

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Linn County, IA

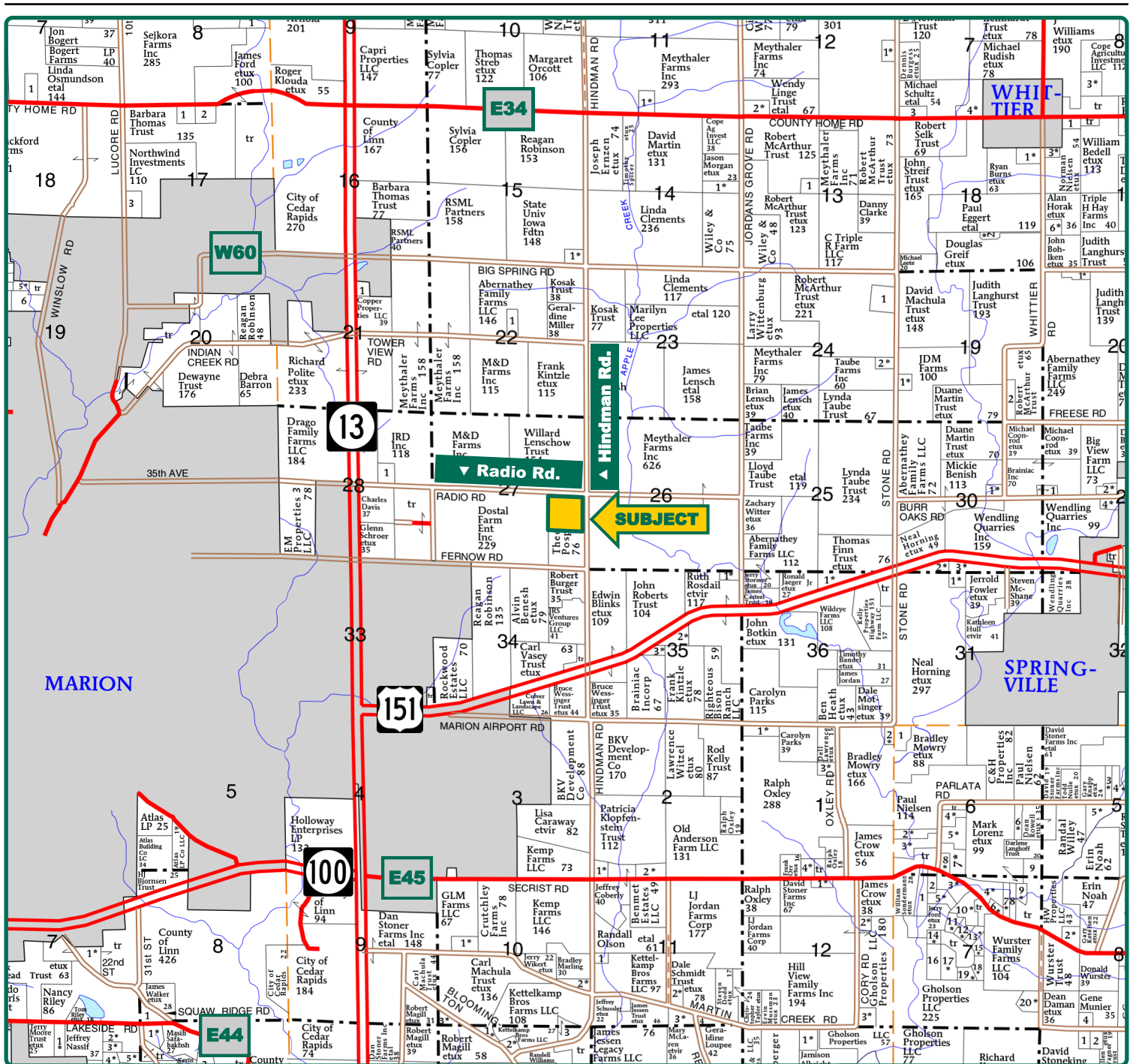


Property Key Features

- Located Northeast of Marion, Iowa, Close to Hwy 13 and Hwy 151
- 37.97 Est. FSA/Eff. Crop Acres with an 87.00 CSR2
- High-Quality Cropland in an Ideal Location

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FSA/Eff. Crop Acres: 37.97*
Corn Base Acres: 28.24*
Bean Base Acres: 8.28*
Soil Productivity: 87.00 CSR2

**Acres are estimated.*

Property Information

40.00 Acres, m/l

Location

From Marion—Intersection of Hwy 13 and Hwy 151: 1½ miles east on Hwy 151 and ¾ mile north on Hindman Rd. The property is on the west side of the road.

Legal Description

The NE¼ of the SE¼ of Section 27, Township 84 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$719,000.00
- \$17,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,762.00
 Gross Acres: 40.00
 Net Taxable Acres: 38.39
 Tax per Net Taxable Acre: \$45.90
 Tax Parcel ID #: 102740100100000

FSA Data

Farm Number 1893, Tract 1203
 FSA/Eff. Crop Acres: 37.97*
 Corn Base Acres: 28.24*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 8.28*
 Bean PLC Yield: 55 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon, Dinsdale and Dickinson. CSR2 on the Est. FSA/Eff. crop acres is 87.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is some tile. No maps are available.

Buildings/Improvements

None.

Water & Well Information

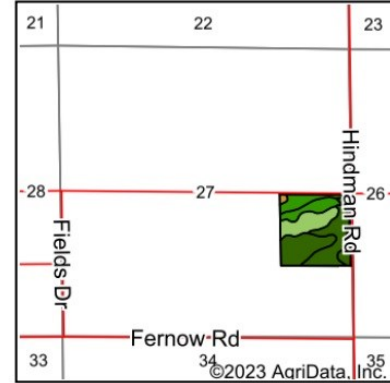
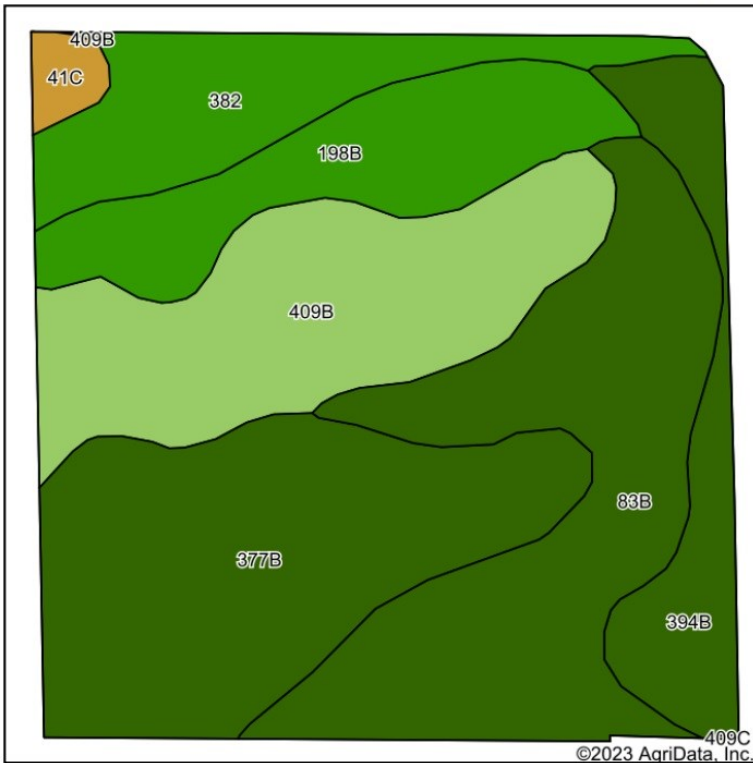
None.

Comments

This is a high-quality Linn County Farm located just northeast of Marion.

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State: Iowa
 County: Linn
 Location: 27-84N-6W
 Township: Marion
 Acres: 37.97
 Date: 4/5/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** | |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|-----------|-----------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 9.49 | 25.0% | | Ile | | 90 | |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 9.19 | 24.2% | | Ile | | 94 | |
| 409B | Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes | 7.34 | 19.3% | | IIIe | | 75 | |
| 198B | Floyd loam, 1 to 4 percent slopes | 4.44 | 11.7% | | IIw | | 89 | |
| 382 | Maxfield silty clay loam, 0 to 2 percent slopes | 3.88 | 10.2% | | IIw | | 87 | |
| 394B | Ostrander loam, 2 to 5 percent slopes | 3.16 | 8.3% | | Ile | | 91 | |
| 41C | Sparta loamy fine sand, 5 to 9 percent slopes | 0.47 | 1.2% | | IVs | Ile | 34 | |
| Weighted Average | | | | | | 2.22 | *- | 87 |

**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.

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.

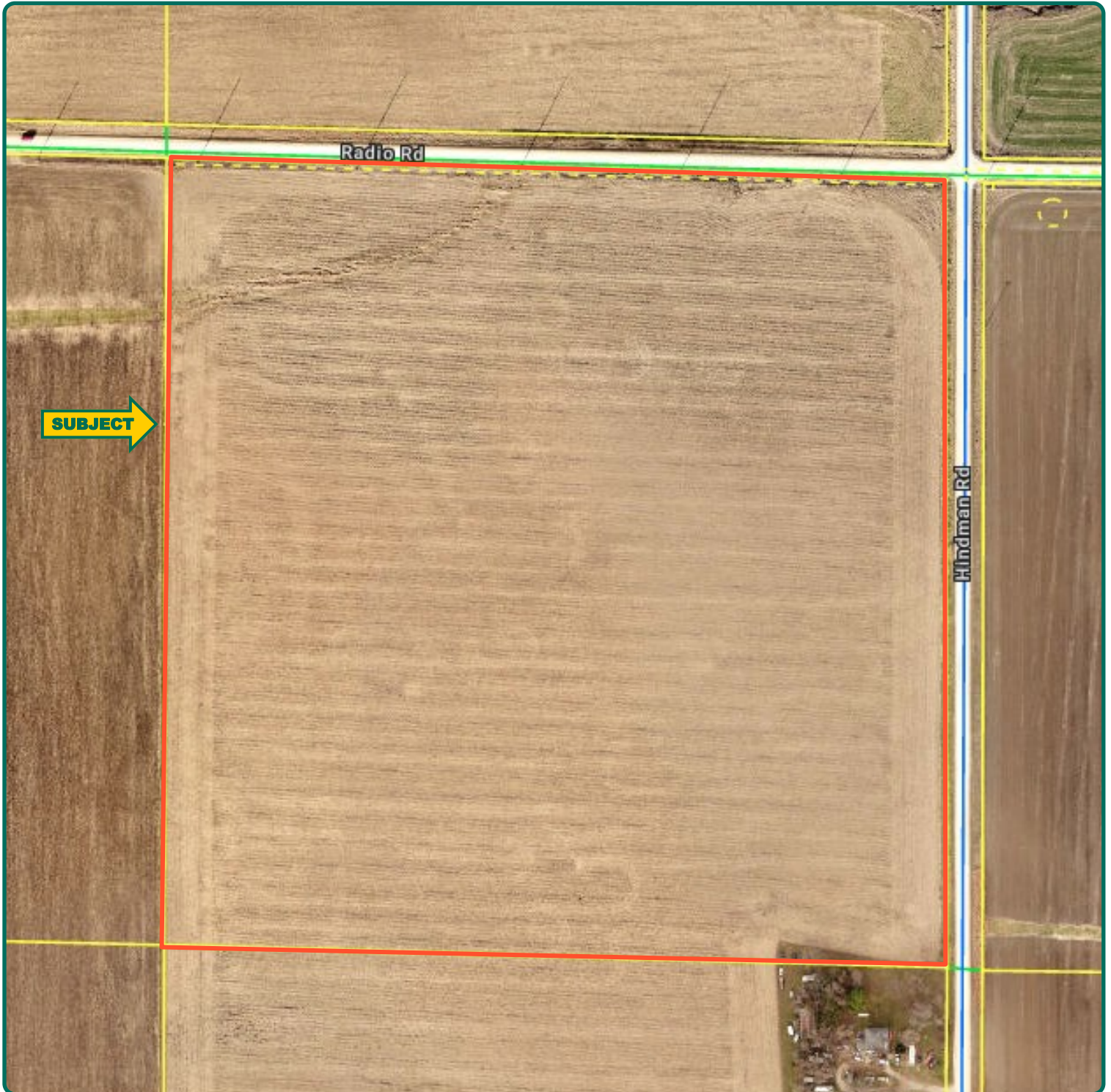
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