

# Land For Sale

#### ACREAGE:

LOCATION:

## 136.50 Acres, m/l

## Linn County, IA



## **Property** Key Features

- Located 1<sup>1</sup>/<sub>2</sub> Miles East of Central City, Along a Hard-Surface Road
- Mixture of Mature Timber, CRP and Creeks
- Potential for Multiple Building Sites

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

REID: 010-2207-01



# Plat Map

### Maine Township, Linn County, IA

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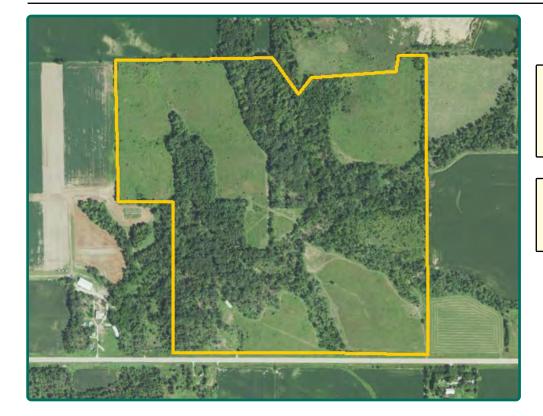
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Troy Louwagie, ALC Licensed in IA & IL 319-721-4068 TroyL@Hertz.ag



# **Aerial Photo**

136.50 Acres, m/l



# CRP Acres:77.63\*Soil Productivity:45.75 CSR2\*Acres are estimated.

ADDRESS: 1317 Sawyer Road Central City, IA 52214

#### Property Information 136.50 Acres, m/l

#### Location

**From Central City:** 1½ miles east on Sawyer Road. The farm is located on the north side of the road.

#### **Legal Description**

The  $W\frac{1}{2}$  of the NE<sup>1</sup>/<sub>4</sub> and that part of the E<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 1, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

#### Price & Terms PRICE REDUCED!

- \$1,501,500 \$1,365,000
- \$11,000/acre \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

#### **Real Estate Tax**

Taxes Payable 2021 - 2022: \$2,214.00 Gross Acres: 136.50 Exempt Forest Reserve Acres: 29.40 Net Taxable Acres: 107.10 Tax per Net Taxable Acre: \$20.67

#### **FSA Data**

Farm Number 3797, Tract 9299 CRP Acres: 77.63\* \*Acres are estimated pending reconstitution of farm by the Linn County FSA office.

#### **CRP Contracts**

- There are two CRP contracts on this farm:
- There are 7.9\* acres enrolled in a CP-22 contract with a payment of \$200.28 per acre, for a total annual payment of

\$1,582.00. This contract expires September 30, 2022.

• There are an estimated 69.78\*\* acres enrolled in a CP38E-25 contract with a payment of \$184.49 per acre, for a total estimated annual payment of \$12,874.00. This contract expires September 30, 2030.

\*Acres are rounded by FSA and are subject to change at renewal. \*\*Acres are estimated pending reconstitution of farm by the Linn County FSA office.

#### **Soil Types/Productivity**

Primary soils are Lamont, Whittier and Chelsea-Fayette-Lamont. CSR2 on the est. CRP acres is 45.75. See soil map for detail.

#### **Land Description**

Gently rolling.

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## **Soil Map** 77.63 Estimated CRP Acres

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1108	Lamont fine sandy loam, 2 to 5 percent slopes	8.64	11,13	3	52
352B	Whittier silt loam, 2 to 5 percent slopes	8.14	10.48	2	50
	trutter an result a tela beresti sishes		9.78	3	41
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#### Drainage

Natural.

#### **Buildings/Improvements**

Machine Shed: 26' x 78', metal frame, all insolated, five overhead doors with electric openers, concrete floor. Includes small bathroom with stool and plumbed for sink and shower. Built in 1995.

#### Water & Well Information

There is a well on this property providing water to the machine shed and hydrants.

#### **Septic System**

The septic system is located west of the machine shed.

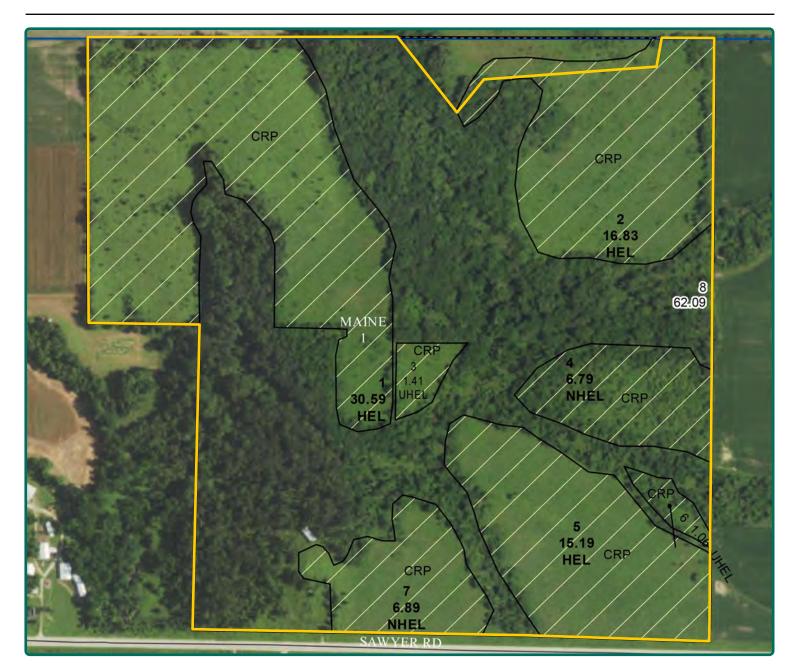
#### **Subdivision Potential**

Linn County has approved this property to be subdivided into smaller lots for residential housing. Contact the listing agent for details.

Troy Louwagie, ALC Licensed in IA & IL 319-721-4068 TroyL@Hertz.ag







#### Comments

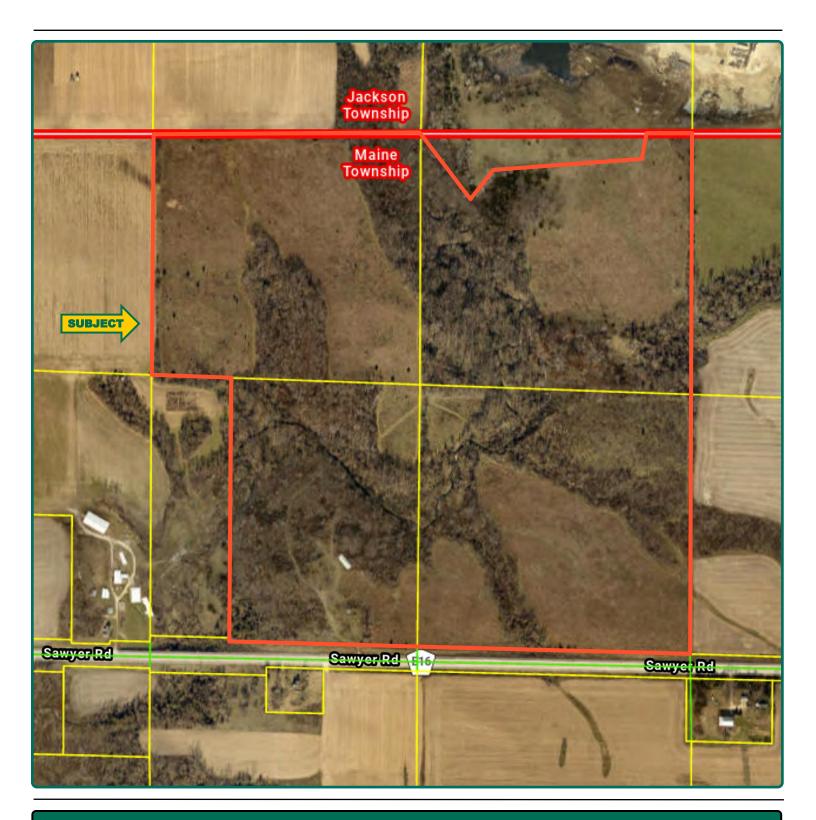
This is absolutely one of the most beautiful properties in Linn County. It includes a mixture of mature timber with numerous oak, walnut, hickory, cottonwood, cedar and elm trees. A mixture of timber, CRP and creeks provide excellent habitat for deer, turkey, pheasants and other wildlife. Build your dream home on this one-of-a-kind property! 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

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# **Assessor's Map**

136.50 Acres, m/l



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