

# Land For Sale

**ACREAGE:**

**38.57 Acres, m/l**

**LOCATION:**

**Linn County, IA**



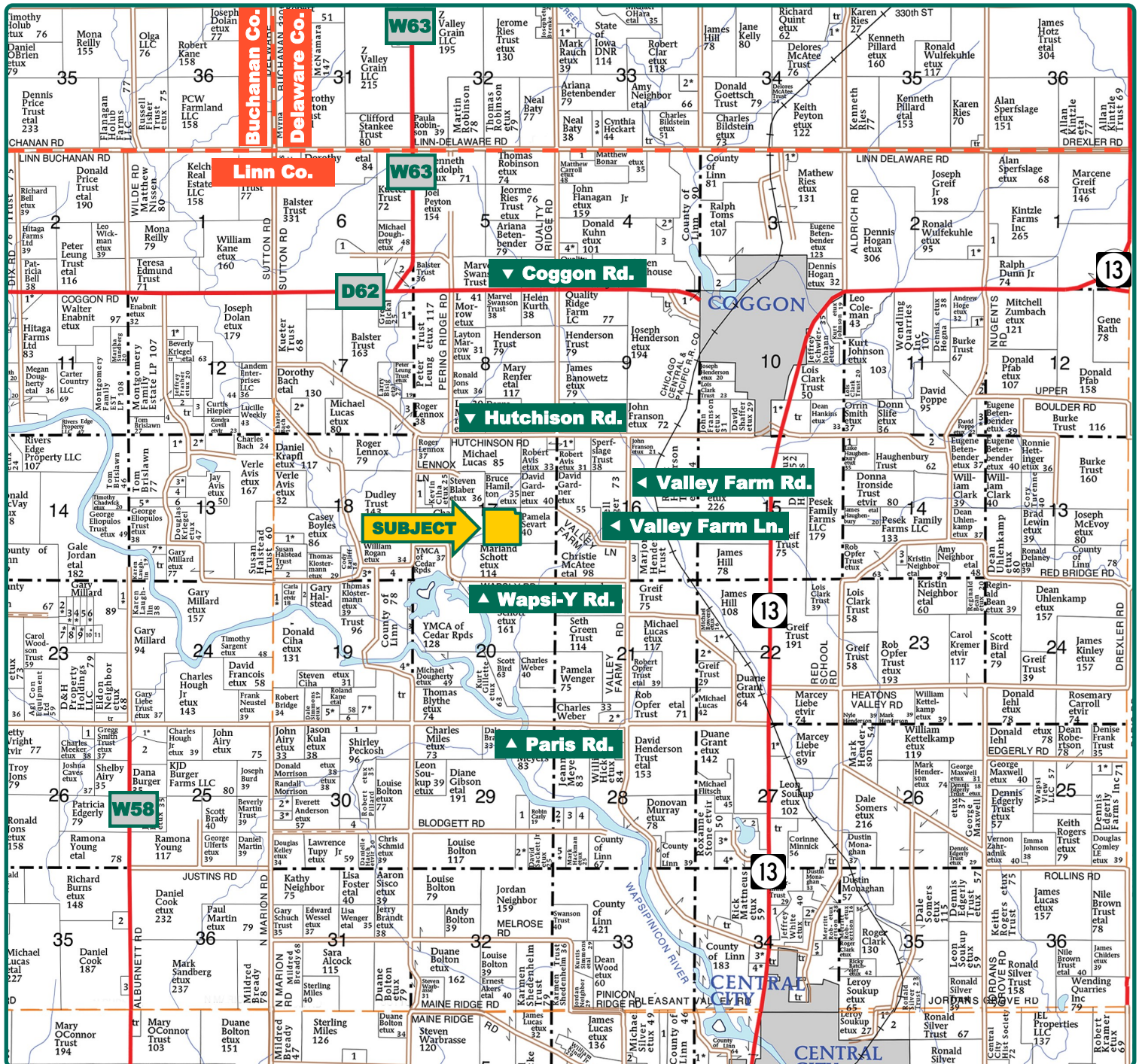
## Property *Key Features*

- Located 5 Miles Northwest of Central City, Iowa
- 29.18 FSA/Eff. Crop Acres with a 71.80 CSR2
- Includes a Mixture of Cropland, Timber and Creek

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<b>FSA/Eff. Crop Acres:</b>	<b>29.18</b>
<b>Corn Base Acres:</b>	<b>20.70</b>
<b>Bean Base Acres:</b>	<b>7.50</b>
<b>Soil Productivity:</b>	<b>71.80 CSR2</b>

## Property Information

### 38.57 Acres, m/l

#### Location

**From Central City:** 2 miles north on Highway 13, 1 mile west on Paris Rd., 1¼ miles north on Valley Farm Rd, ¾ mile west on Valley Farm Ln. continuing to easement for farm access.

**From Coggon—Intersection of Hutchinson Rd. and Highway 13:** 1 mile west on Hutchinson Rd., ¾ mile south on Valley Farm Rd., ¾ mile west on Valley Farm Ln. continuing to easement for farm access.

#### Legal Description

The NW¼ of the SE¼ of Section 17, Township 86 North, Range 6 West of the

5th P.M., Linn County, Iowa, except Lot 1 Esther Stick's First Addition to Linn County, Iowa.

#### Price & Terms

- \$366,415.00
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to the 2021 lease.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,046.00  
Net Taxable Acres: 38.57  
Tax per Net Taxable Acre: \$27.12  
Tax Parcel ID #s:021742600600000

#### FSA Data

Farm Number 3326, Tract 2135  
FSA/Eff. Crop Acres: 29.18  
Corn Base Acres: 20.70  
Corn PLC Yield: 113 Bu.  
Bean Base Acres: 7.50  
Bean PLC Yield: 36 Bu.

#### Soil Types/Productivity

Primary soils are Clyde-Floyd, Olin and Ostrander. CSR2 on the FSA/Eff. crop acres is 71.80. See soil map for detail.

#### Land Description

Gently rolling.

#### Drainage

The easterly 24.49 acres are pattern tiled. Contact the listing agent for a map.

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Measured Tillable Acres		29.18	Avg. CSR2		71.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	28.1%	IIw	8.11
408B	Olin fine sandy loam, 2 to 5 percent	73	18.7%	Ile	5.40
394B	Ostrander loam, 2 to 5 percent slopes	91	15.5%	Ile	4.49
175B	Dickinson fine sandy loam, 2 to 5	50	15.0%	IIle	4.33
41B	Sparta loamy fine sand, 2 to 5 percent	39	8.3%	IVs	2.50
41C	Sparta loamy fine sand, 5 to 9 percent	34	7.3%	IVs	2.22
83B	Kenyon loam, 2 to 5 percent slopes	90	7.0%	Ile	2.13

## Buildings/Improvements

None.

## Water & Well Information

None.

## Access Easement

There is a 30' wide easement providing access to the northeast corner of the farm.

Contact the listing agent for copies of this easement agreement.

## Comments

This is a nice Linn County farm with a mixture of timber, creek and income-producing farmland. This would make an attractive rural homesite or a nice recreational 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 database. Those numbers are subject to change on an annual basis.*

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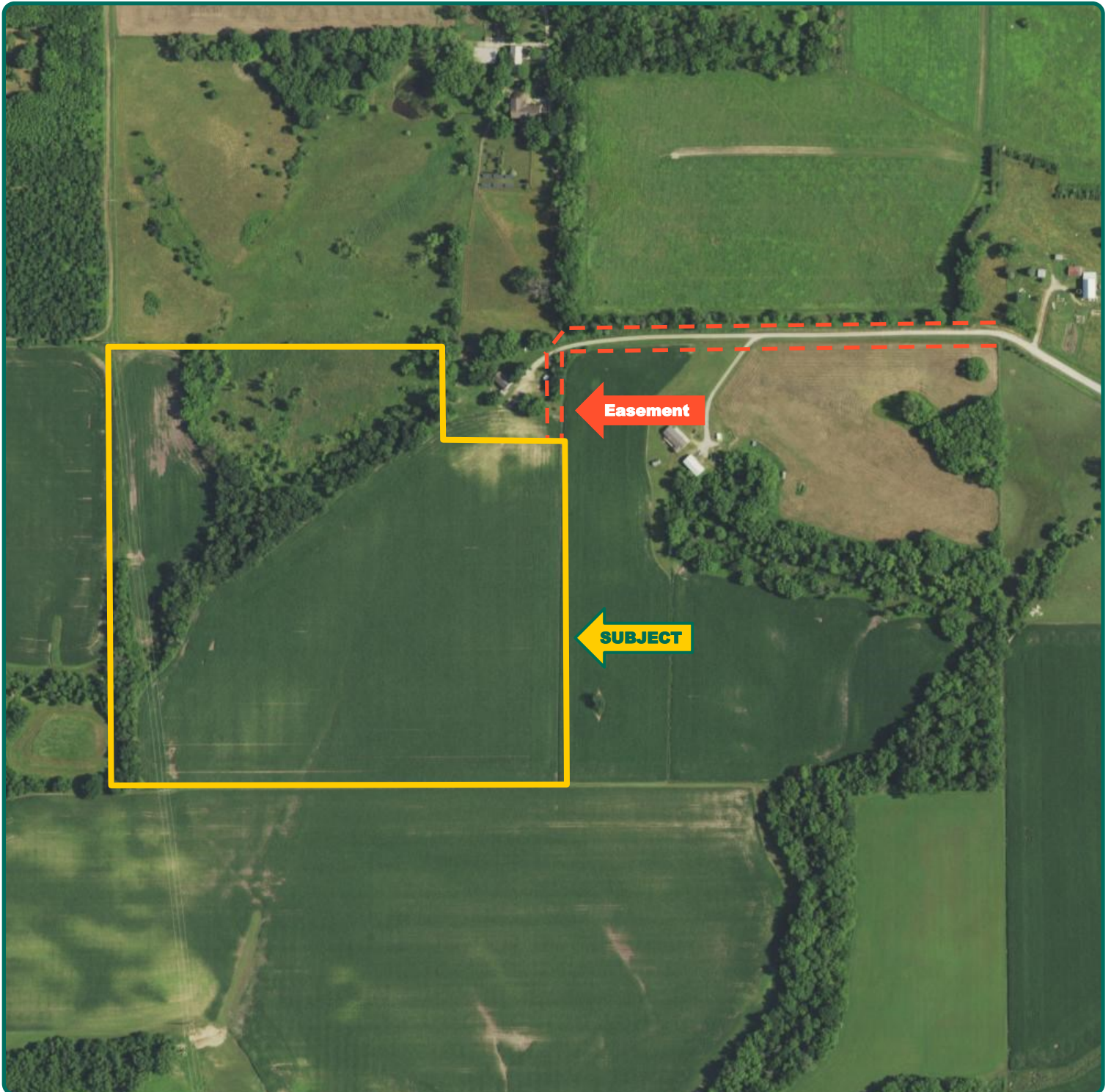




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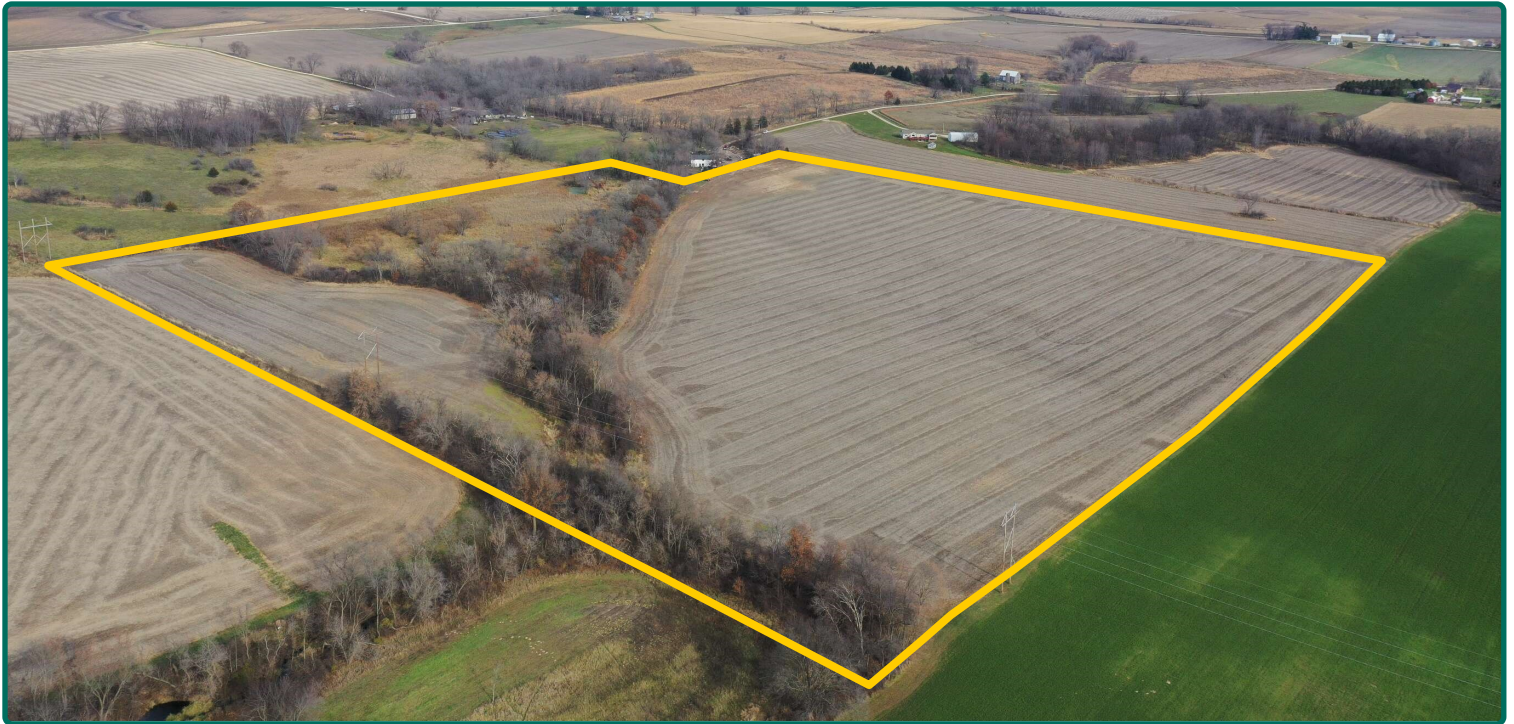




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