

Land For Sale

ACREAGE:

50.10 Acres

LOCATION:

Linn County, IA



Property *Key Features*

- Located 5 Miles North of Mount Vernon, Iowa
- 50.10 Est. FSA/Eff. Crop Acres with an 87.34 CSR2
- Highly-Productive Linn County Farm

Troy Louwagie, ALC

Licensed in IA & IL

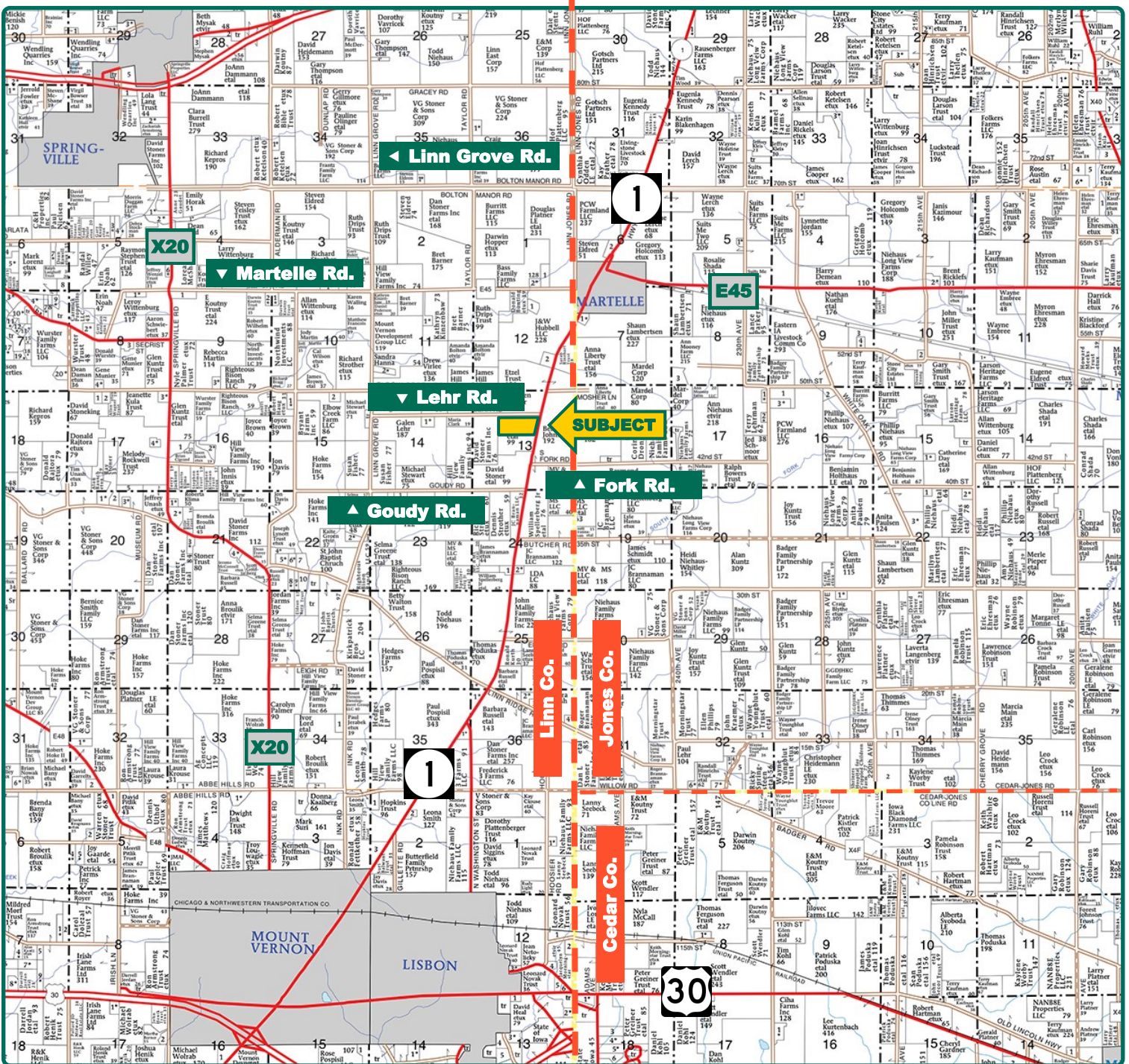
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FSA/Eff. Crop Acres: 50.10*

Corn Base Acres: 37.56*

Bean Base Acres: 12.52*

Soil Productivity: 87.34 CSR2

**Acres are estimated.*

Property Information

50.10 Acres

Location

From Martelle: 1½ miles south on Highway 1. The farm is located on the west side of the road.

From Mount Vernon: 4¾ miles north on Highway 1.

Legal Description

Parcel A of Plat of Survey No. 2530 located in Section 13, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$774,045.00
- \$15,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,147.00*

Net Surveyed Taxable Acres: 50.10

Tax per Net Taxable Acre: \$42.85*

**Taxes are estimated based on a recent survey. Linn County Assessor/Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 1102, Tract 2982

FSA/Eff. Crop Acres: 50.10*

Corn Base Acres: 37.56*

Corn PLC Yield: 180 Bu.

Bean Base Acres: 12.52*

Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Colo. CSR2 on the estimated FSA/Eff. crop acres is 87.34. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Water & Well Information

None.

Comments

This is a high-quality Linn County farm located north of Mount Vernon off Highway 1.

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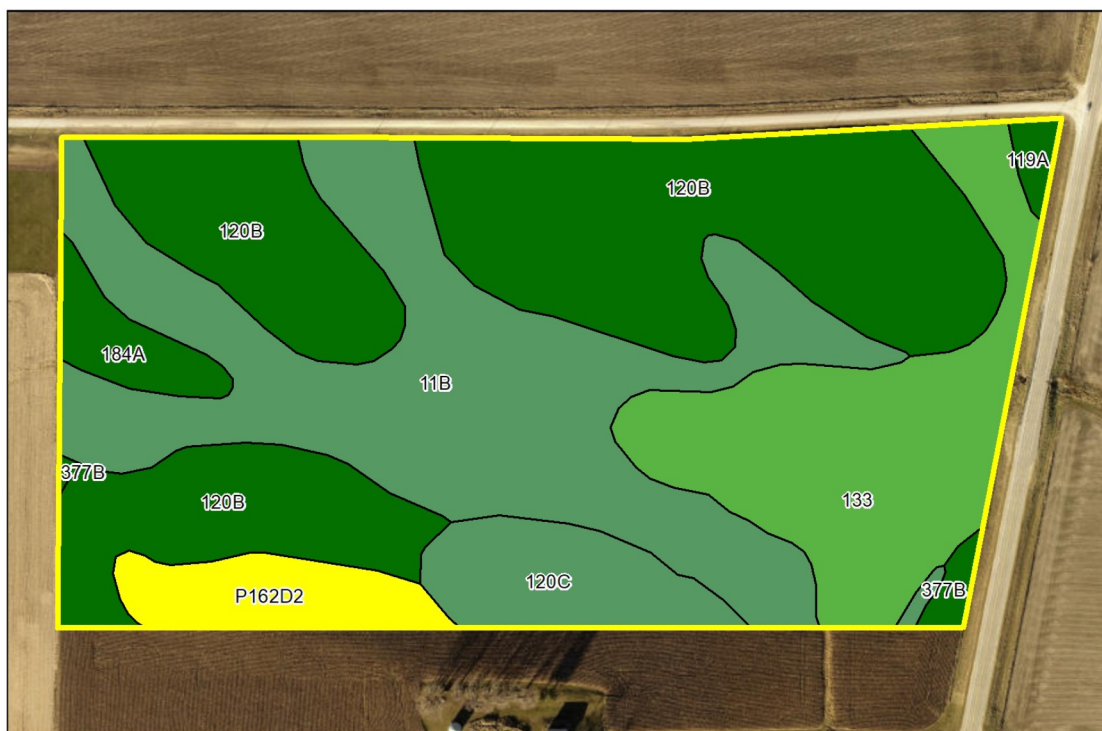
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	19.29	38.50	2	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	15.39	30.73	2	86	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.44	16.84	2	78	
120C	Tama silty clay loam, 5 to 9 percent slopes	2.81	5.60	3	90	
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	2.18	4.35	3	54	
184A	Klinger silty clay loam, 1 to 4 percent slopes	1.27	2.53	1	95	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.38	0.75	2	94	
119A	Muscatine silty clay loam, 0 to 2 percent slopes	0.35	0.69	1	100	

Measured Tillable Acres: 50.10

Average CSR2: 87.34

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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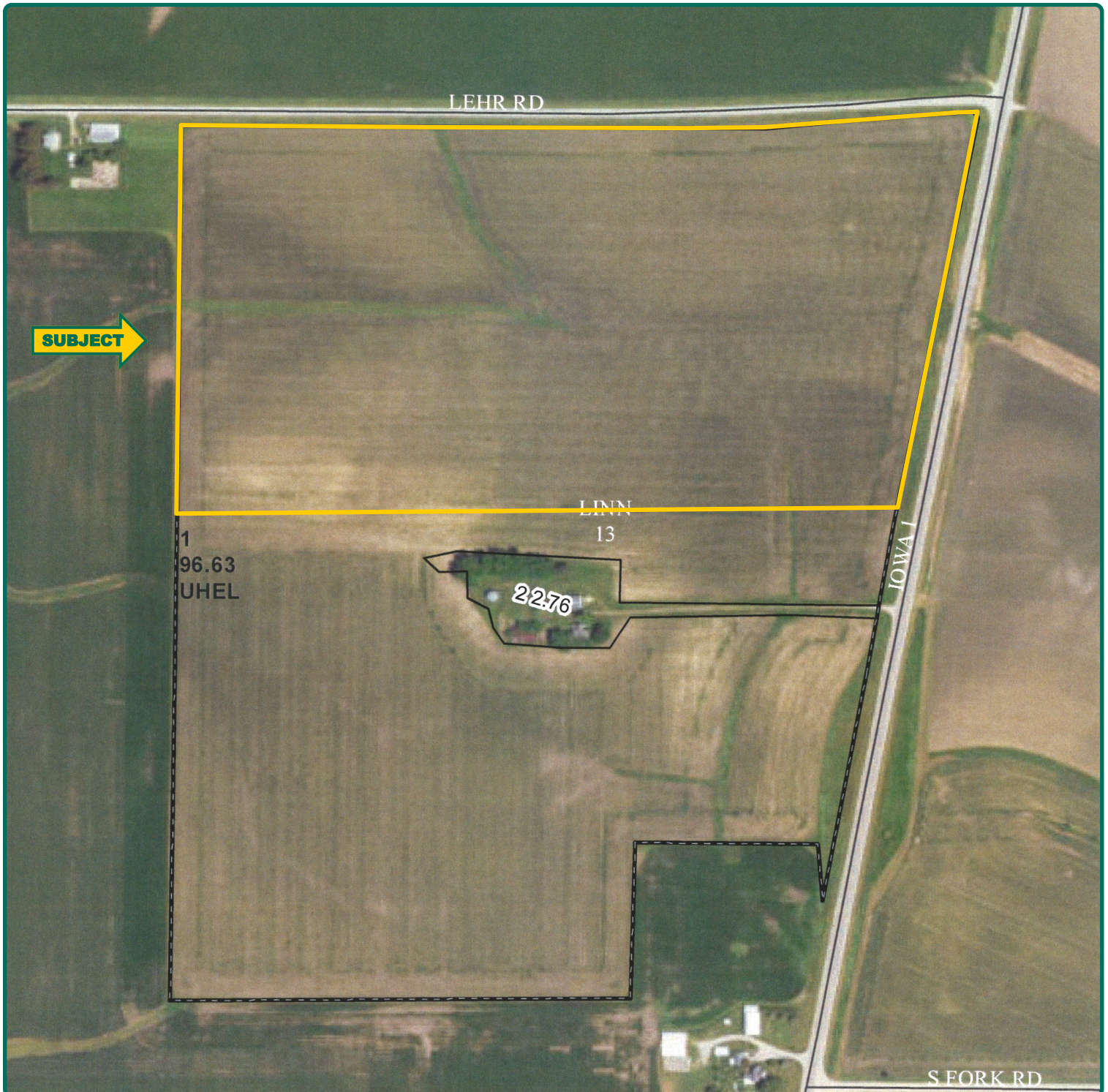
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