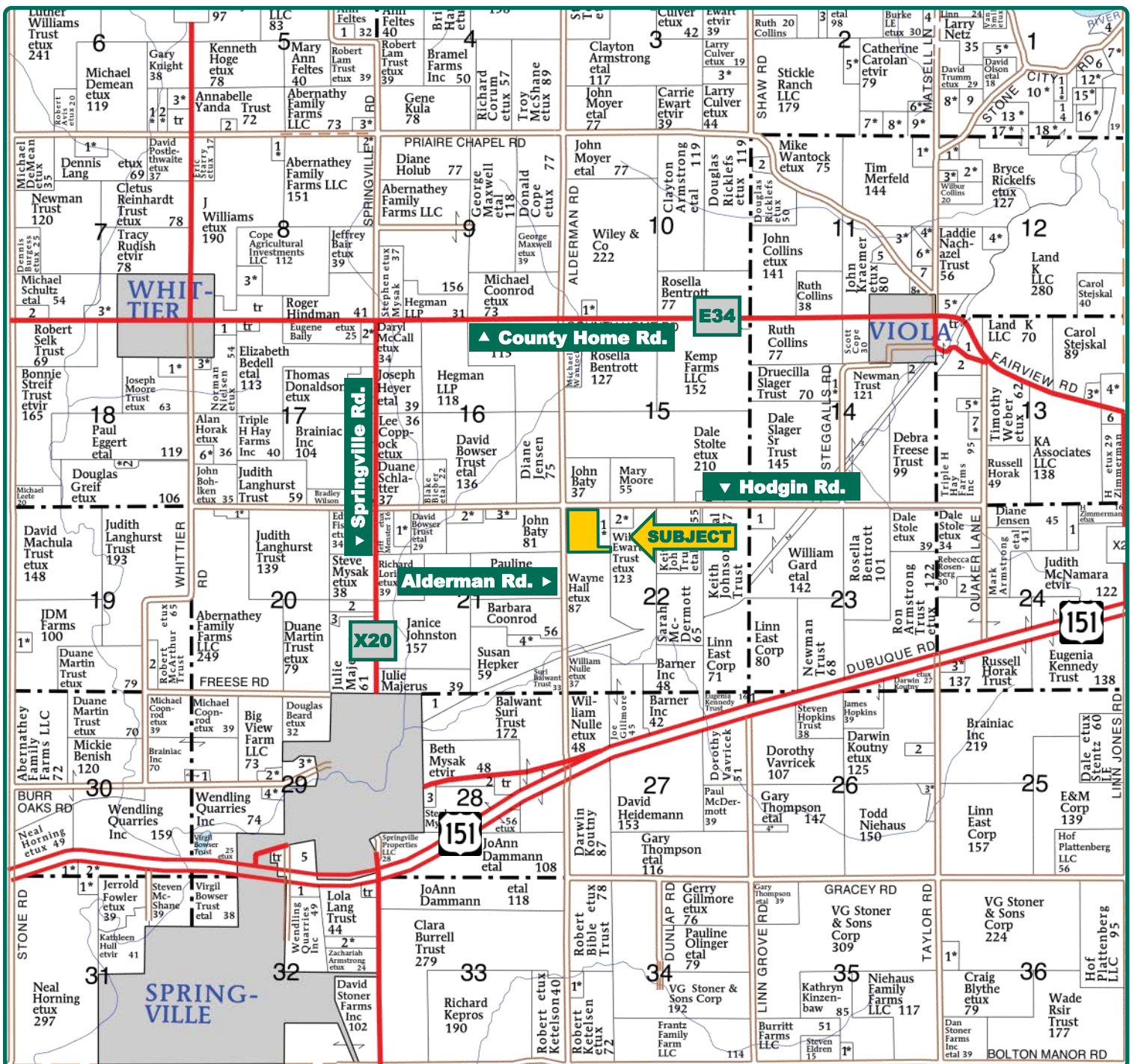
- Located 2 Miles Northeast of Springville, Iowa
- 27.74 FSA/Eff. Crop Acres with an 86.98 CSR2
- Attractive Building Site with Scenic Views of the Countryside

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REID: 010-2248-01



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FSA/Eff. Crop Acres: 27.74
Corn Base Acres: 12.99*
Bean Base Acres: 11.53*
Soil Productivity: 86.98 CSR2

**Acres are estimated.*

Property Information

28.19 Acres, m/l

Location

From Springville: 1 mile north on Springville Rd. and 1 mile east on Hodgins Rd. The farm is located in the southeast corner at the intersection of Alderman Rd. and Hodgins Rd.

Legal Description

That part of the NW¼ of the NW¼ of Section 22, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa, except the east 270' of the north 72 rods.

Price & Terms

- \$373,517.50
- \$13,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,158.00
 Net Taxable Acres: 28.19
 Tax per Net Taxable Acre: \$41.08

FSA Data

Farm Number 5426, Tract 10176
 FSA/Eff. Crop Acres: 27.74
 Corn Base Acres: 12.99*
 Corn PLC Yield: 175 Bu.
 Bean Base Acres: 11.53*
 Bean PLC Yield: 47 Bu.

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

Soil Types/Productivity

Primary soils are Floyd and Kenyon. CSR2 on the FSA/Eff. crop acres is 86.98. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

None.

Comments

Only 1½ miles from Highway 151 and 2 miles from Springville, this property would make a very nice building site in rural Linn County. With an 86.98 CSR2, this farm is a highly-productive Linn County farm.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	11.94	43.04	2	89	
83B	Kenyon loam, 2 to 5 percent slopes	8.31	29.94	2	90	
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.79	10.07	3	68	
83C	Kenyon loam, 5 to 9 percent slopes	2.34	8.45	3	85	
761A	Franklin silt loam, 0 to 2 percent slopes	2.03	7.33	1	90	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.32	1.17	2	94	

Measured Tillable Acres: 27.74

Average CSR2: 86.98

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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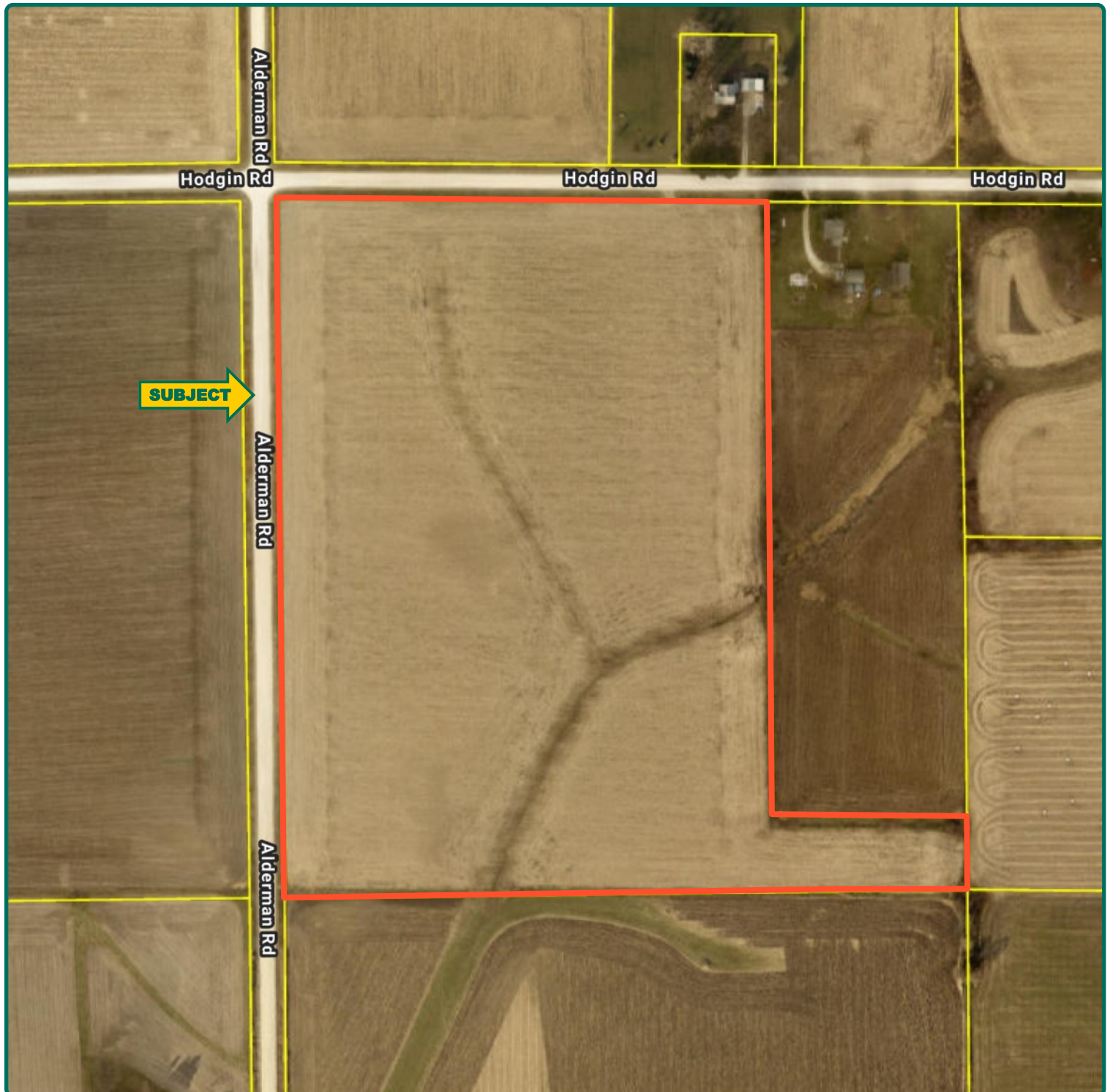
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