

Land For Sale

ACREAGE:

35.10 Acres, m/l

LOCATION:

Linn County, IA

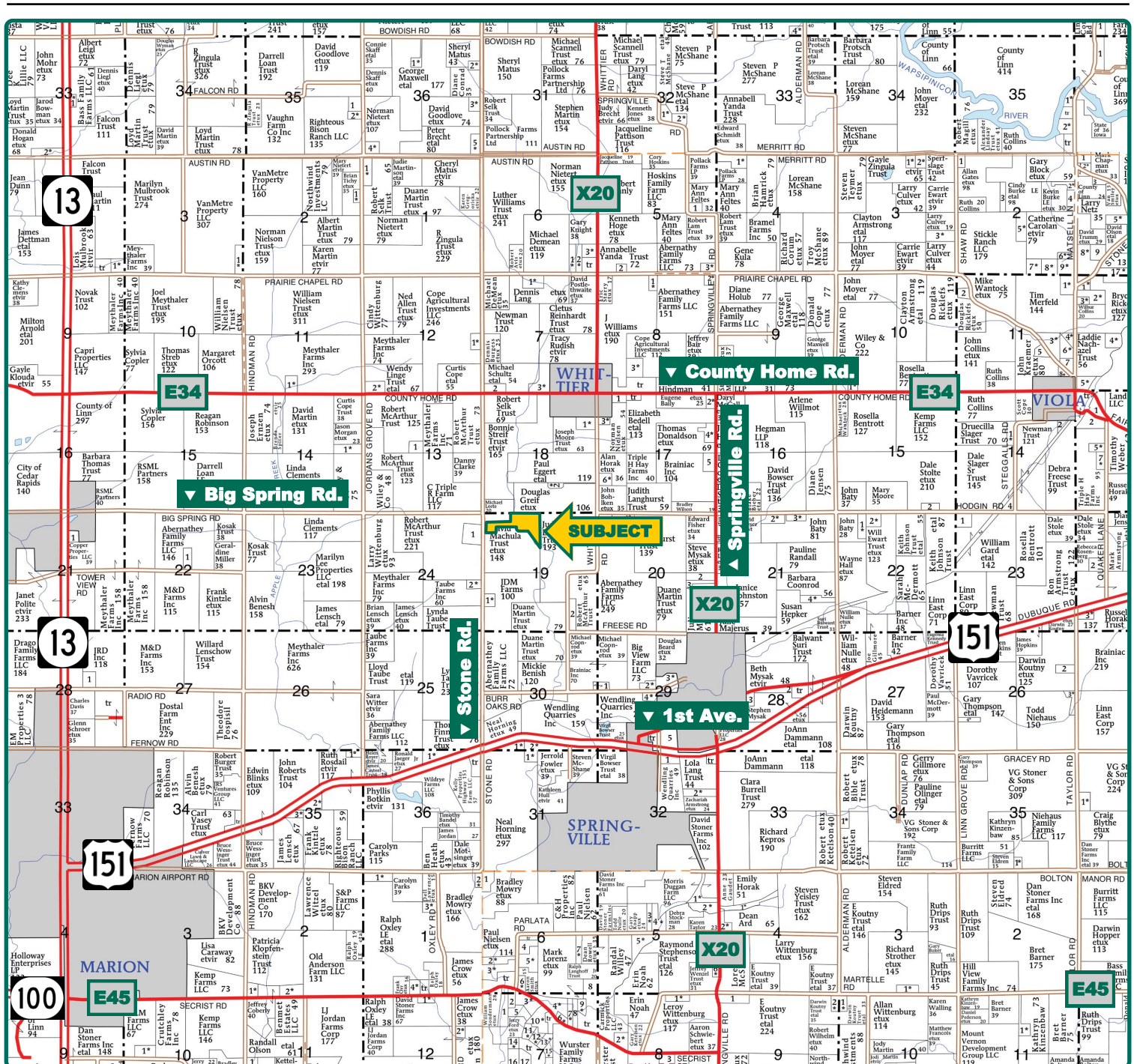


Property *Key Features*

- Located 5 Miles Northeast of Marion, Iowa
- Mixture of Timber and Creek with an Abundance of Wildlife
- Attractive Building Site in Rural Linn County

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



CRP Acres: 21.00
Soil Productivity: 77.08 CSR2

Property Information

35.10 Acres, m/l

Location

From Marion—Intersection of Hwy 13 and Hwy 151: 3¾ miles northeast on Hwy 151 and 1¾ mile north on Stone Rd. The property is on the east side of the road.

From Springville—Intersection of 1st Ave. and Hwy 151: 1¼ mile west on Hwy 151 and 1¾ mile north on Stone Rd.

Legal Description

That part of Parcel A as described in Plat of Survey No. 2599 in Section 19, Township 84 North, Range 5 West of the 5th P. M., Linn County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$494,910.00~~ \$452,790.00
- ~~\$14,100/acre~~ \$12,900/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$527.00*
Net Taxable Acres: 35.10
Tax per Net Taxable Acre: \$15.01*
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4792, Tract 2914
CRP Acres: 21.00

CRP Contracts

There are 21.00 acres enrolled in a CP-22 contract that pays \$79.20/acre or \$1,663.00 annually and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Spillville, Clyde, Waukee.
CSR2 on the CRP acres is 77.08 See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

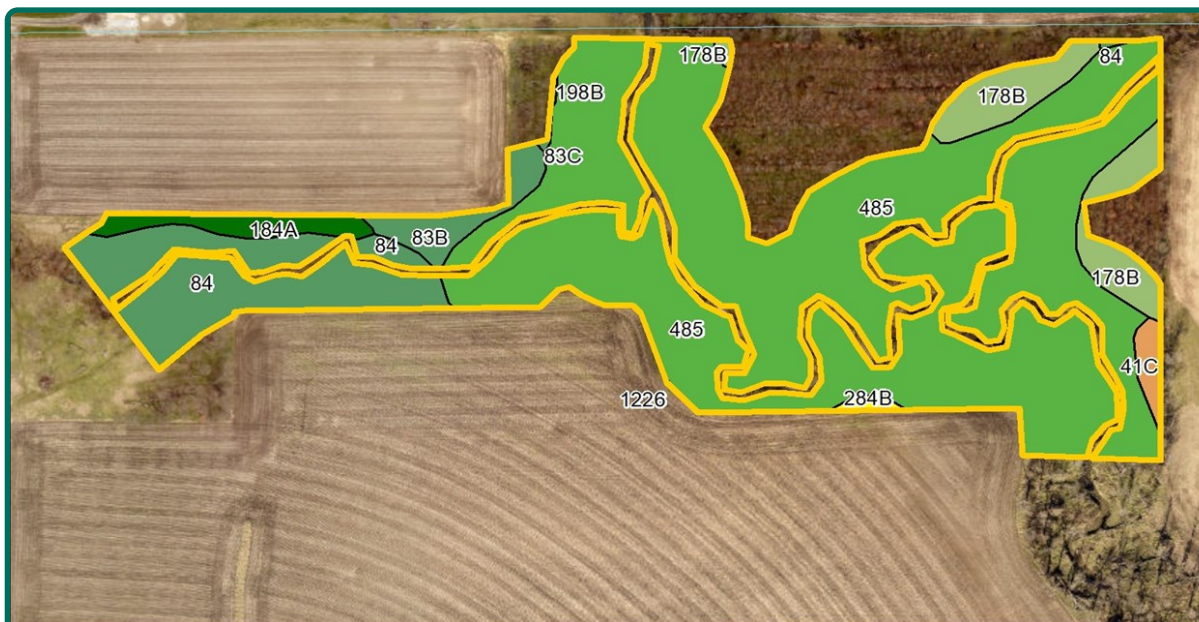
None.

Planting Agreement

The Buyer must agree to a planting agreement regarding shrubs and trees. Shrubs must be more than 8' from the south boundary line, and trees more than 20'. Limiting foliage near the property line prevents trees and shrubs from restricting crop growth.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	15.46	73.62	2w	76	
84	Clyde silty clay loam, 0 to 3 percent slopes	2.72	12.95	2w	88	
178B	Waukee loam, 2 to 5 percent slopes	1.43	6.81	2s	64	
83B	Kenyon loam, 2 to 5 percent slopes	0.56	2.67	2e	90	
184A	Klinger silty clay loam, 1 to 4 percent slopes	0.51	2.45	1w	95	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.21	0.99	4s	34	
284B	Flagler sandy loam, 2 to 5 percent slopes	0.08	0.36	3e	51	
83C	Kenyon loam, 5 to 9 percent slopes	0.02	0.08	3e	85	
198B	Floyd loam, 1 to 4 percent slopes	0.01	0.06	2w	89	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.00	0.01	2s	59	

CRP Acres: 21.00

Average CSR2: 77.08

Fence Agreement

If a fence along the south boundary is desired by the Buyer or requested by the adjoining land owner, Buyer will assume sole responsibility for construction and maintenance.

Comments

Located just minutes from Marion, this rural retreat offers plenty of recreational opportunities and would make an ideal

building site. Families of deer and other wildlife find refuge in the park-like setting provided by two creeks and tranquil woodland. Both a spring-fed creek from the west and Big Creek cross this property. Established timber includes a mixture of black walnut, black cherry and multiple oak varieties.

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.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

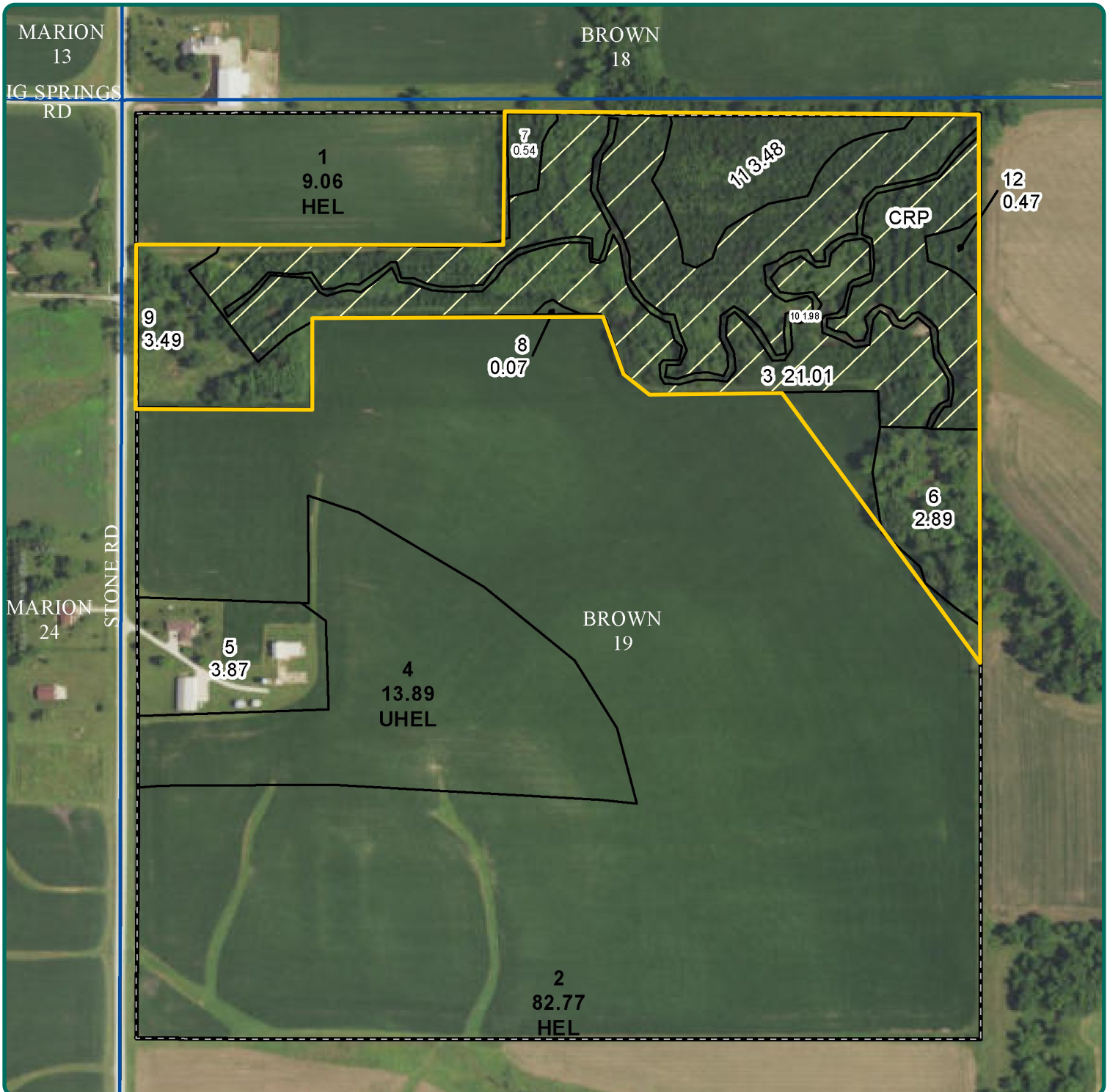
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

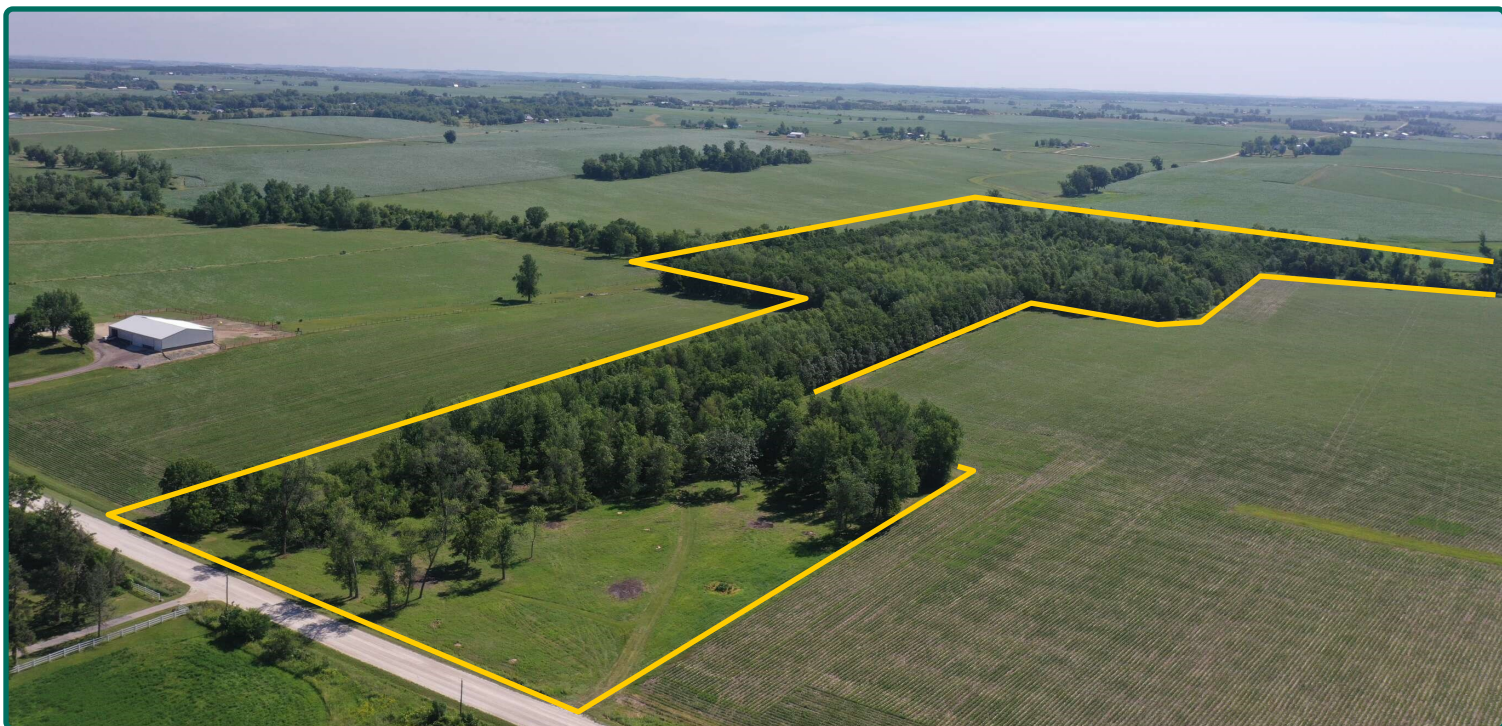
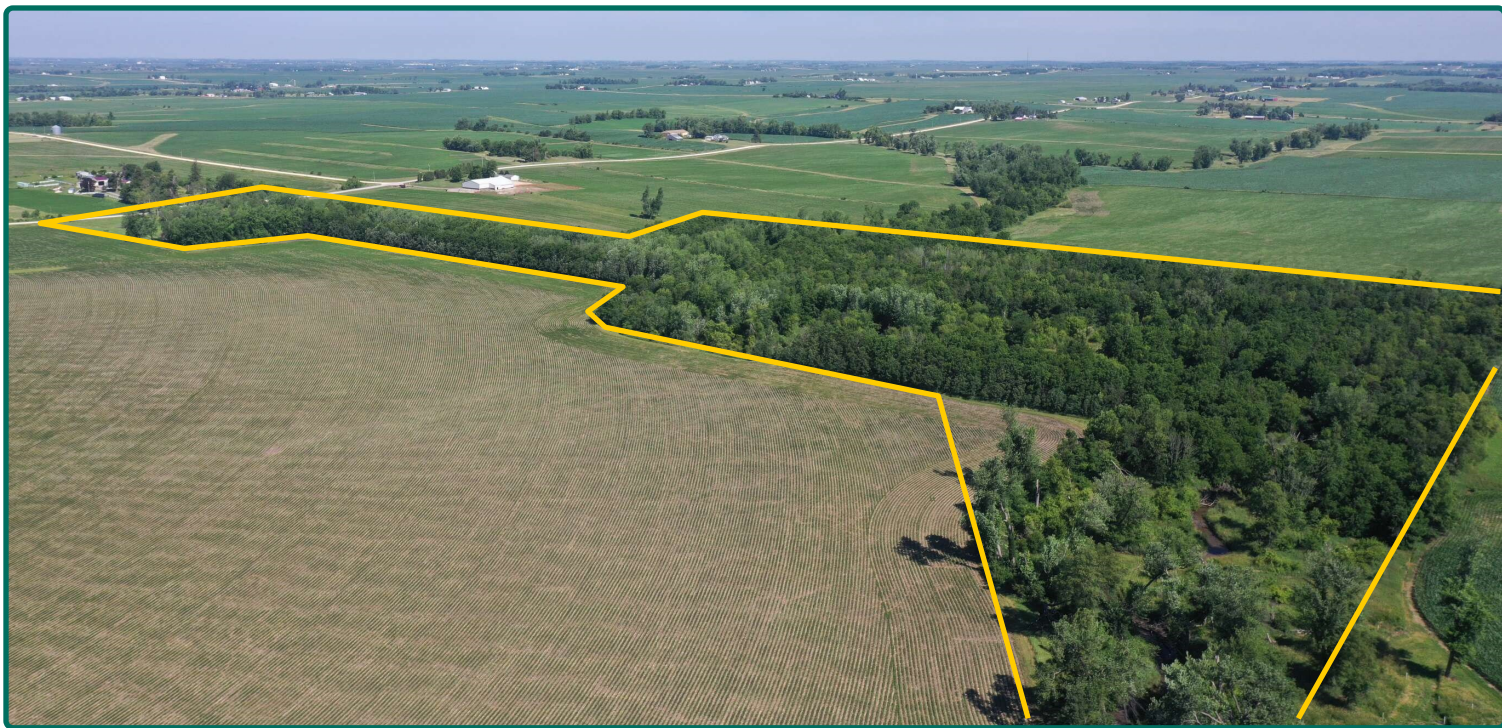
Mount Vernon, IA 52314

www.Hertz.ag



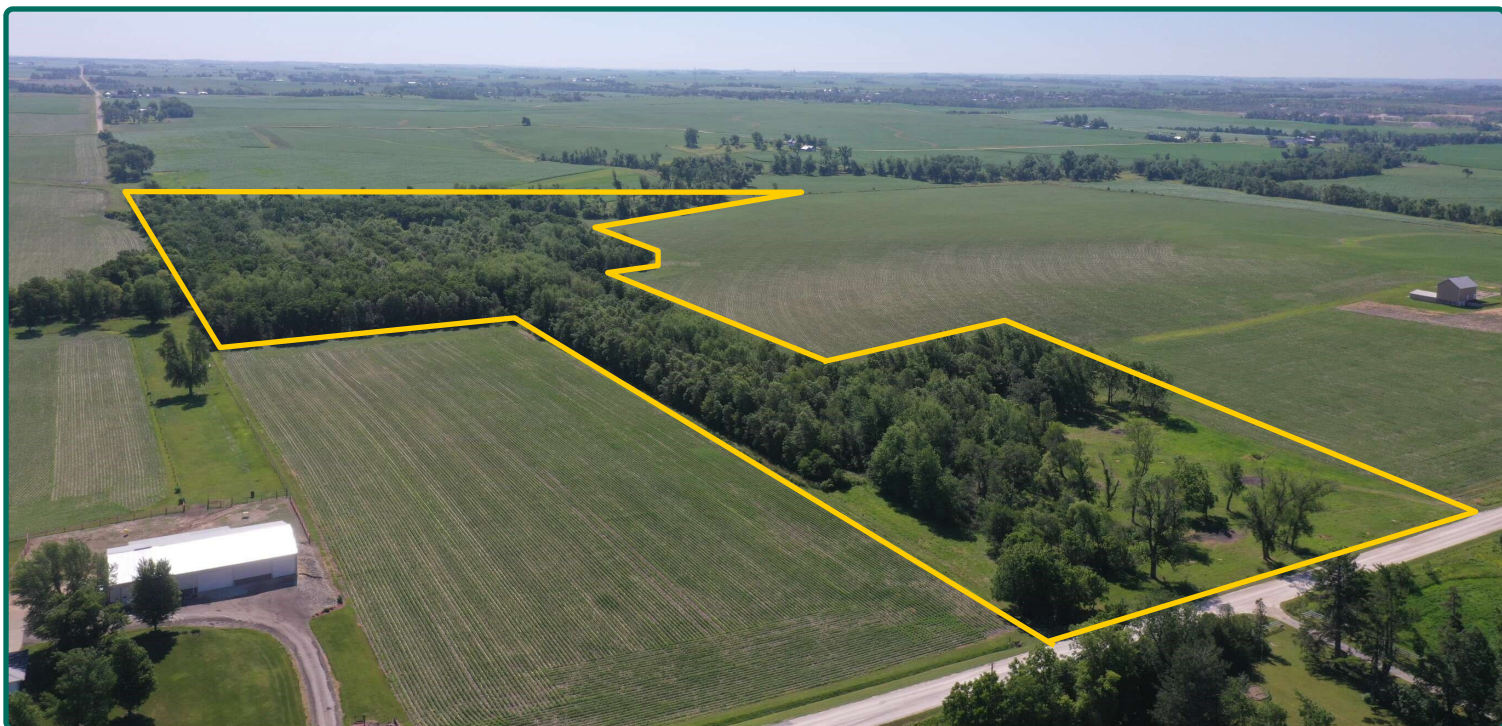
Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



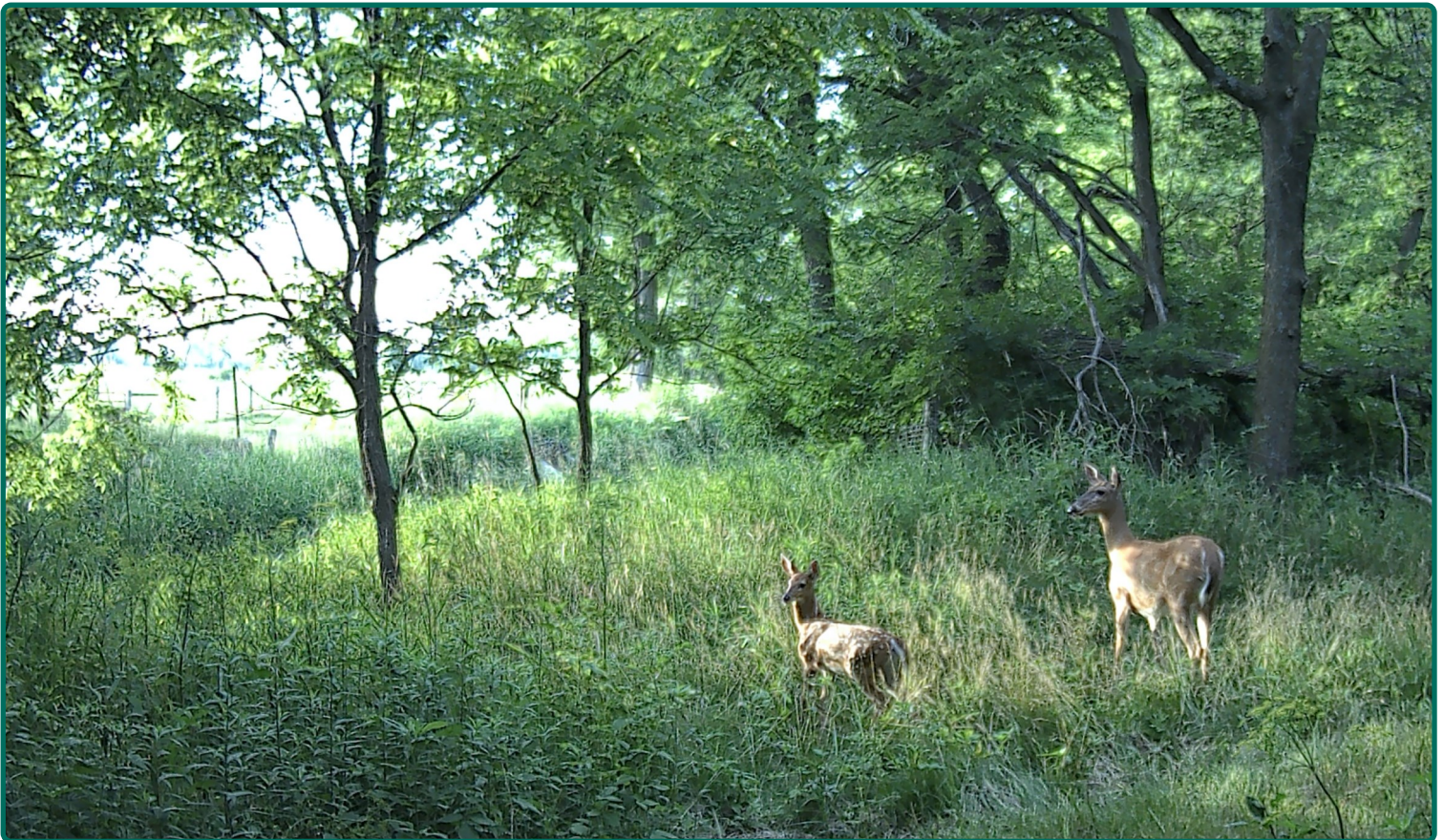
Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

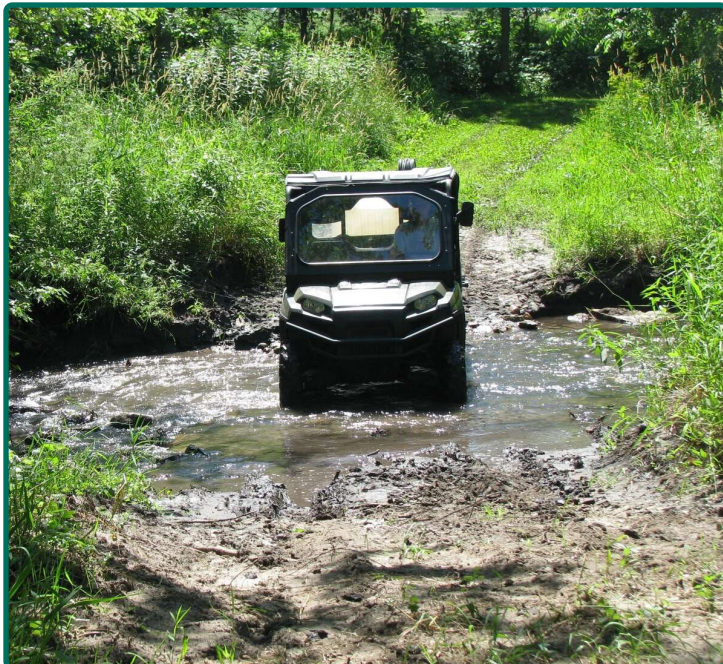
Bridge and Campfire Site



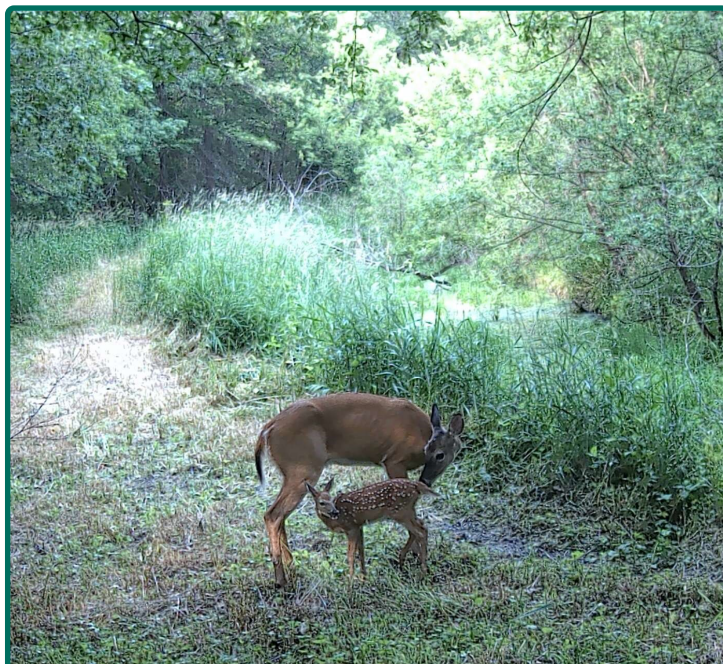
Trail Along Creek



Ranger in Creek



Doe and Fawn



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag