

Land For Sale

ACREAGE:

37.67 Acres, m/l

LOCATION:

Linn County, IA

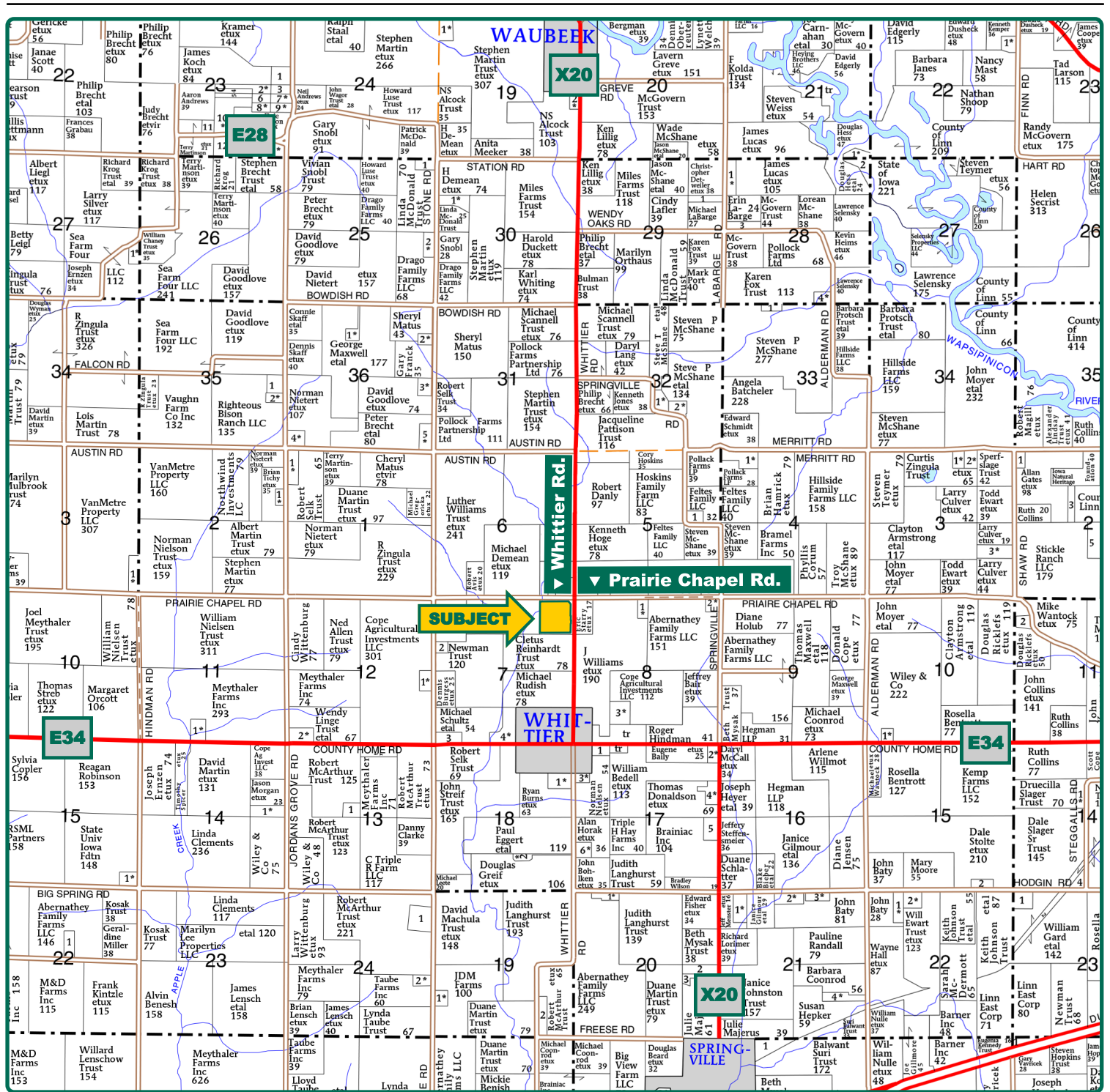


Property Key Features

- Located Just North of Whittier, Iowa Along a Hard-Surfaced Road
- 26.60 FSA/Eff. Crop Acres with an 80.70 CSR2
- Includes a Nice House and Outbuildings

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FSA/Eff. Crop Acres:	26.60
Corn Base Acres:	26.60
Soil Productivity:	80.70 CSR2

Total Living SF:	1,338
Bedrooms:	4
Bathrooms:	1
Year Built:	1900
Address:	
	3366 Whittier Rd. Springville, IA 52336

Property Information

37.67 Acres, m/l

Location

From Whittier: ¾ of a mile north on Whittier Rd. The property is on the west side of the road.

Legal Description

The NE¼ of the NE¼ of Section 7, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. Except the public highway.

Price & Terms

- \$602,720.00
- \$16,000/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,500.00
Net Taxable Acres: 37.67
Tax Parcel ID #: 090710100100000

School District

Springville Public School District

House

This a nice 1½-story home that was built around 1900 consisting of 1,338 finished square feet. The main level includes a laundry/mud room, bedroom/office, kitchen, full bathroom and living/family room. The second level includes three bedrooms. The basement has a rock foundation and would be considered a partial basement. The home includes a forced-air furnace with central air.

FSA Data

Farm Number 7156, Tract 1128
FSA/Eff. Crop Acres: 26.60
Corn Base Acres: 26.60
Corn PLC Yield: 164 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Clyde and Flagler. CSR2 on the FSA/Eff. crop acres is 80.70. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

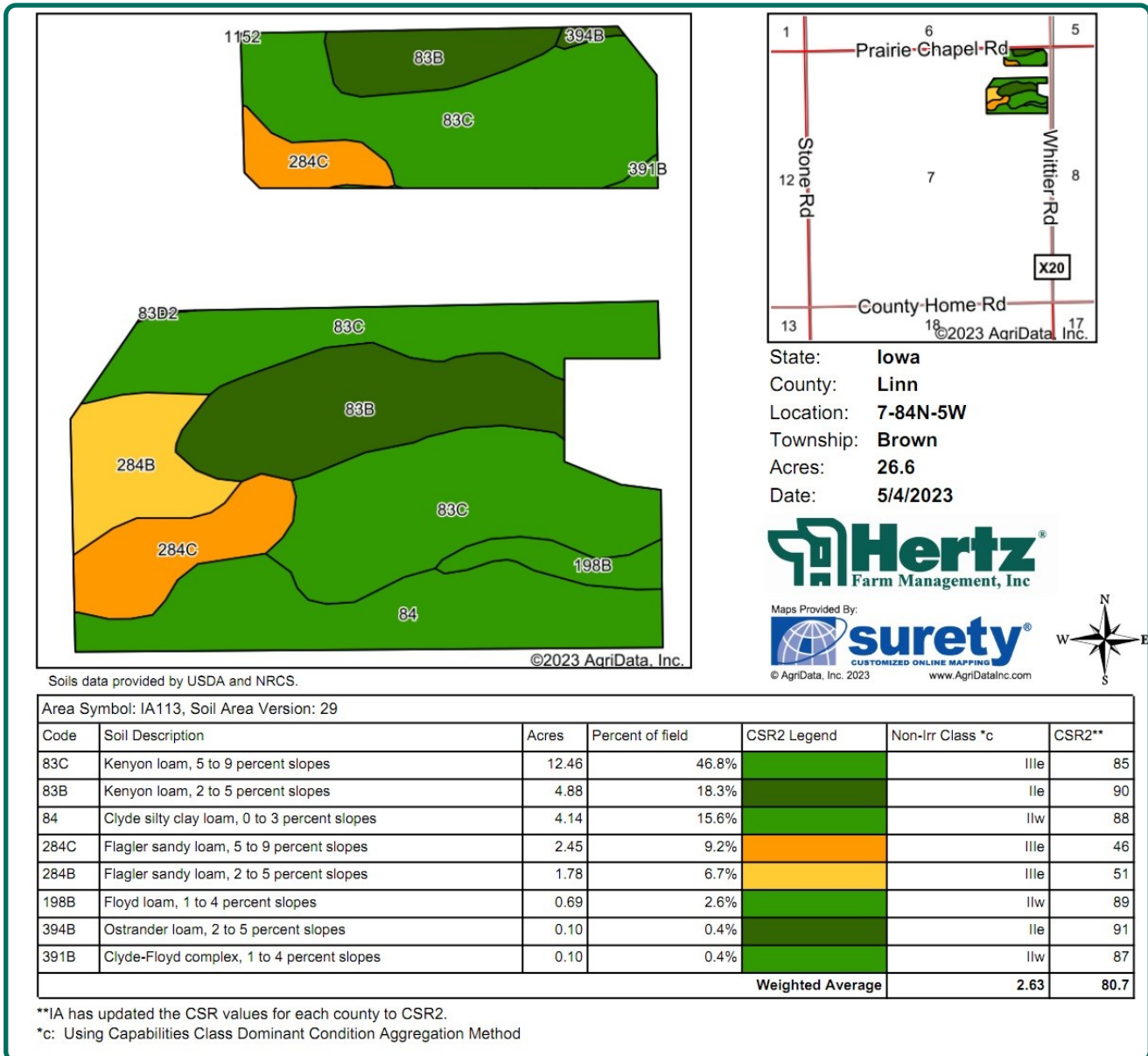
Natural.

Buildings/Improvements

Outbuildings include a two-stall, detached garage that was built in 2009. There is also a 30' x 50' pole barn that was built in 1978. The entire pole barn has a concrete floor.

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Water & Well Information

The well is located north of the house.

Septic System

The septic system is located northwest of the house.

Comments

This is a nice, rural acreage located along a hard-surfaced road with a mixture of productive farmland, pasture, timber and creek. It also includes a well-cared-for farmhouse and outbuildings.

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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