

Land For Sale

ACREAGE:

136.50 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Located 1½ 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

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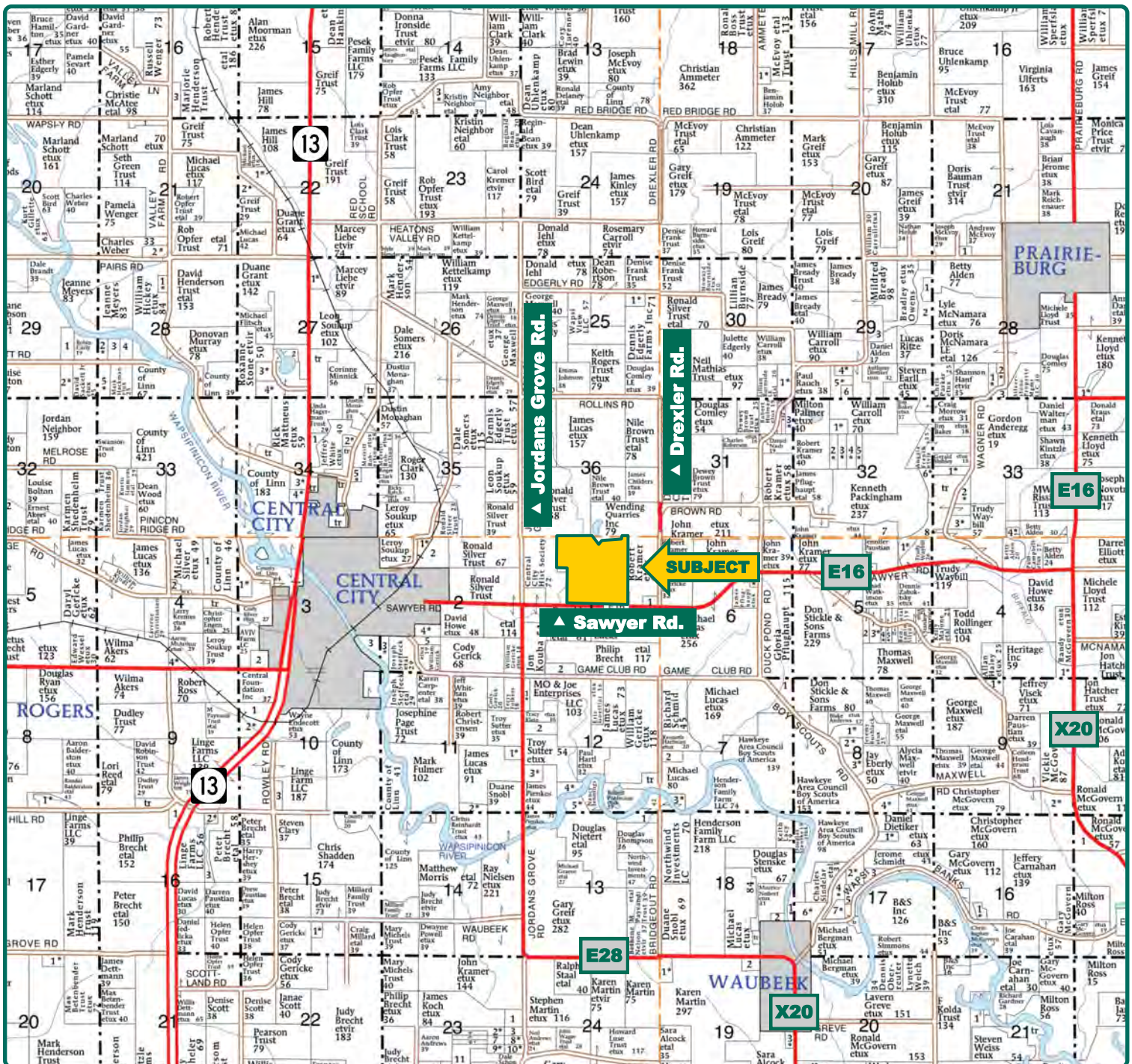
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319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

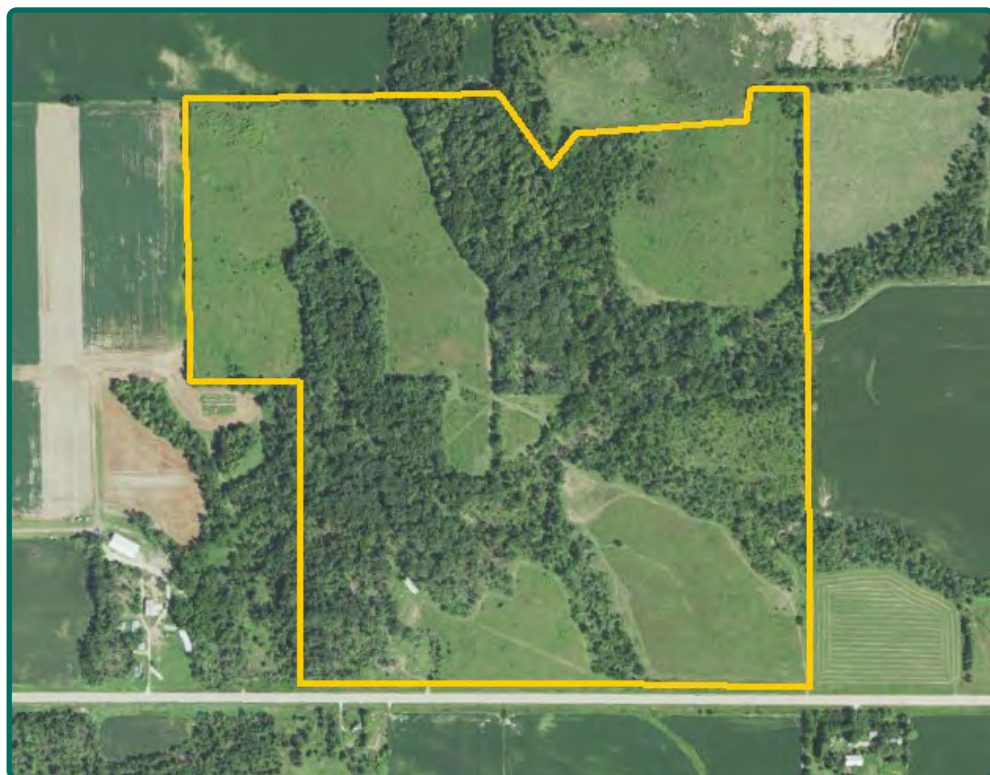
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CRP Acres: 77.63*

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 W½ of the NE¼ and that part of the E½ of the NW¼ 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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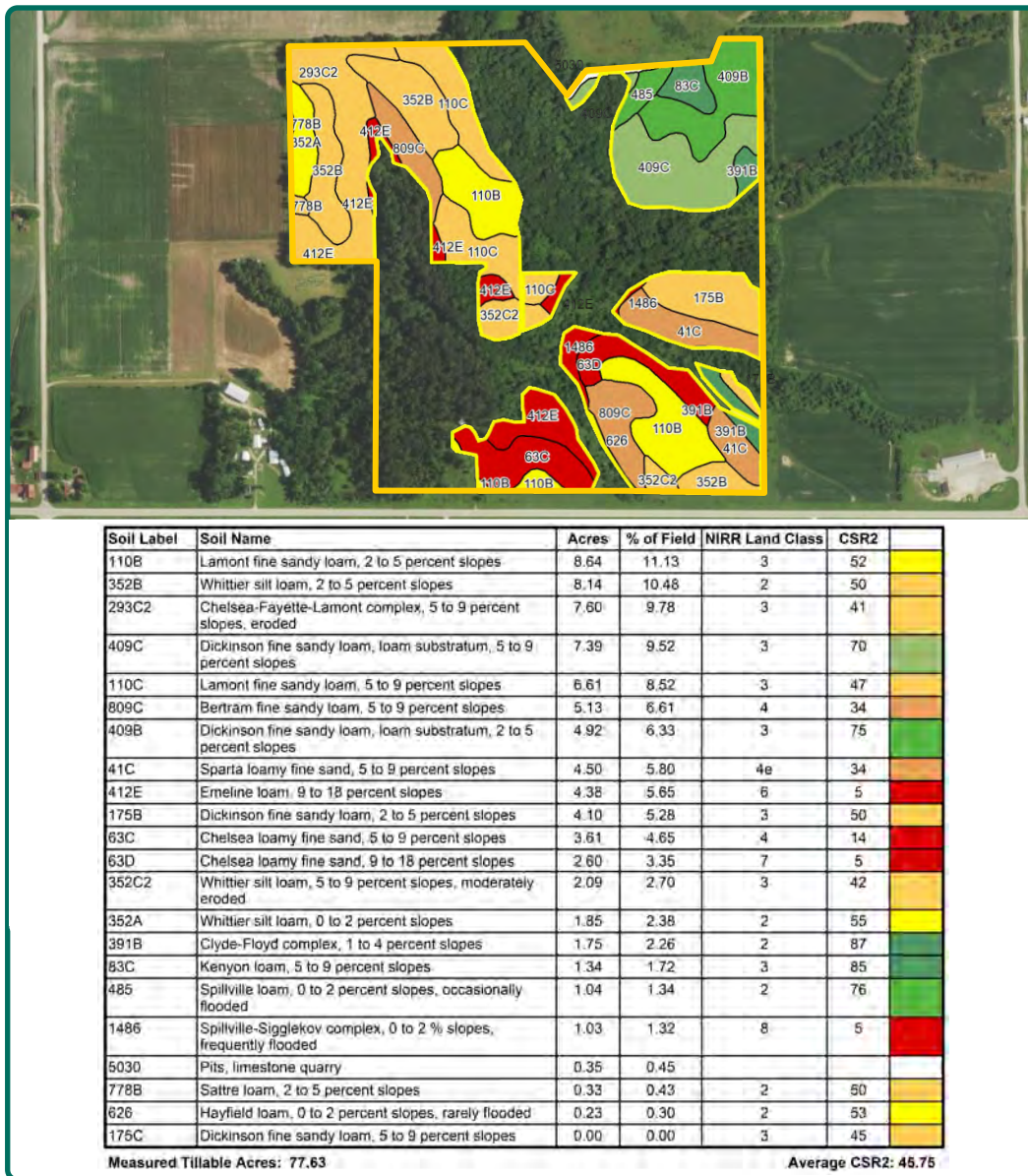
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Drainage

Natural.

Buildings/Improvements

Machine Shed: 26' x 78', metal frame, all insulated, 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.

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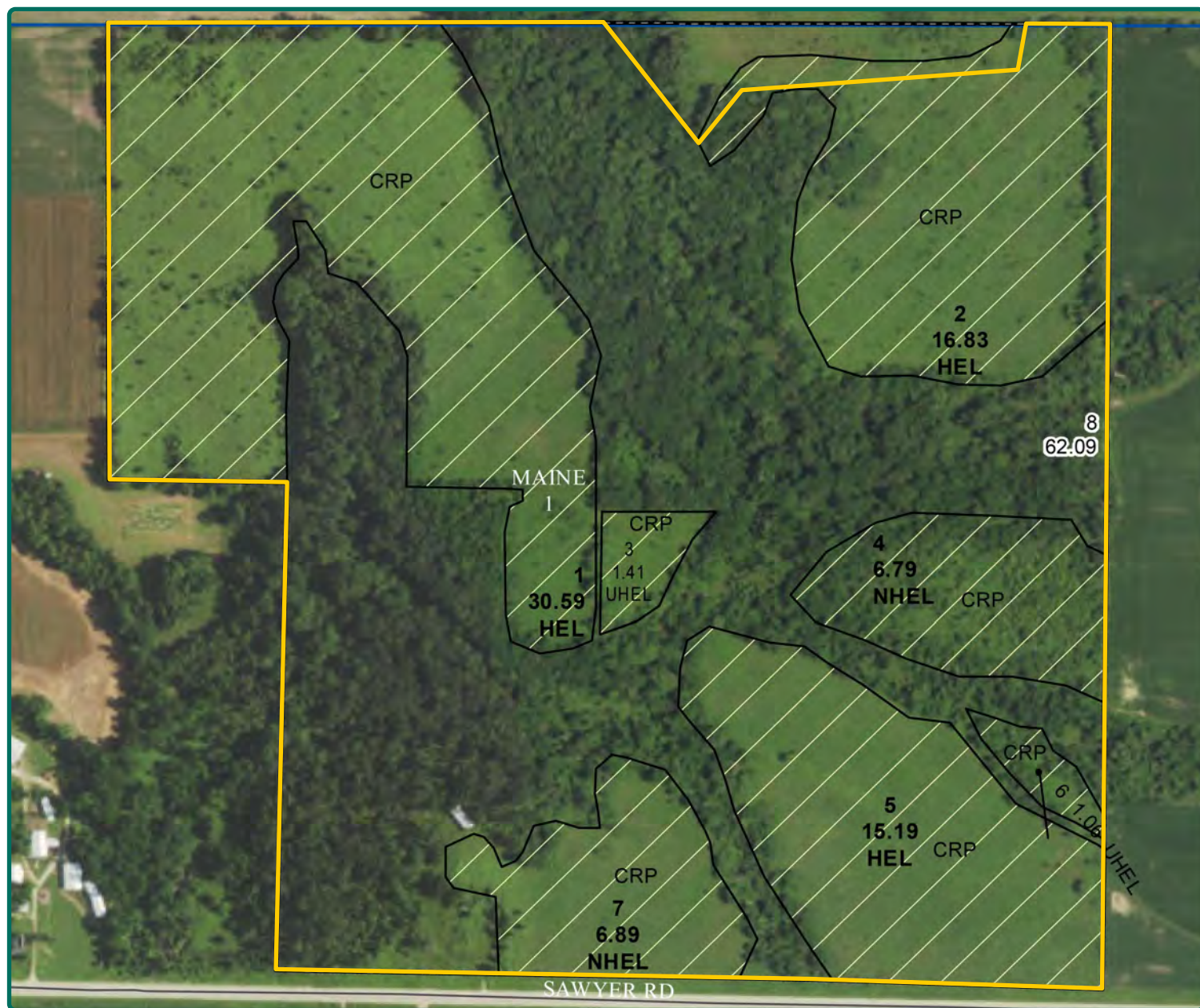
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Comments

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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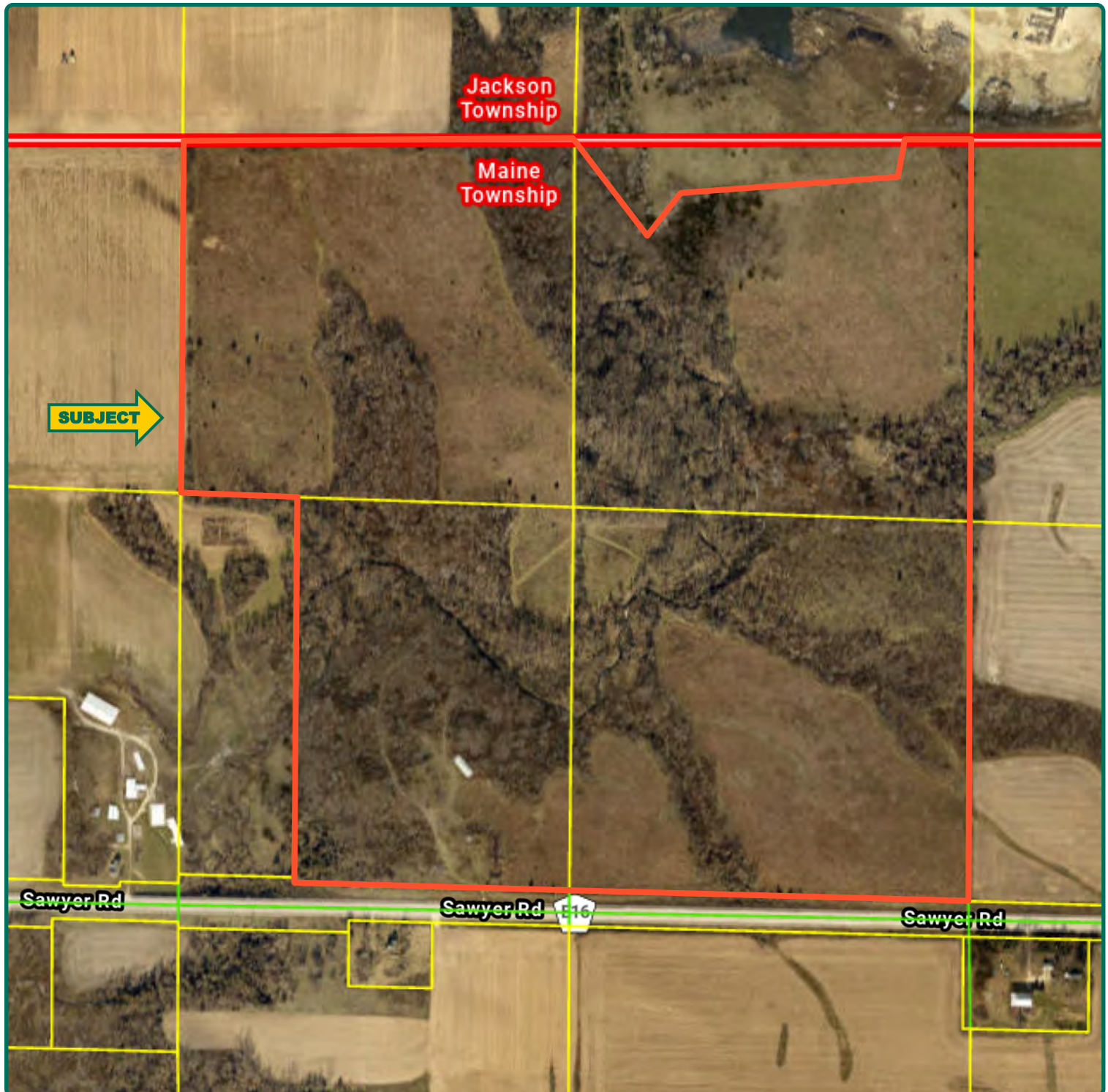
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