

Land For Sale

ACREAGE:

63.20 Acres, m/l

LOCATION:

Linn County, IA

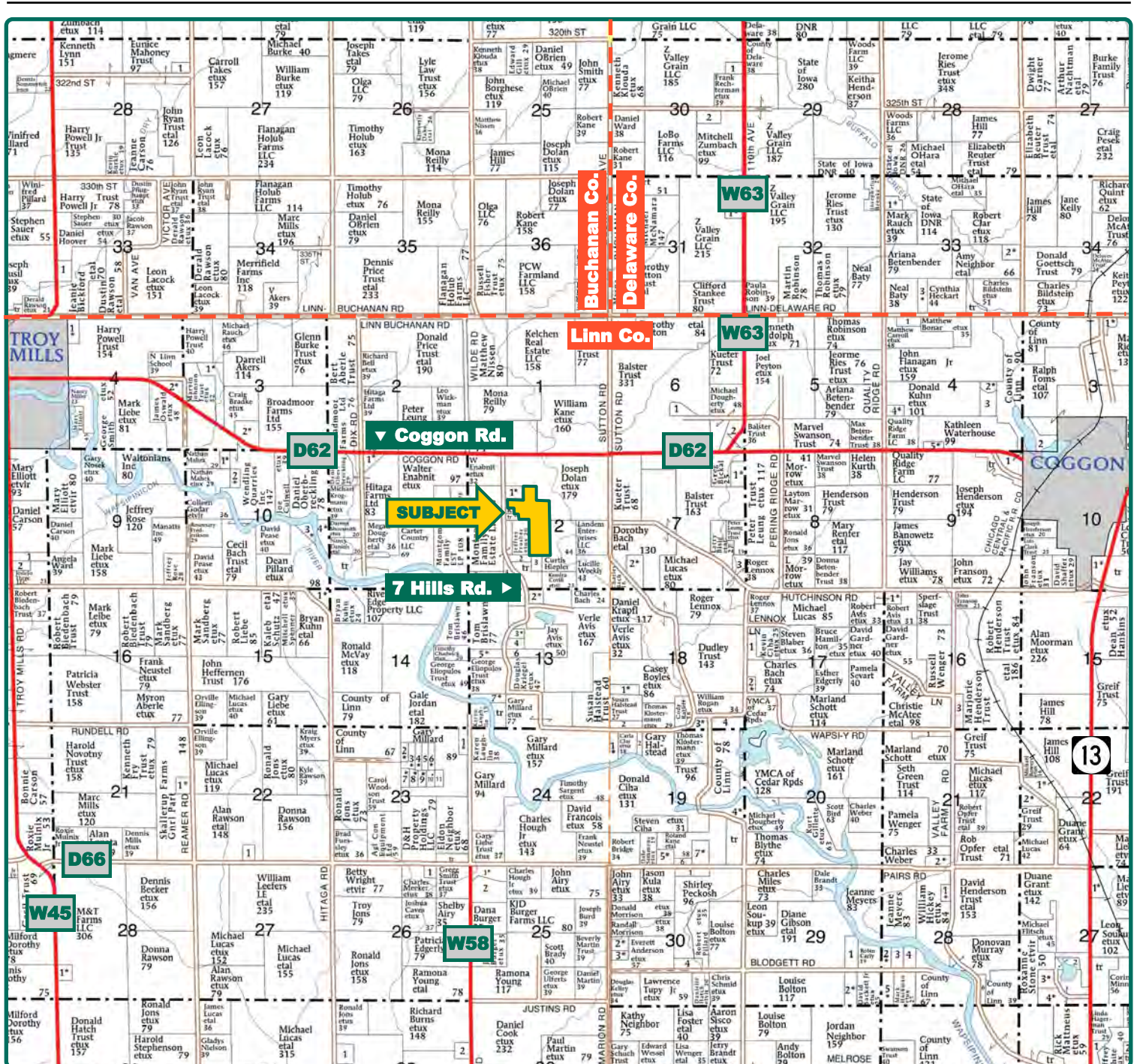


Property Key Features

- Located 4 Miles West of Coggon, Iowa
- Mixture of Native CRP and Mature Timber
- Excellent Potential Building Sites and Hunting Opportunities

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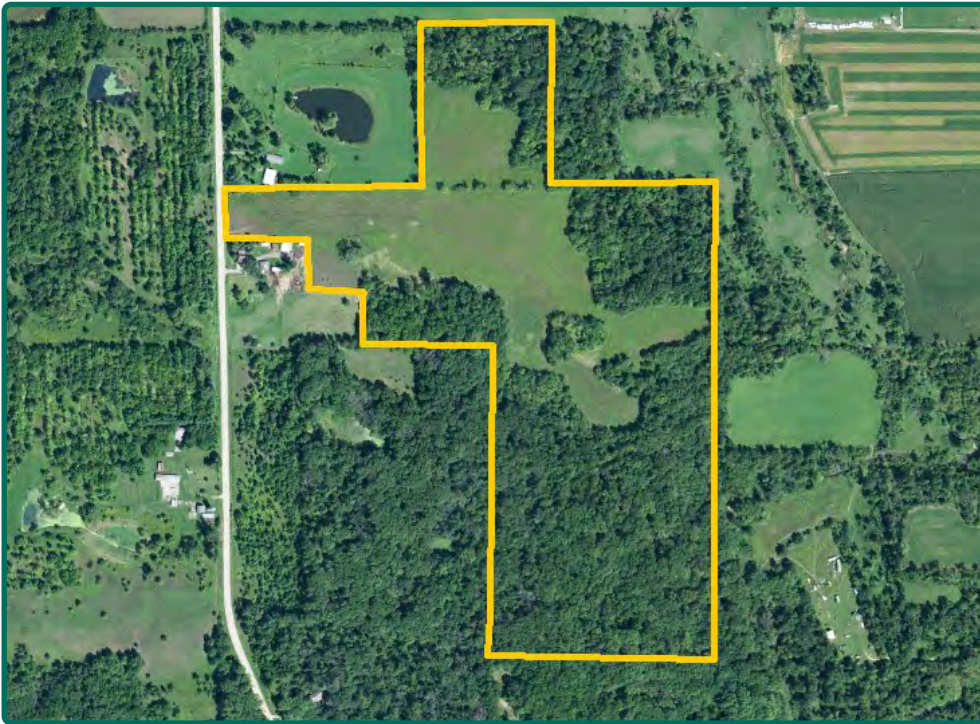
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CRP Acres:	24.78
Soil Productivity:	55.10 CSR2

Property Information

63.20 Acres, m/l

Location

From Coggon: 3¼ miles west on Coggon Rd. and ½ mile south on 7 Hills Rd.

From Troy Mills: 3½ miles east on Coggon Rd. and ½ mile south on 7 Hills Rd.

Legal Description

That part of the E½ of the NE¼ of the SW¼, the SE¼ of the NW¼; and the SW¼ of the SW¼ of the NE¼; the NW¼ NW¼ SE¼; and Lot 2, McShane First Addition all in Section 12, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa

Price & Terms

- \$790,000.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$566.00

Gross Acres: 63.20

Forest Cover Acres: 37.90

Wildlife Habitat Acres: 0.50

Net Taxable Acres: 24.80

Tax per Net Taxable Acre: \$22.82

Tax Parcel ID #: 031215100300000, 031227600100000, 031227600400000, 031227600500000, 031230100100000, 031230100200000, 031242700100000 & 031242700200000

FSA Data

Farm Number 4964, Tract 9080

CRP Acres: 24.78

CRP Contracts

There are 24.78 acres enrolled in a CP-38E-4D contract that pays \$238.76/acre - or \$5,916.00 annually - and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Coggon, Chelsea and Bassett. CSR2 on the CRP acres is 55.10. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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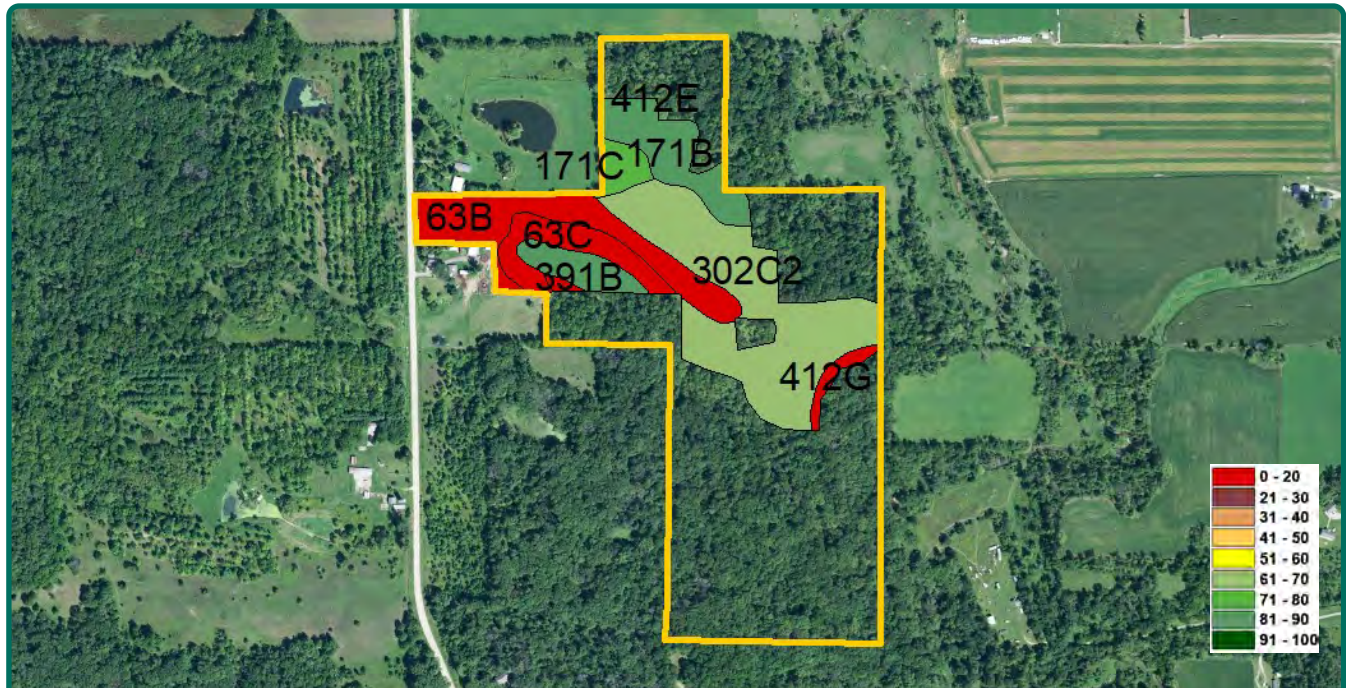
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CRP Acres		24.78		Avg. CSR2		55.10	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
302C2	Coggon loam, 5 to 9 percent slopes, moderately eroded	68	44.13%	IIIe	10.94		
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	19	20.09%	IVs	4.98		
171B	Bassett loam, 2 to 5 percent slopes	85	13.19%	Ile	3.27		
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	14	9.56%	IVs	2.37		
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	6.37%	IIw	1.58		
171C	Bassett loam, 5 to 9 percent slopes	80	3.79%	IIIe	0.94		
412G	Emeline loam, 18 to 40 percent slopes	5	2.22%	VIIIs	0.55		
63D	Chelsea loamy fine sand, 9 to 18 percent slopes	5	0.65%	VIIIs	0.16		

Potential Building Sites

Linn County planning and zoning has indicated that there are eight potential building sites on this farm.

Solid Waste

There is some old metal located in a ravine in the northeast portion of the farm and near the old building site. There are some tires that were used for erosion control located in the southeast portion.

Comments

This is one of the nicest recreational farms in Linn County. It includes a mixture of native grass CRP and mature timber. There is an abundance of deer, turkeys and pheasants living in and around this farm.

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

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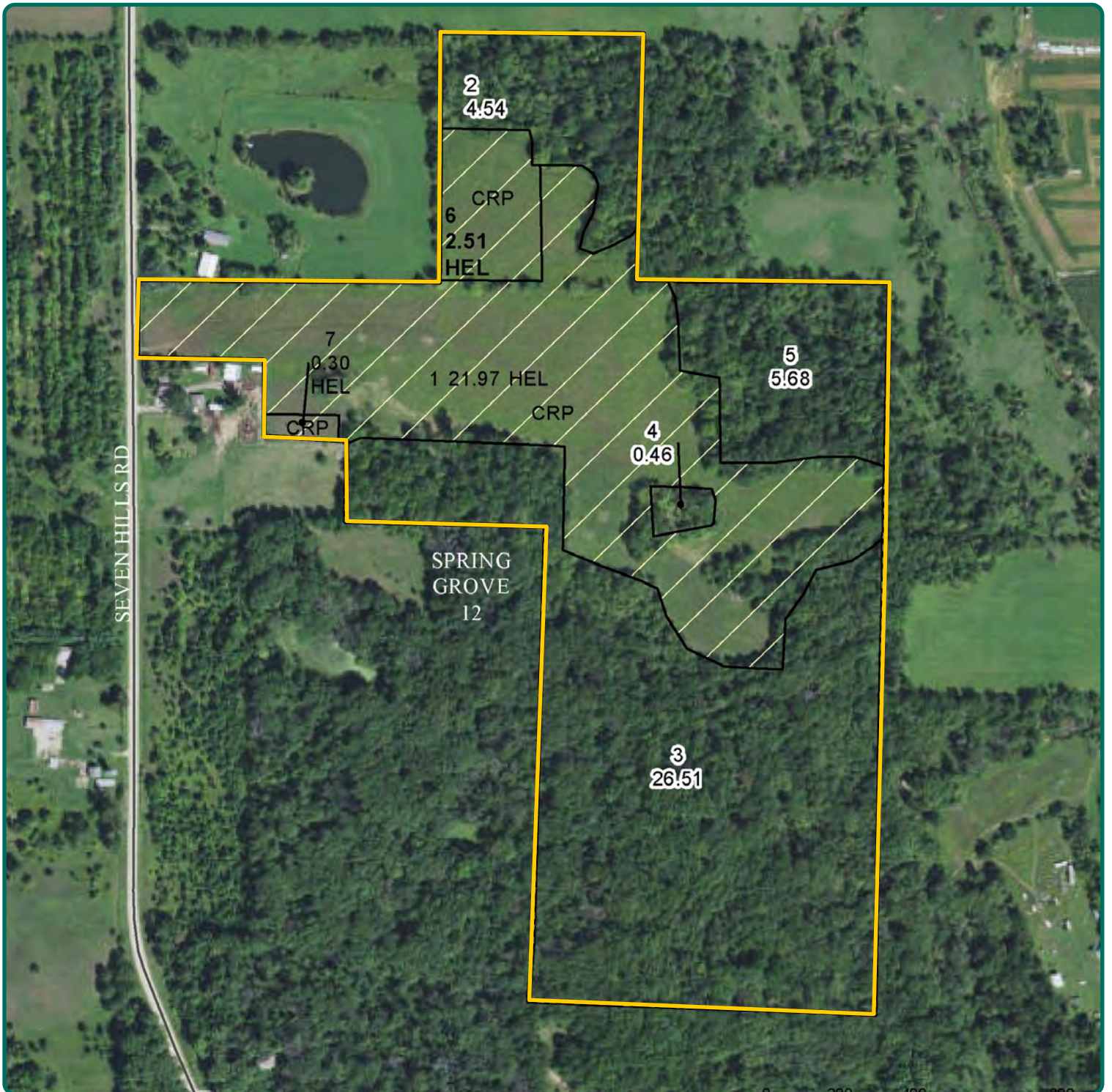
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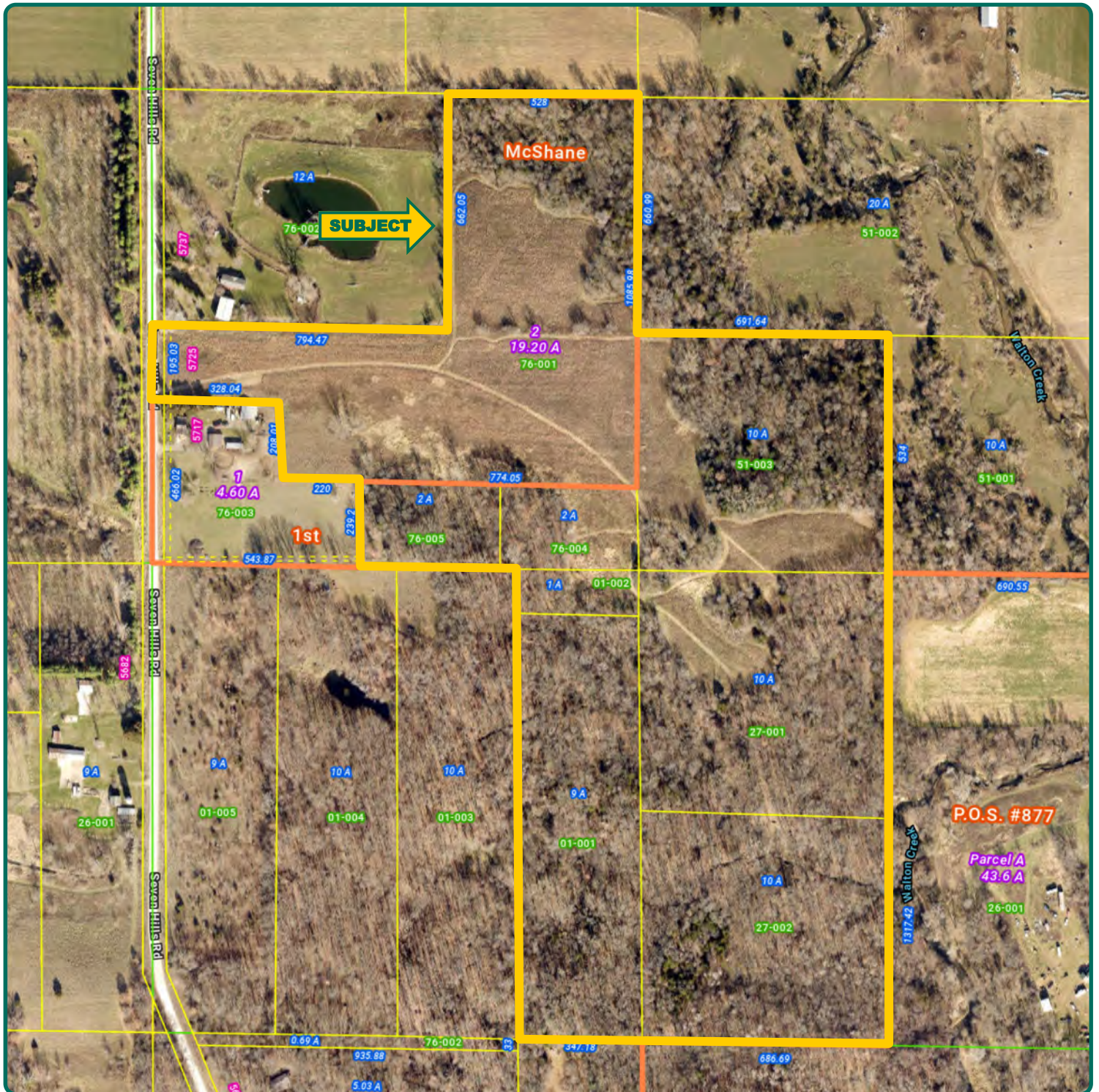
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