

# Land For Sale

**ACREAGE:**

**158.11 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property Key Features

- Located 2 Miles North of Central City, Along Highway 13
- 138.91 Est. FSA/Eff. Crop Acres with a 72.15 CSR2
- Highly-Productive Linn County Farm

**Troy Louwagie, ALC**

Licensed in IA & IL

**319-721-4068**

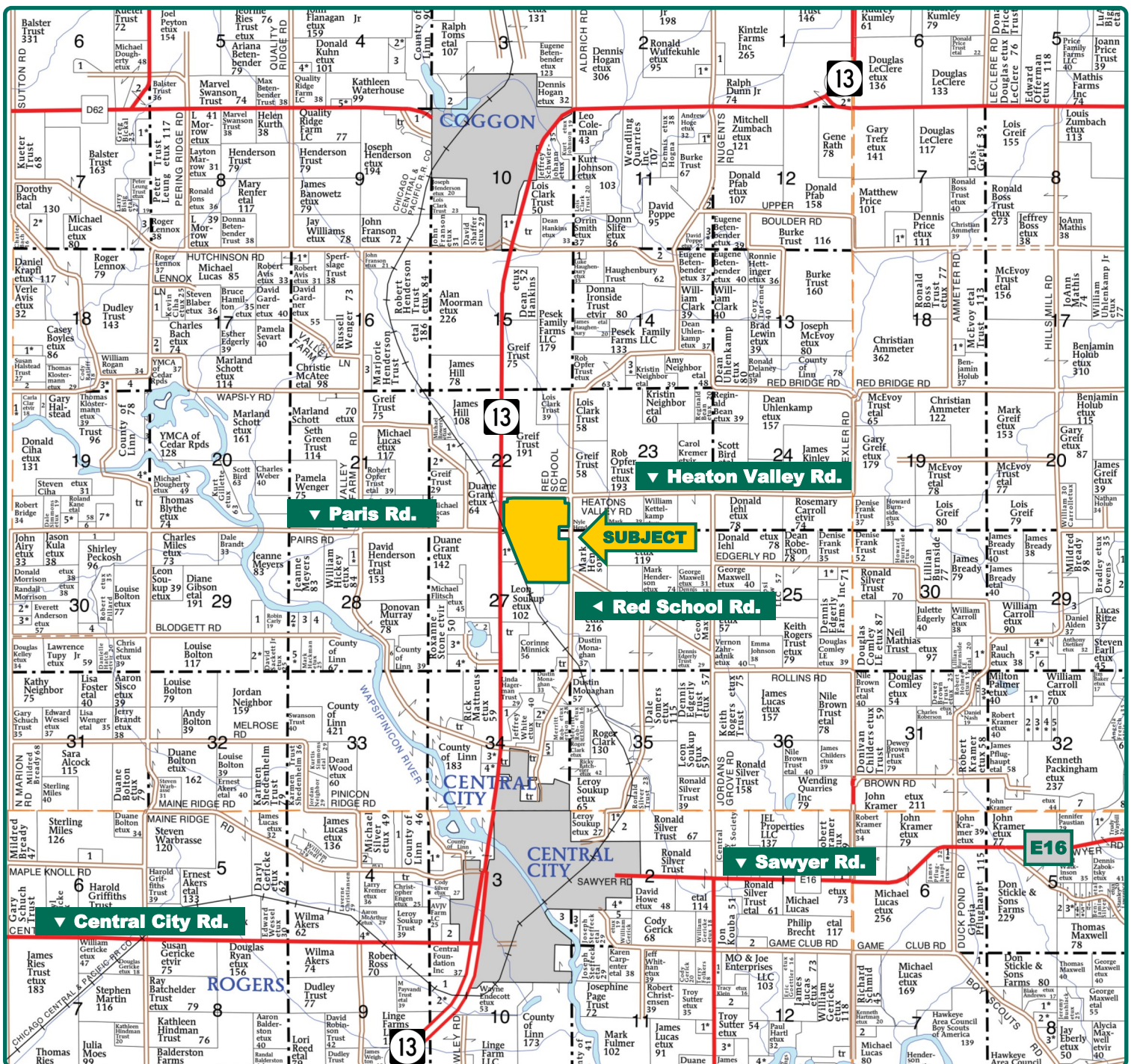
**TroyL@Hertz.ag**

**319-895-8858**

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

**www.Hertz.ag**



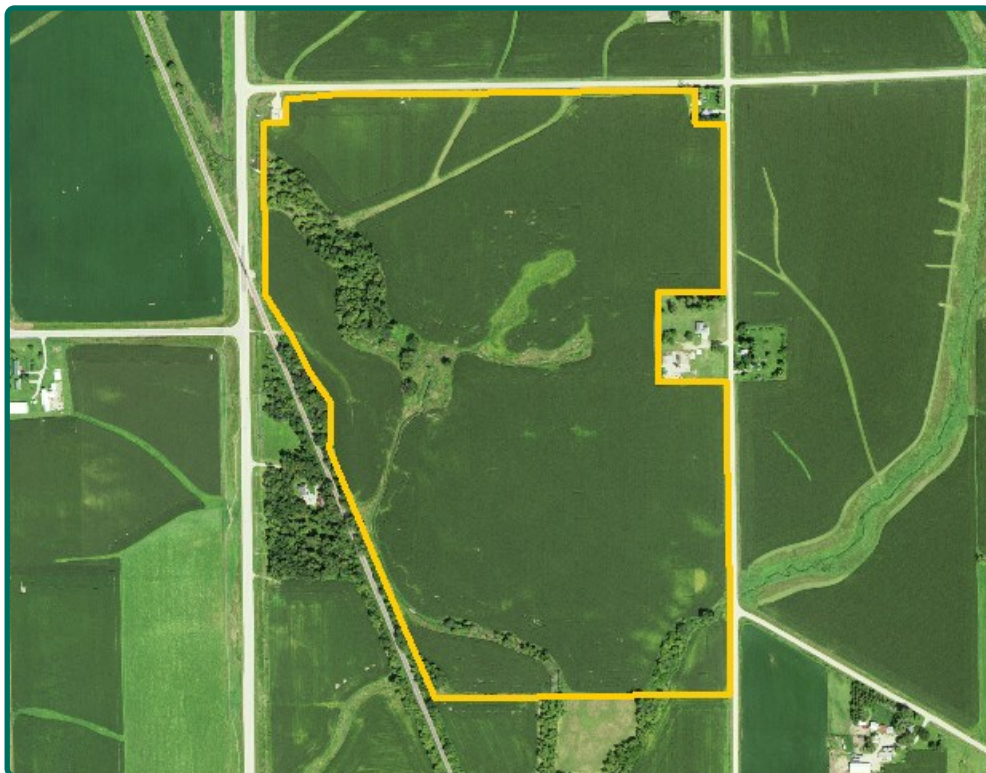


Map reproduced with permission of Farm & Home Publishers, Ltd.

**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  
**www.Hertz.ag**





**FSA/Eff. Crop Acres:** 138.91\*

**Corn Base Acres:** 87.88\*

**Bean Base Acres:** 20.53\*

**Soil Productivity:** 72.15 CSR2

*\*Acres are estimated.*

## Property Information

### 158.11 Acres, m/l

### Location

**From Central City:** 1¼ miles north on Highway 13. The farm is located on the east side of the road.

### Legal Description

The S½ of the SE¼ of Section 22 and that part of the NE¼ of Section 27 lying east of the railroad; all located in Township 86 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

### Price & Terms

- \$1,818,265.00
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,240.00

Net Taxable Acres: 158.11

Tax per Net Taxable Acre: \$33.14

### FSA Data

Part of Farm Number 3913, Tract 856

FSA/Eff. Crop Acres: 138.91\*

Corn Base Acres: 87.88\*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 20.53\*

Bean PLC Yield: 42 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Sparta. CSR2 on the estimated FSA/Eff. crop acres is 72.15. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly-productive Linn County farm located along a hard-surface road.

**Troy Louwagie, ALC**

Licensed in IA & IL

**319-721-4068**

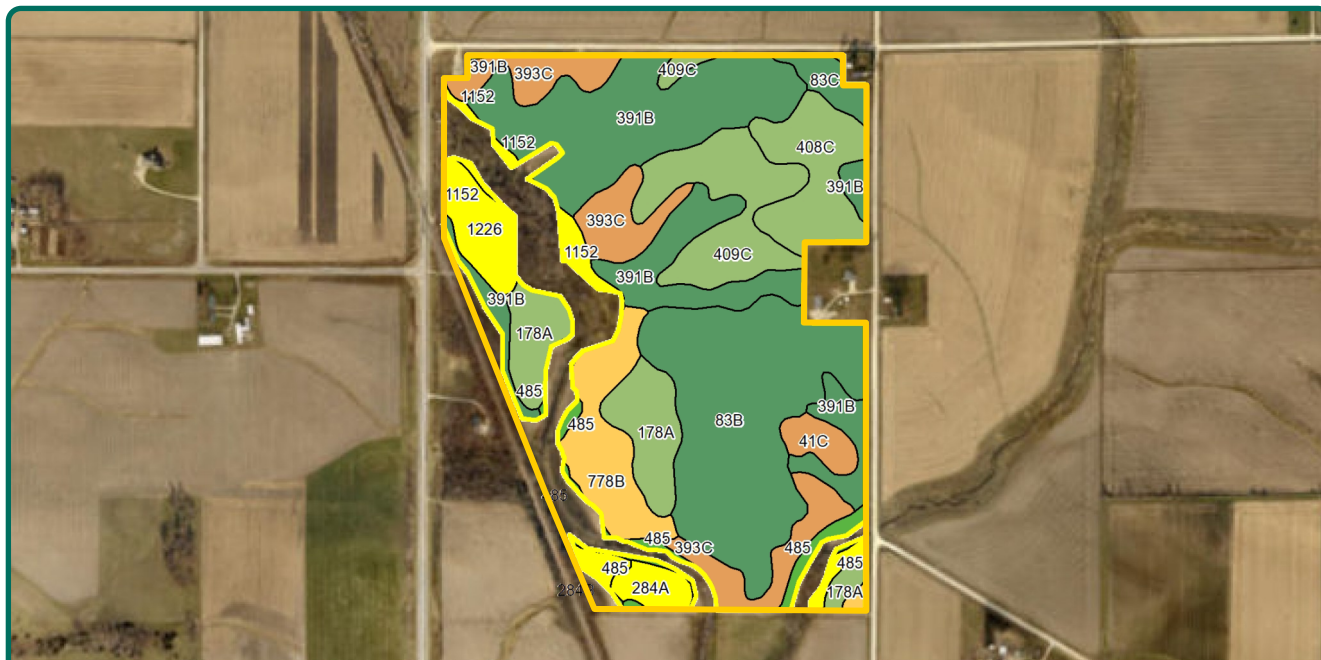
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	34.87	25.10	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	30.05	21.63	2	90	
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	13.39	9.64	4e	33	
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	12.52	9.02	3	70	
178A	Waukee loam, 0 to 2 percent slopes	11.08	7.97	2	69	
408C	Olin fine sandy loam, 5 to 9 percent slopes	9.28	6.68	3	68	
778B	Sattre loam, 2 to 5 percent slopes	9.17	6.60	2	50	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.79	3.45	2	59	
284A	Flagler sandy loam, 0 to 2 percent slopes	3.12	2.24	3	56	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.87	2.06	2	76	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	2.34	1.69	4e	34	
83C	Kenyon loam, 5 to 9 percent slopes	2.19	1.57	3	85	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.95	1.41	2	54	
284B	Flagler sandy loam, 2 to 5 percent slopes	0.95	0.68	3	51	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	0.35	0.25	2	49	

Measured Tillable Acres: 138.91

Average CSR2: 72.15

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.

**Troy Louwagie, ALC**

Licensed in IA & IL

**319-721-4068**

**TroyL@Hertz.ag**

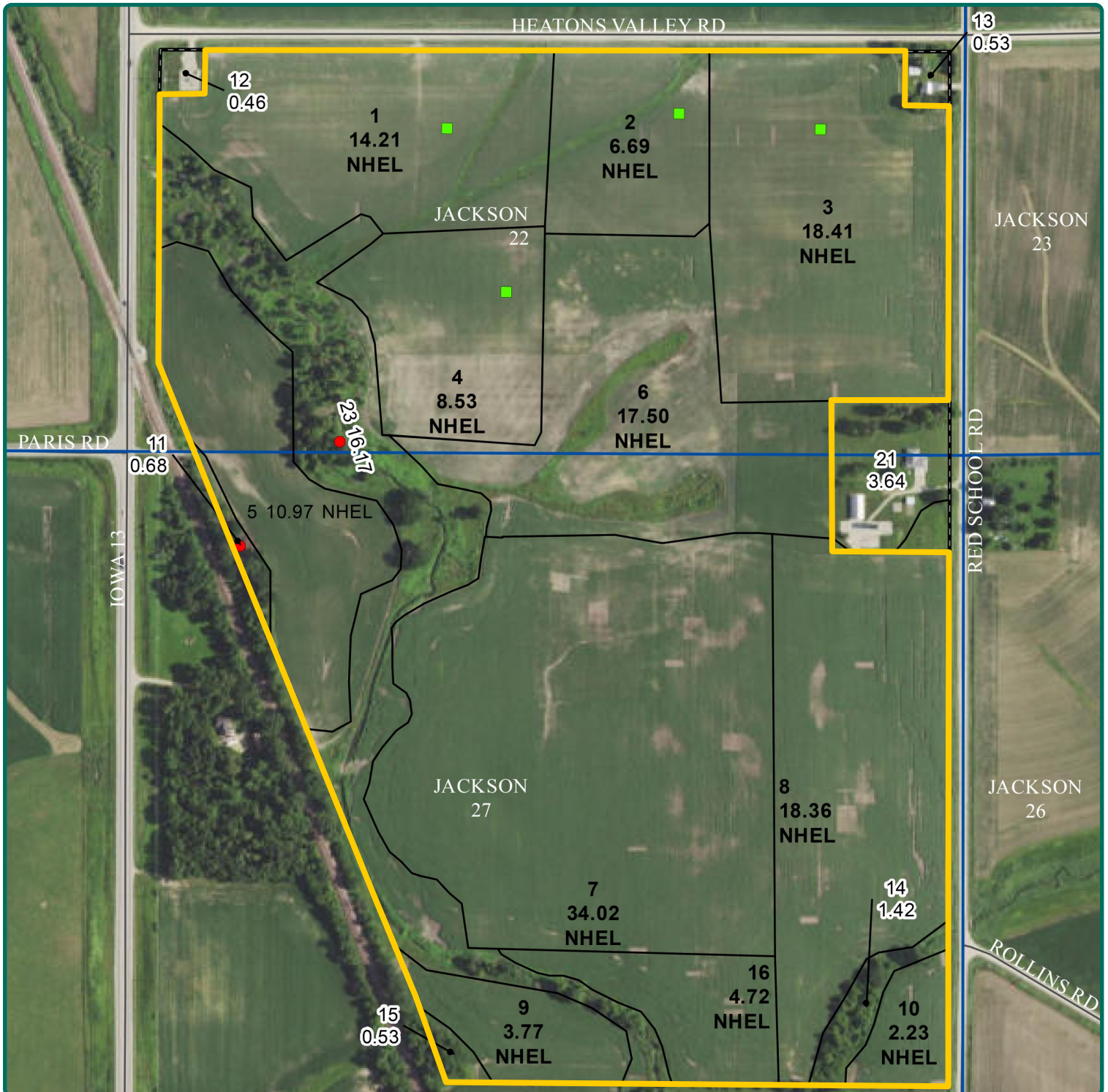
**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**





**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

**www.Hertz.ag**





**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

**www.Hertz.ag**





**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

**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**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

**www.Hertz.ag**