

Land For Sale

ACREAGE:

28.94 Acres, m/l

LOCATION:

Linn County, IA

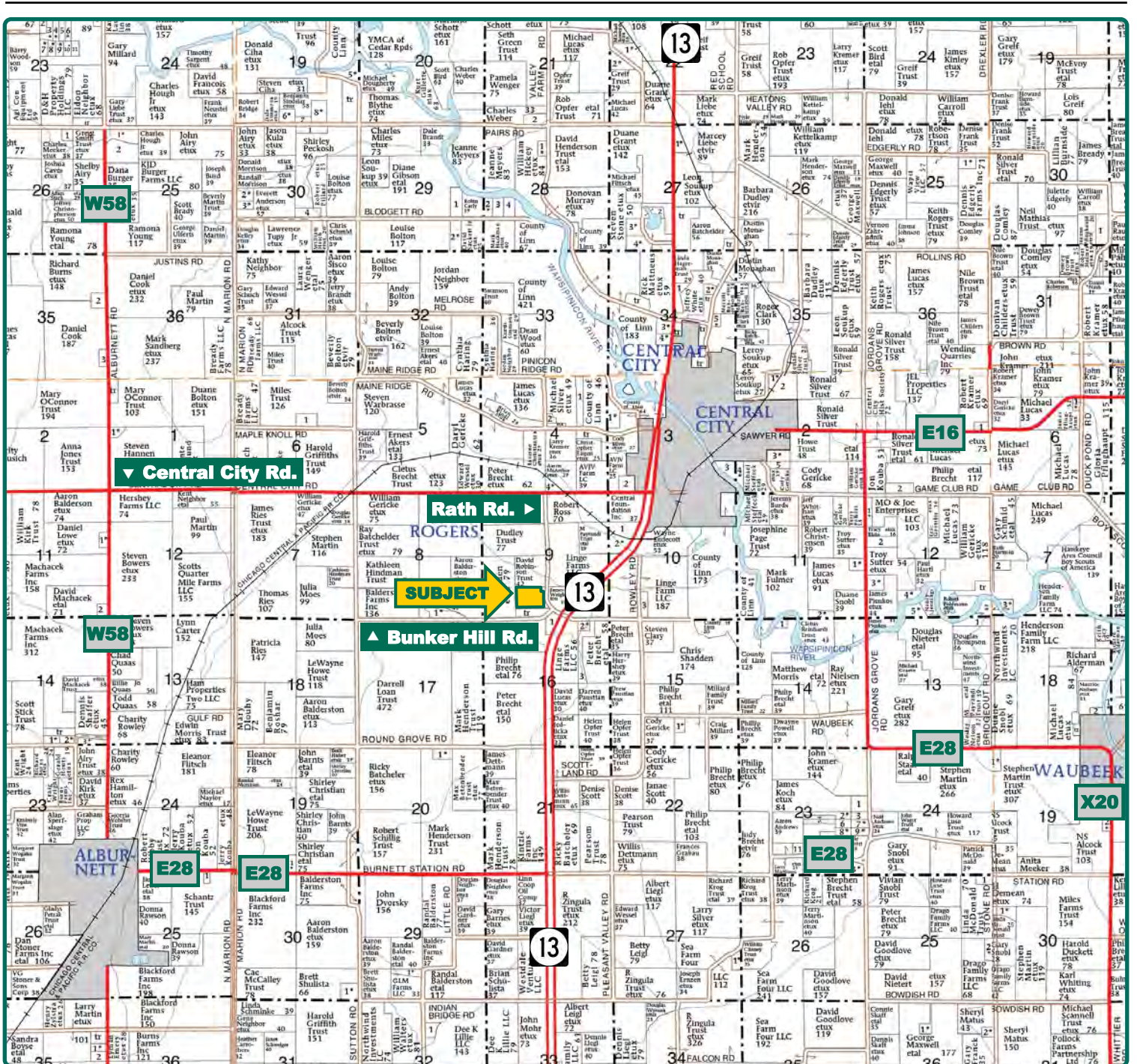


Property Key Features

- Located 1 Mile South of Central City, Iowa
- 25.25 FSA/Eff. Crop Acres with a 67.42 CSR2
- Attractive Building Site with a Mixture of Timber and Cropland

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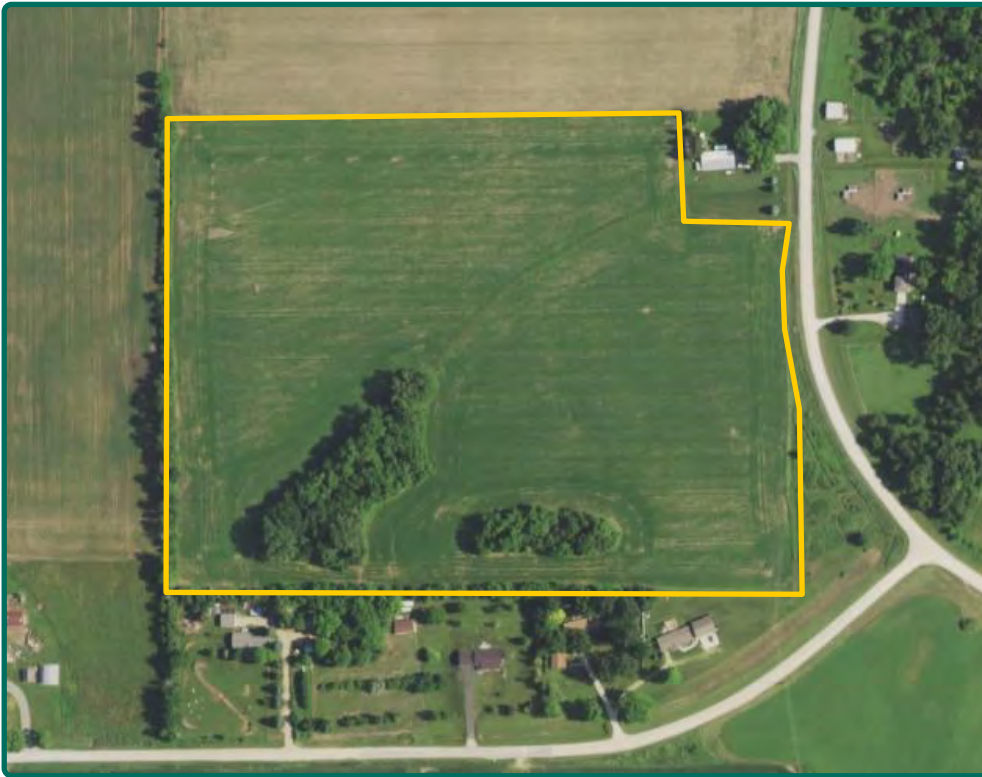
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FSA/Eff. Crop Acres:	25.25
Corn Base Acres:	21.78
Bean Base Acres:	1.47
Soil Productivity:	67.42 CSR2

Property Information

28.94 Acres, m/l

Location

From Central City—Intersection of Central City Rd. and Hwy 13: 1 mile south on Hwy 13 and ¼ mile west on Bunker Hill Rd. The property is on the west side of the road.

Legal Description

Lot 2, Gano Second Addition located in the SE¼ of the SW¼ all in Section 9, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$403,713.00
- \$13,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$974.00
Net Taxable Acres: 28.94
Tax per Net Taxable Acre: \$33.66
Tax Parcel ID #: 070947600200000

FSA Data

Part of Farm Number 6202, Tract 10083
FSA/Eff. Crop Acres: 25.25
Corn Base Acres: 21.78
Corn PLC Yield: 133 Bu.
Bean Base Acres: 1.47
Bean PLC Yield: 35 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Lawler and Olin. CSR2 on the FSA/Eff. crop acres is 67.42. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easements

There is a 20'-wide utility easement running along the east edge of the property and a 30'-wide drainage easement running from the northeast corner to the southwest corner. Contact agent for more information.

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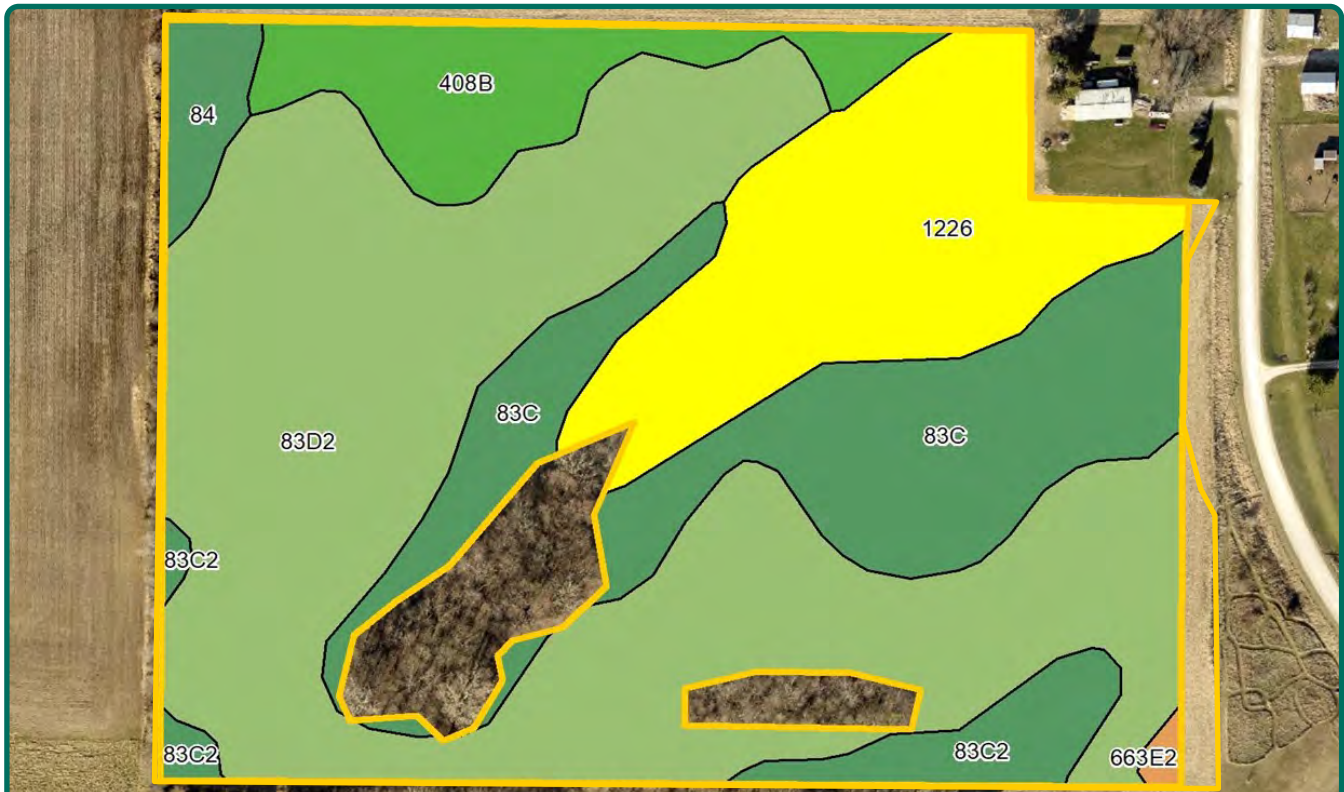
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	12.76	50.54	3e	61
83C	Kenyon loam, 5 to 9 percent slopes	4.62	18.31	3e	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.25	16.83	2s	59
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.99	7.86	2e	73
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.01	4.00	3e	84
84	Clyde silty clay loam, 0 to 3 percent slopes	0.54	2.13	2w	88
663E2	Seaton silt loam, 14 to 18 percent slopes, moderately eroded	0.08	0.33	4e	38

Measured Tillable Acres: 25.25

Average CSR2: 67.42

Solid Waste

There is some old metal located in the southwest corner of the farm.

Comments

This is a good, income-producing farm that would make an attractive building site.

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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