

Lot For Sale

ACREAGE:

21.29 Acres, m/l

LOCATION:

Linn County, IA

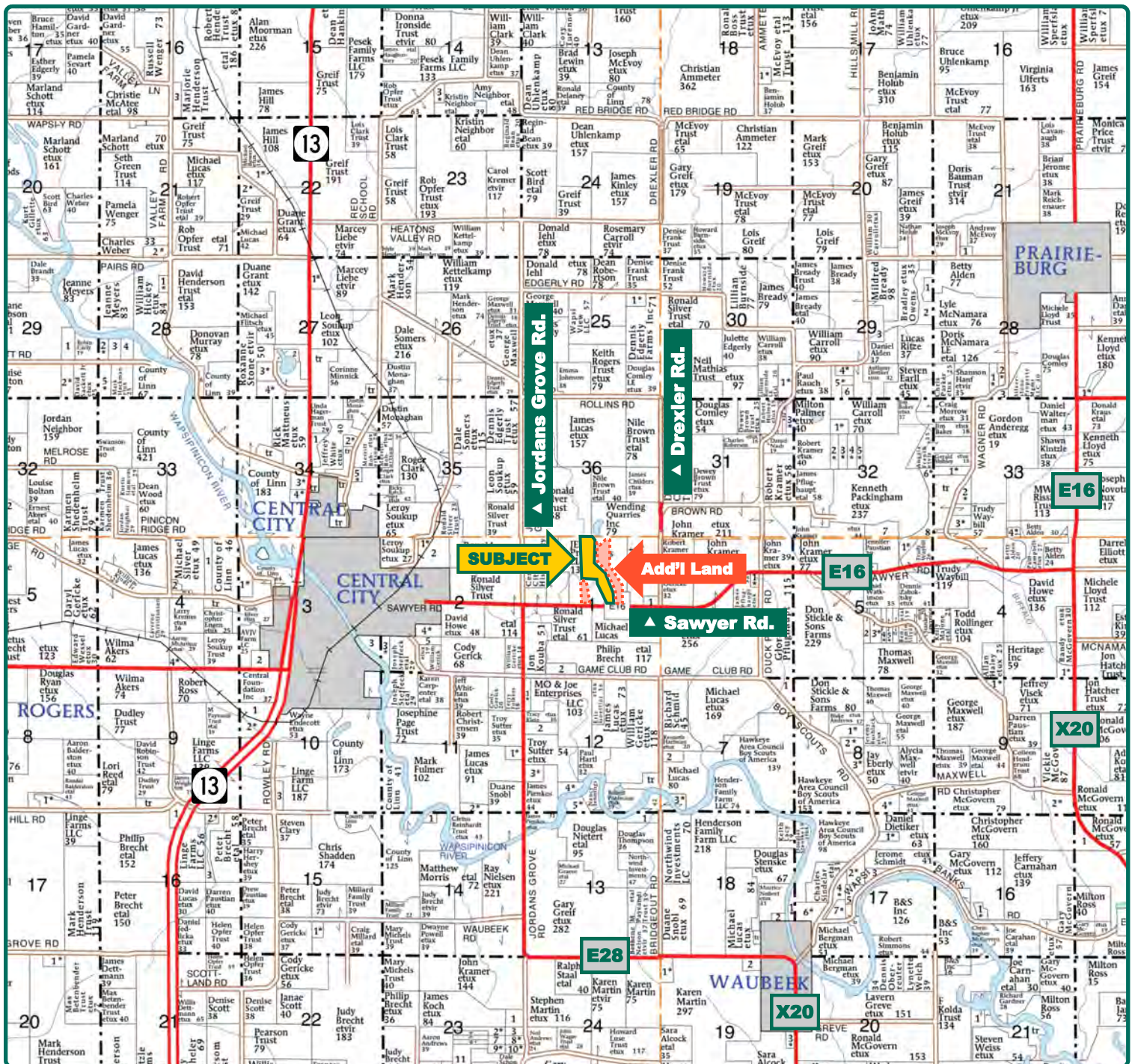


Property *Key Features*

- Located East of Central City along a Hard-Surface Road
- Includes Mature Timber, Creek and Native CRP
- Attractive Building Site

Troy Louwagie, ALC
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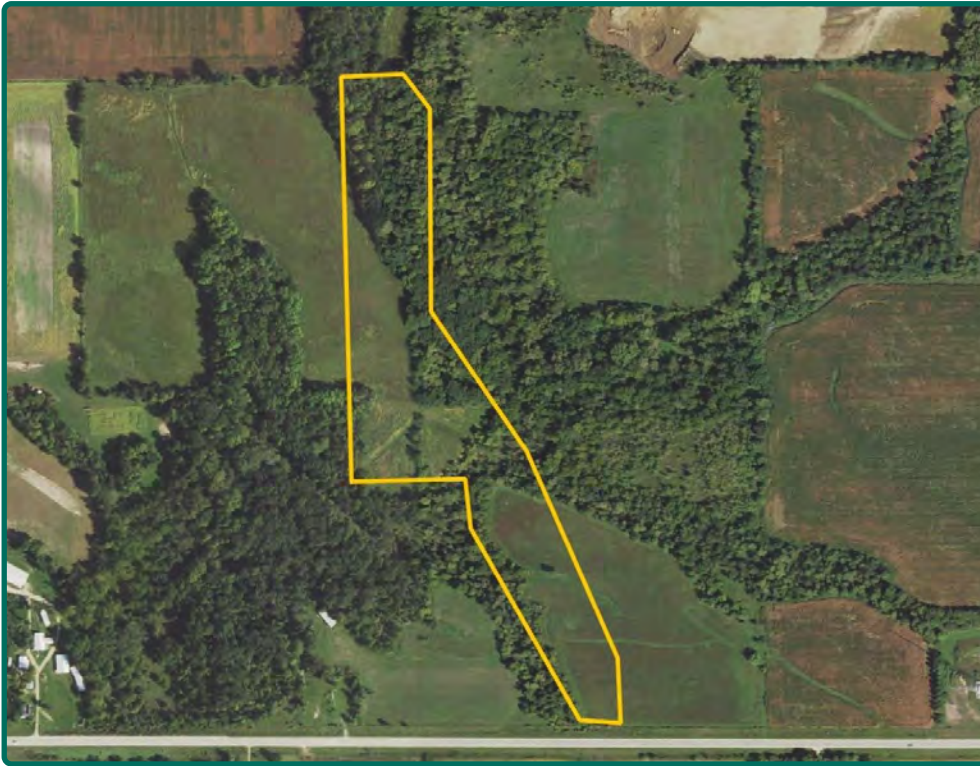
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Mount Vernon, IA 52314
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CRP Acres: 12.33*

Soil Productivity: 35.10 CSR2

**Acres are estimated.*

Property Information 21.29 Acres, m/l

Location

From Central City: 1¾ miles east on Sawyer Road. The farm is located on the north side of the road.

Legal Description

That part of the E½ of the NW¼ and the W½ of the NE¼ of Section 1, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$287,415.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$331.00*

Gross Acres: 21.29

Forest Reserve Acres: 7.51*

Net Taxable Acres: 15.99*

Tax per Net Taxable Acre: \$20.67*

Tax Parcel ID #s: Part of 070115100100000

**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3797, Tract 9299

CRP Acres: 12.33*

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

CRP Contracts

There are 12.33 acres* enrolled in a CP-38E-25 contract that pays \$184.49/acre - or \$2,275.00 annually* - and expires September 30, 2030.

**Acres and payments estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

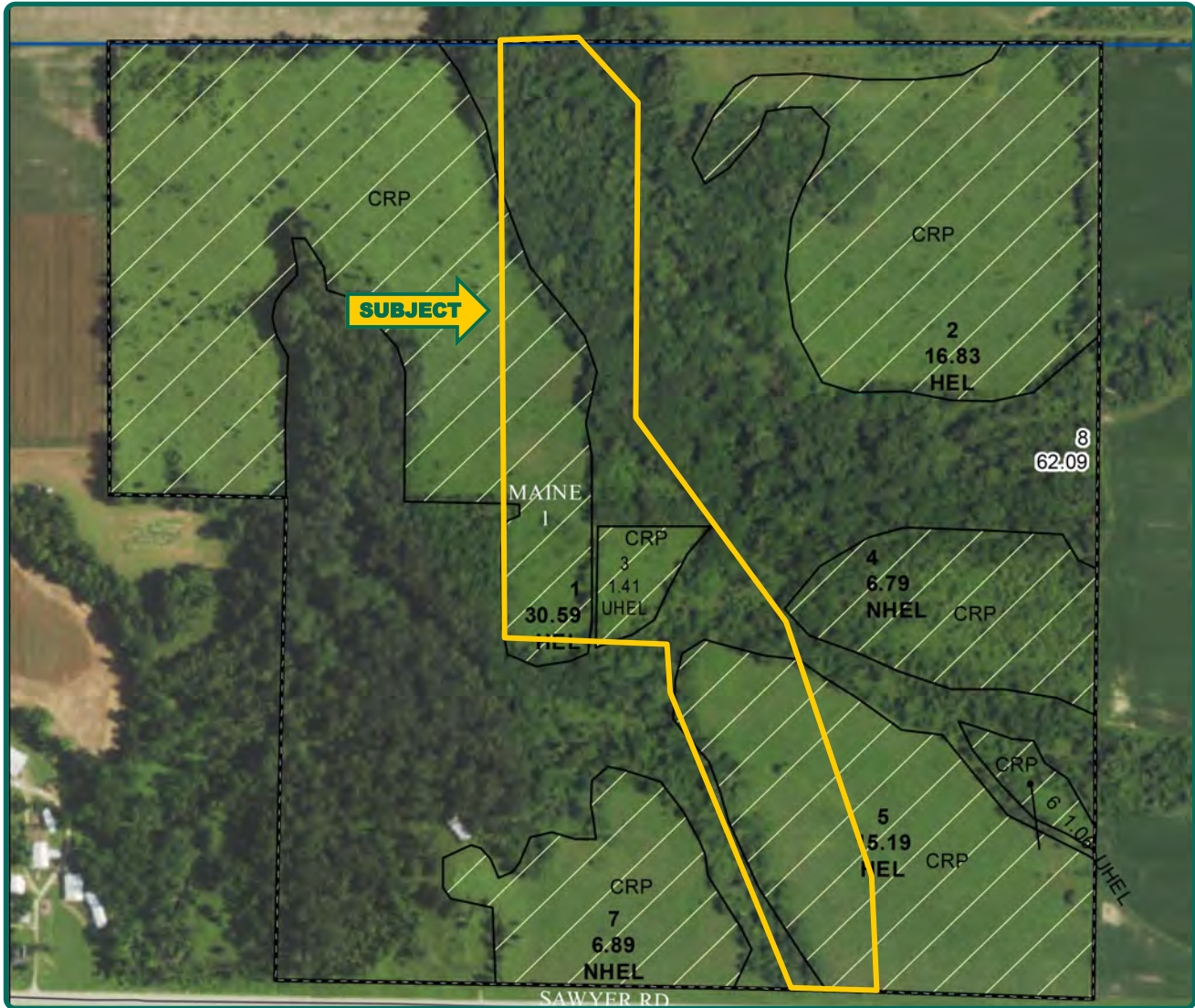
Primary soils are Lamont, Bertram and Whittier. CSR2 on the estimated CRP acres is 35.10. Contact agent for soil map.

Survey

Property will be surveyed at Seller's expense to determine exact acres and boundaries.

Land Description

Gently rolling.



Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive building site located east of Central City along a hard-surface road. Includes a mixture of timber, creek and native CRP.

Additional Land for Sale

Seller has two additional tracts of land for sale, two located west and one 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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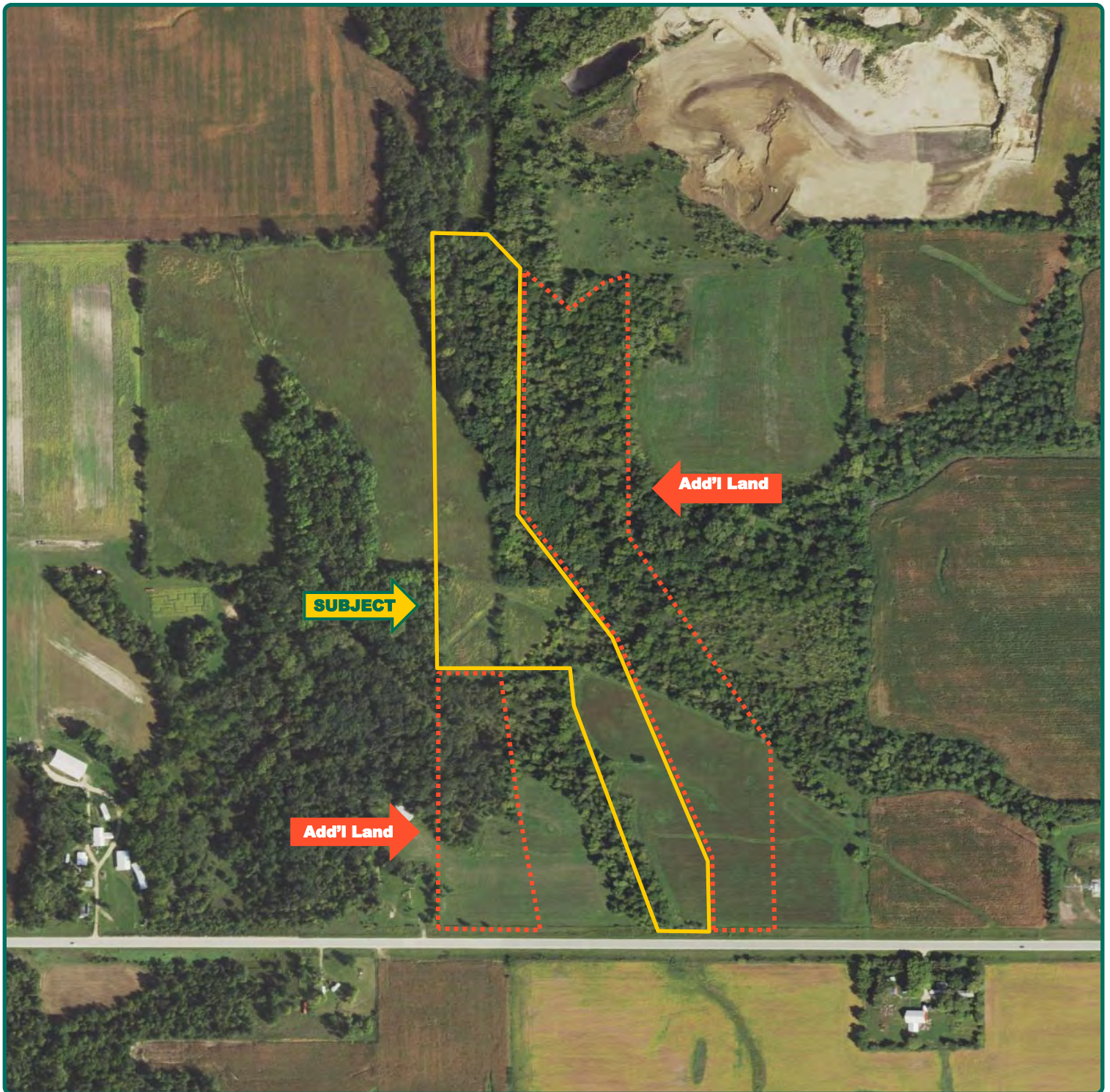
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Additional Land Aerial Photo



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