

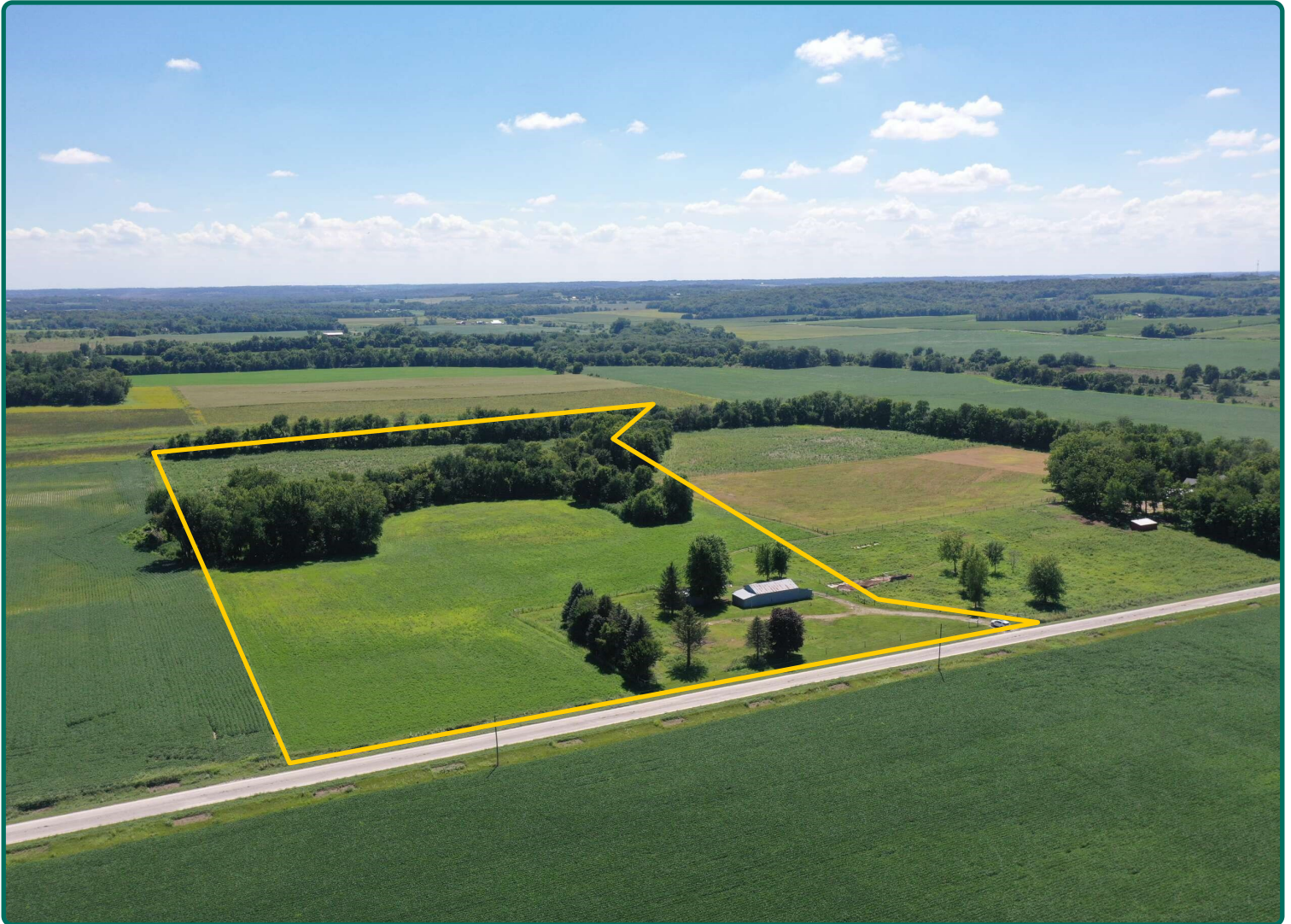
# Land For Sale

**ACREAGE:**

**17.19 Acres**

**LOCATION:**

**Linn County, IA**



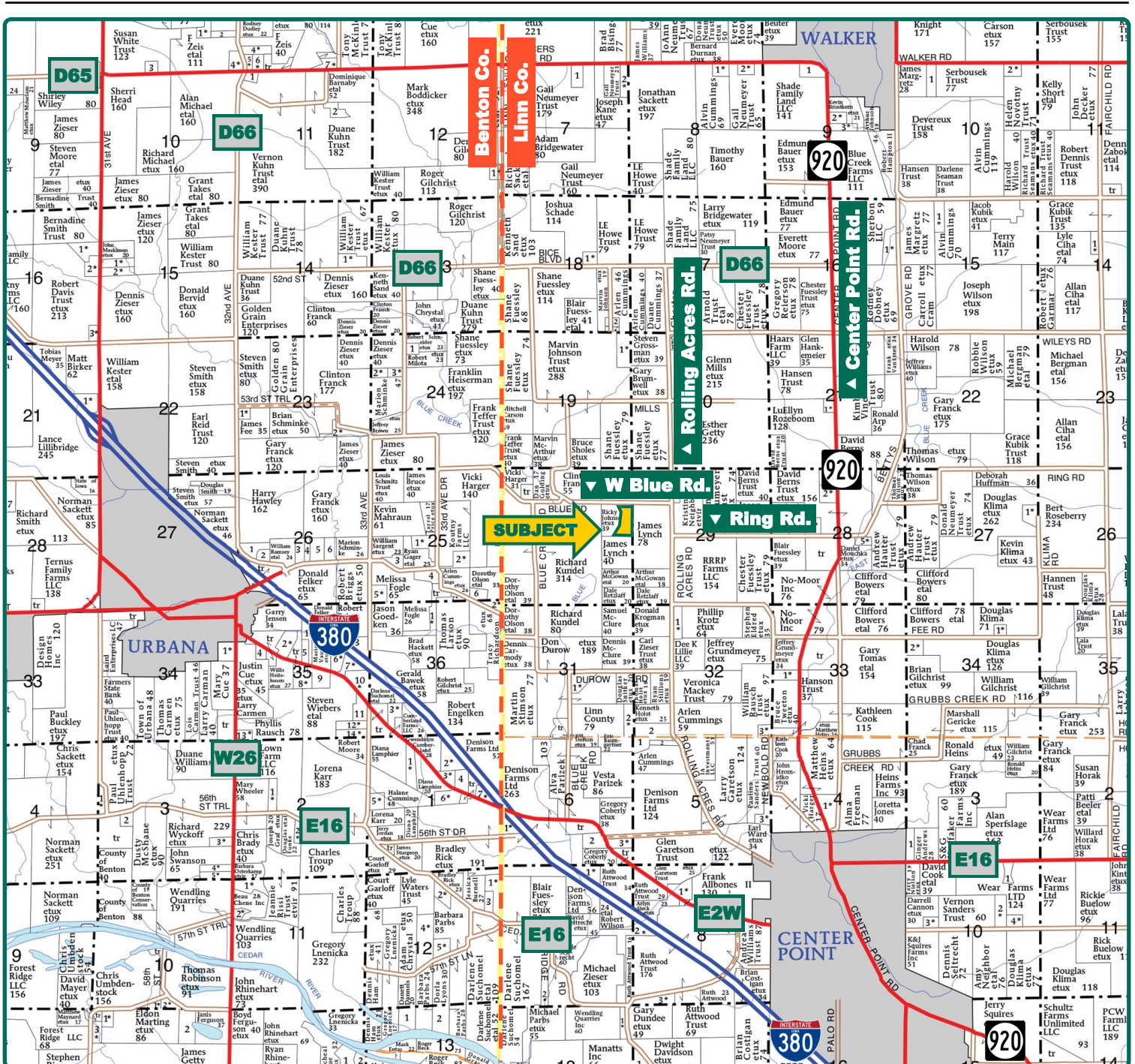
## Property Key Features

- Located 4 Miles North of Center Point, Iowa
- Mixture of CRP, Timber and Cropland
- Attractive Building Site with Outbuildings

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<b>FSA/Eff. Crop Acres:</b>	<b>5.38*</b>
<b>CRP Acres:</b>	<b>5.92</b>
<b>Cert. Mixed Forage Acres</b>	<b>0.82</b>
<b>Corn Base Acres:</b>	<b>0.40*</b>
<b>Bean Base Acres:</b>	<b>1.49*</b>
<b>Soil Productivity:</b>	<b>44.40 CSR2</b>

*\*Acres are estimated.*

## Property Information

### 17.19 Acres

#### Location

**From Center Point:** 2½ miles north on Hwy 920/Center Point Rd., 1¼ miles west on Ring Rd., ¼ mile north on Rolling Acres Rd. and ¼ mile west on W Blue Rd. The property is on the south side of the road.

#### Legal Description

That part of the SE¼ of the NE¼ described as Lot 1, Johnson Acres First Addition located in Section 30, Township 86 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa. Updated abstract to govern.

#### Address

4610 West Blue Road  
Walker, IA 52352

#### Price & Terms

- \$300,825.00
- \$17,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2022-2023: \$773.00\*  
Net Taxable Acres: 17.19  
Tax Parcel ID #: Part of 04301-76001-00000

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

#### FSA Data

Part of Farm Number 7581, Tract 11933  
FSA/Eff. Crop Acres: 5.38\*  
CRP Acres: 5.92  
Cert. Mixed Forage Acres: 0.82  
Corn Base Acres: 0.40\*  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 1.49\*  
Bean PLC Yield: 0 Bu.

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

#### CRP Contracts

There are 5.92 acres enrolled in a CP-38E-25 contract that pays \$207.43/acre - or \$1,228.00 annually - and expires September 30, 2031.

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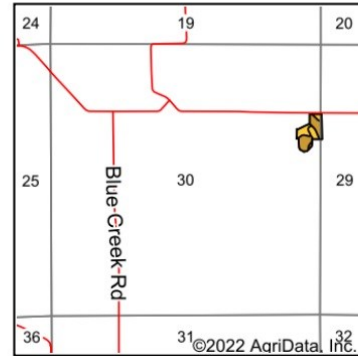
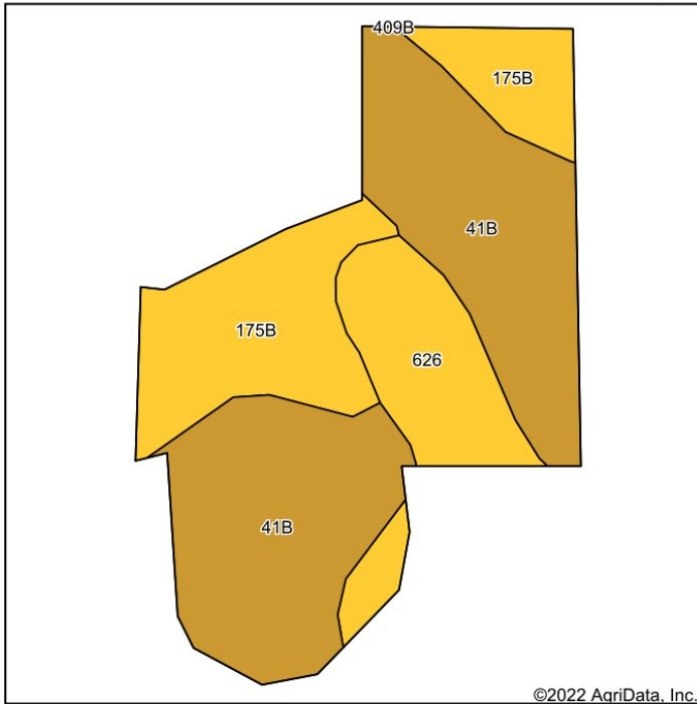
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State: Iowa  
County: Linn  
Location: 30-86N-8W  
Township: Grant  
Acres: 5.38  
Date: 9/15/2022



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.00	55.8%			IVs	39
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.47	27.3%			IIle	50
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.91	16.9%			IIs	53
				<b>Weighted Average</b>		<b>3.39</b>	<b>*.</b>
							<b>44.4</b>

\*\*IA has updated the CSR values for each county to CSR2.  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Soil Types/Productivity

Primary soils are Sparta, Dickinson and Hayfield. CSR2 on the est. FSA/Eff. crop acres is 44.40. See soil map for detail.

## Land Description

Gently rolling.

## Drainage

Natural.

## Buildings/Improvements

There are two, steel utility buildings on the property. The 40' by 20' shed has a concrete floor and was built in 1977. In 1987, a 12'

by 20' lean-to was added to each end. The other shed was built in 1998 and is 24' x 24'.

## Water & Well Information

There is a well located north of the machine shed. The status of this well is unknown. There is currently no pressure tank for this well.

## Easement

The Seller reserves a small easement along the driveway for access to farmland to the west. Contact the listing agent for details.

## Comments

This is a beautiful building site located north of Center Point. It includes a mixture of timber, cropland, CRP and nice buildings.

*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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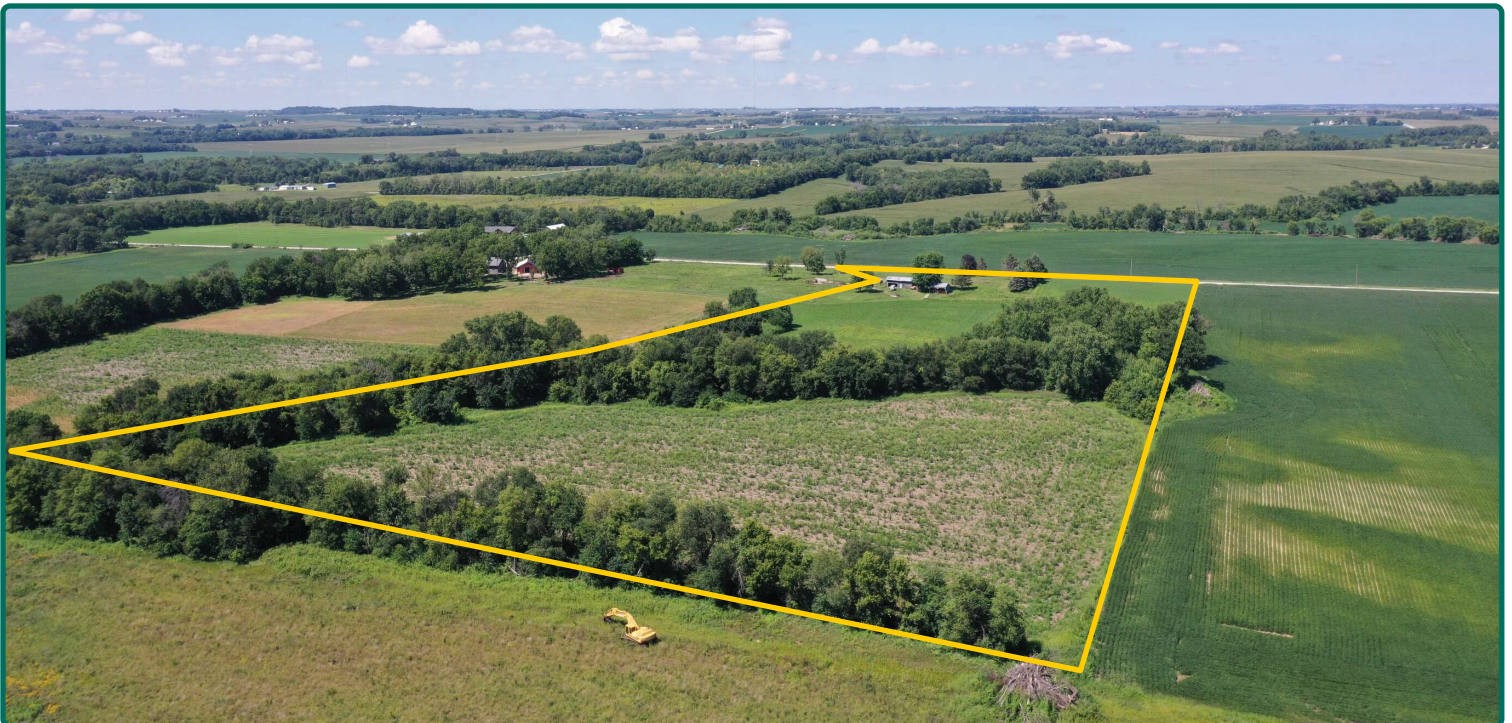




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