

# Land For Sale

**ACREAGE:**

**21.34 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property *Key Features*

- Located 2 Miles Northwest of Mount Vernon, Iowa
- Includes a Mixture of Rolling Prairie and Timber
- Attractive Building Site in Linn County

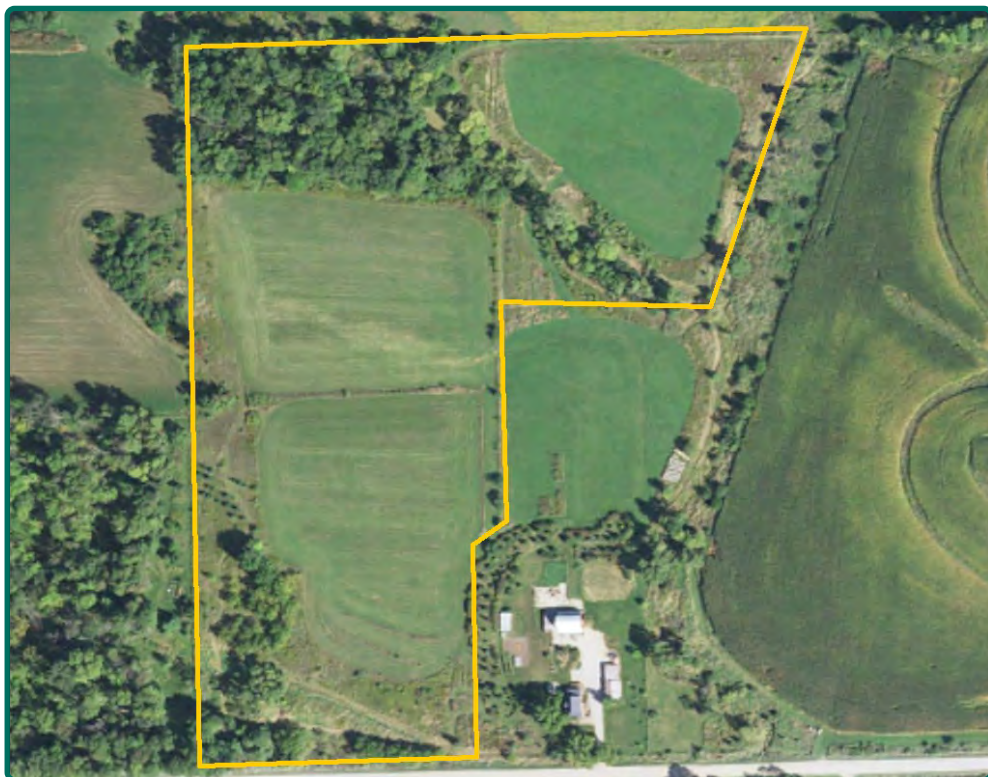
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**FSA/Eff. Crop Acres:** 14.43\*

**Corn Base Acres:** 8.00\*

**Bean Base Acres:** 4.51\*

**Soil Productivity:** 44.20 CSR2

*\*Acres are estimated.*

## Property Information

### 21.34 Acres, m/l

### Location

**From Mount Vernon:** 2¾ miles northwest on Mount Vernon Rd. and ¾ mile west on Abbe Hills Rd. The property is located on the north side of the road.

### Legal Description

To be known as Lot 2 and Outlot B Nowak 1st Addition Linn County, Iowa, located in Section 31, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa. See survey map for details.

### Price & Terms

- \$394,790.00
- \$18,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$534.00\*

Net Taxable Acres: 21.34

Tax per Net Taxable Acre: \$25.00\*

*\*Taxes estimated due to recent survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 6624, Tract 3291

FSA/Eff. Crop Acres: 14.43\*

Corn Base Acres: 8.00\*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 4.51\*

Bean PLC Yield: 47 Bu.

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

### Soil Types/Productivity

Primary soils are Fayette and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 44.20. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is one of the nicest building sites in rural Linn County. Includes a mixture of rolling prairie and timber. Abundance of

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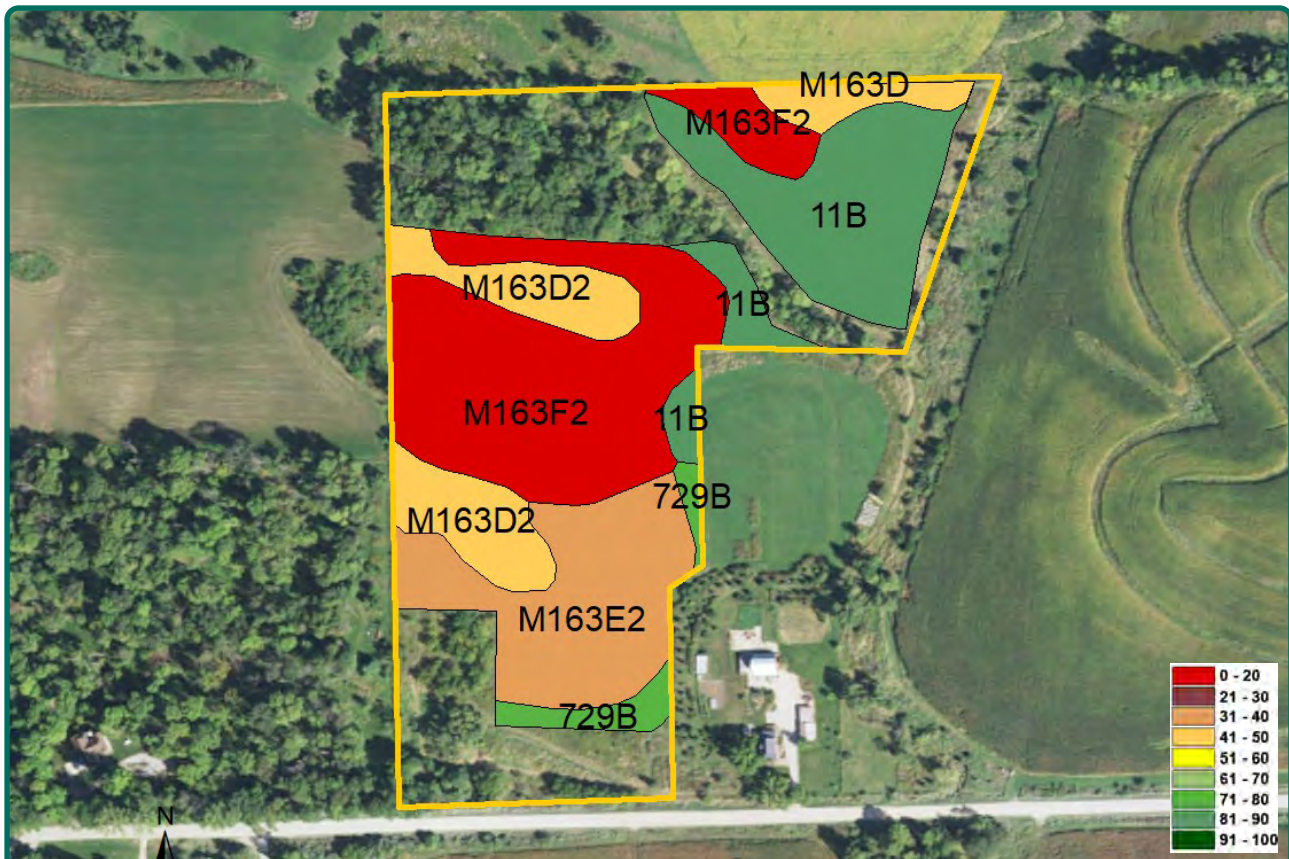
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**Estimated Tillable Acres** 14.43

**Avg. CSR2** 44.20

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	18	36.6%	Vle	5.28
11B	Colo-Ely complex, 0 to 5 percent slopes	86	22.7%	IIw	3.27
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	36	20.7%	IVe	2.98
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	47	13.3%	IIIe	1.92
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	80	3.5%	IIw	0.50
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	50	3.3%	IIIe	0.48

deer and turkey live in and around this property. This is a beautiful Linn County property located outside Mount Vernon.

### Additional Land for Sale

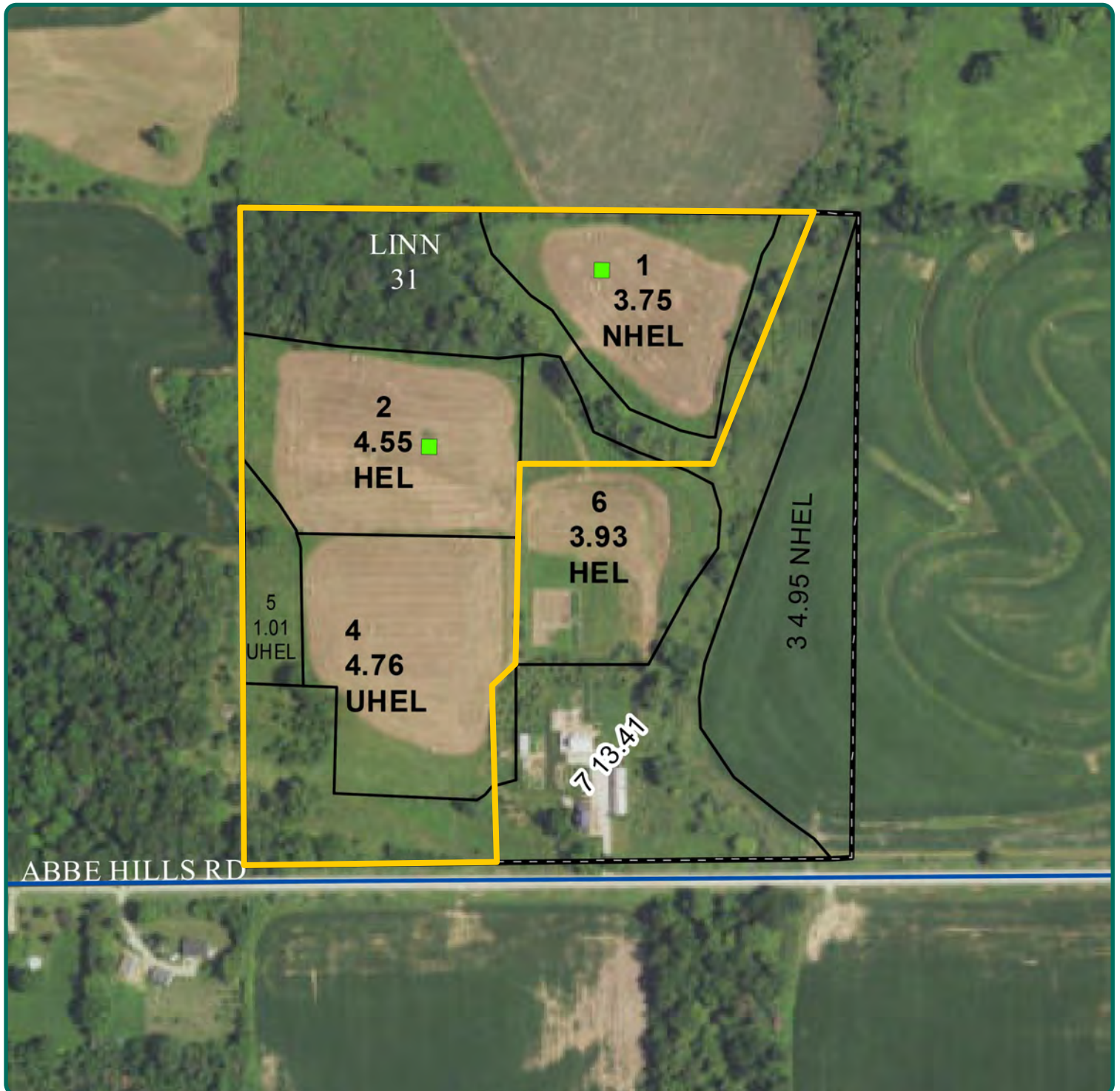
Seller has an additional tract of land for sale located directly east of this property. See Additional Land Aerial Photo.

*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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# Additional Land Aerial Photo



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