

Lot For Sale

ACREAGE:

38.19 Acres, m/l

LOCATION:

Linn County, IA

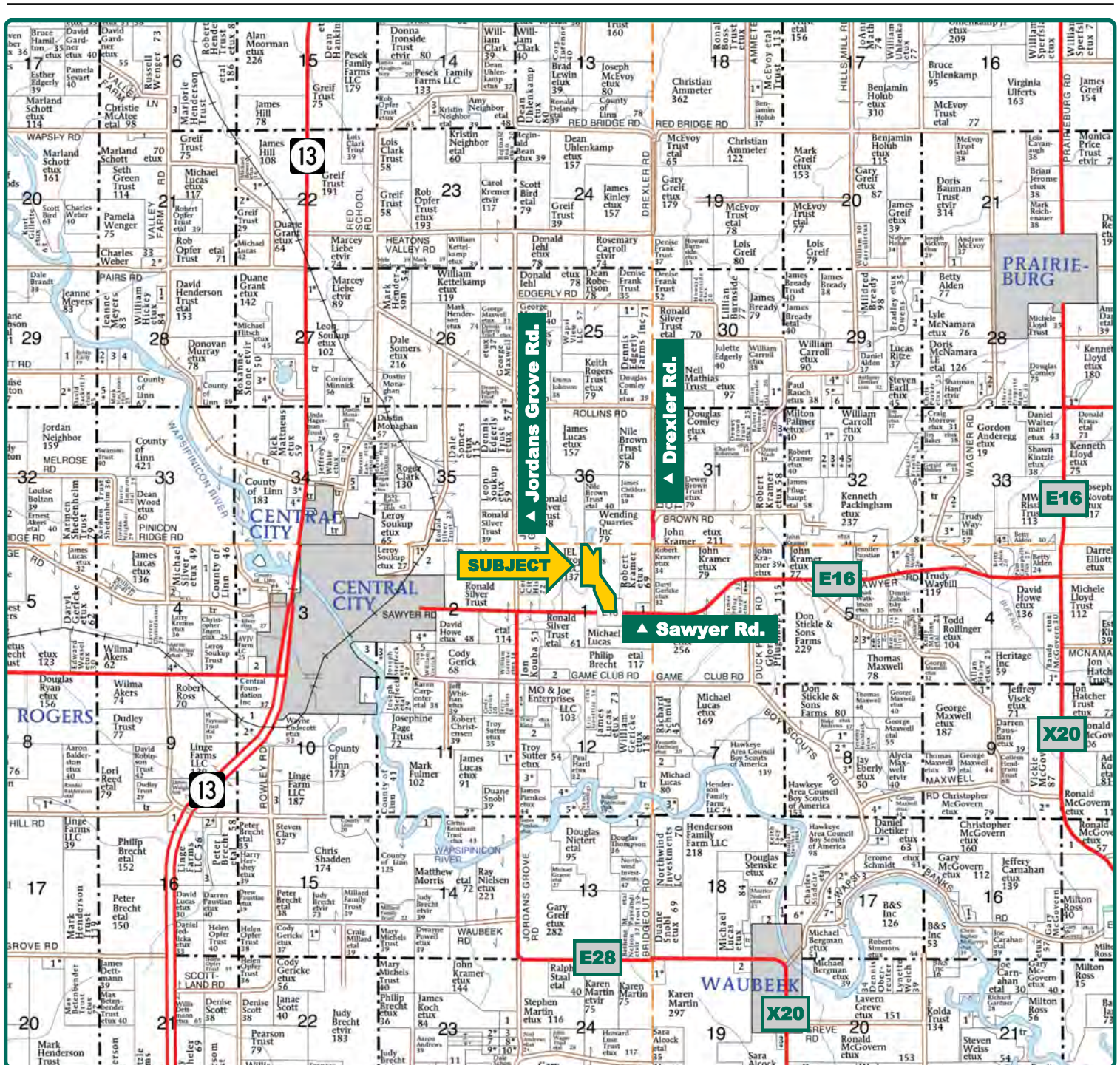


Property Key Features

- Located East of Central City along a Hard-Surfaced Road
- Includes Mature Timber, Creek and Native CRP
- Attractive Building Site in Rural Linn County

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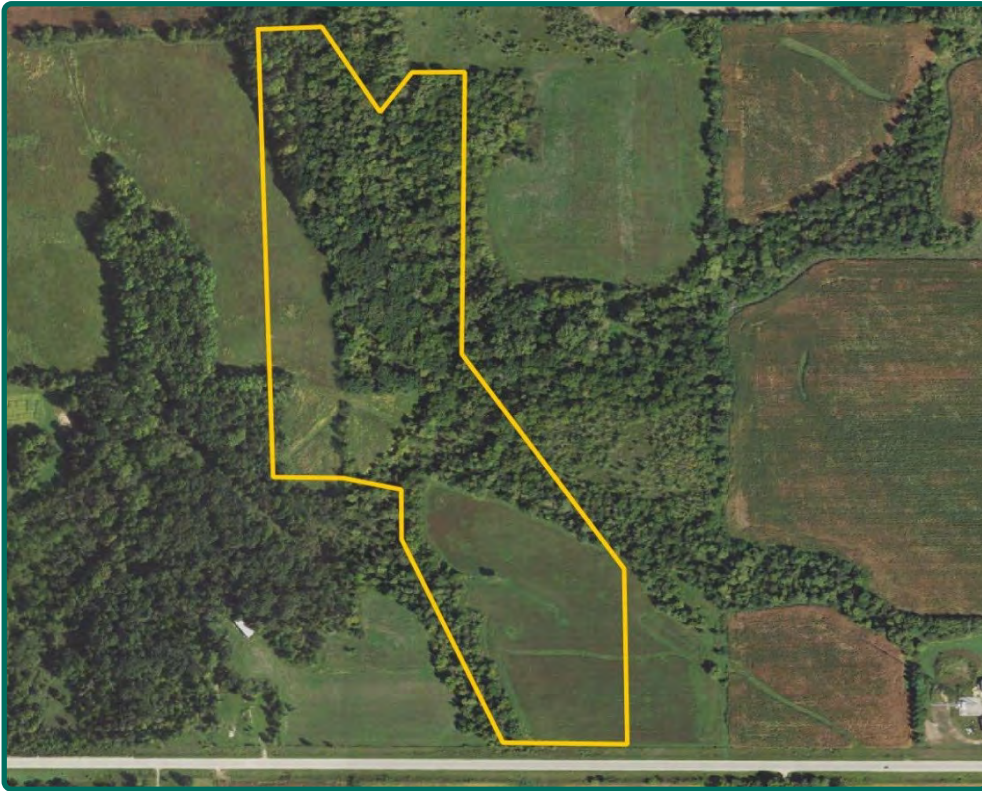
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CRP Acres: 18.64*

Soil Productivity: 36.80 CSR2

**Acres are estimated.*

Property Information

38.19 Acres, m/l

Location

From Central City: 1¼ miles east on Sawyer Road. The farm is located on the north side of the road.

Legal Description

Lot 3 and Outlot A of the Rolling Hill Farms First Addition to Linn County, Iowa, part of Parcel A, Amended Plat of Survey No. 2602, Section 1, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$528,931.50
- \$13,850/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$400.00
 Surveyed Acres: 38.19
 Forest Reserve Acres: 15.66
 Net Taxable Acres: 22.53
 Tax per Net Taxable Acre: \$17.75
 Tax Parcel ID #s: 070112600400000 & 070115100500000

FSA Data

Part of Farm Number 3797, Tract 9299
 CRP Acres: 18.64*
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

CRP Contracts

There are 18.64 acres* enrolled in a CP-38E-25 contract that pays \$184.49/acre - or \$3,439.00 annually* - and expires September 30, 2030.

**Acres and payments estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

Primary soils are Lamont, Bertram and Chelsea. CSR2 on the estimated CRP acres is 36.80. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

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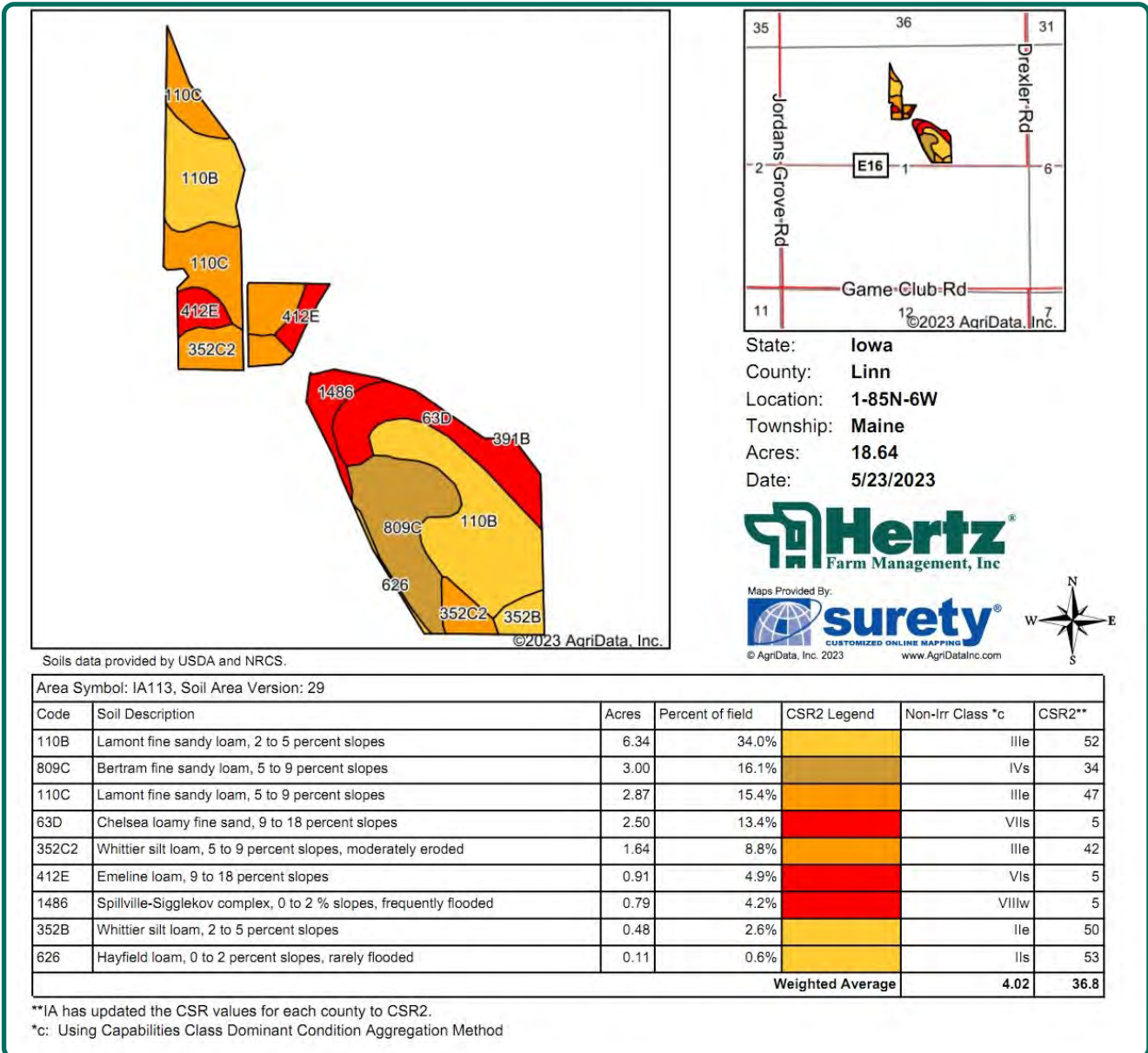
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Buildings/Improvements

None.

Water & Well Information

None.

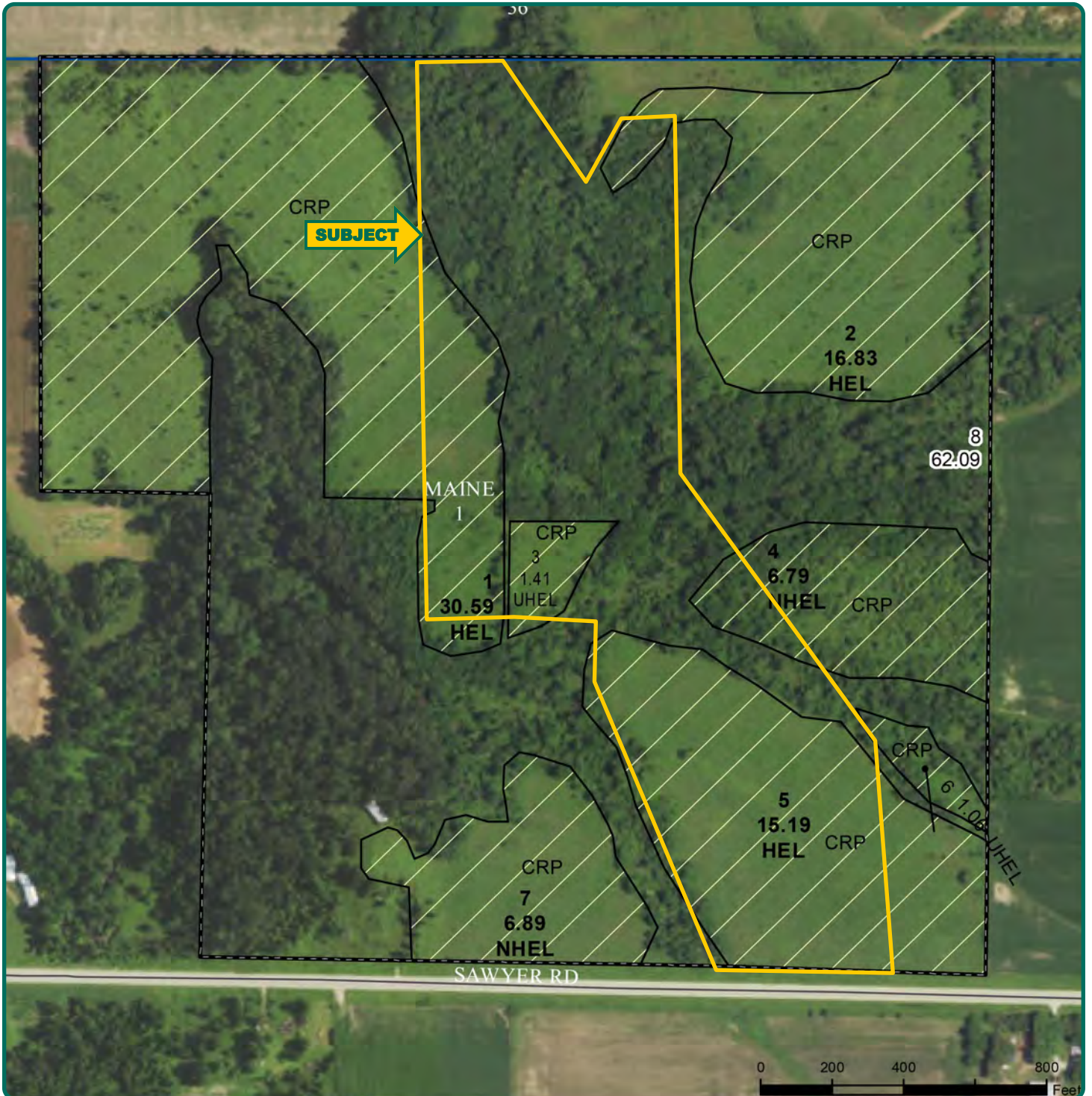
Comments

This is an attractive building site located east of Central City along a hard-surface road. Includes a mixture of timber, creek and native CRP.

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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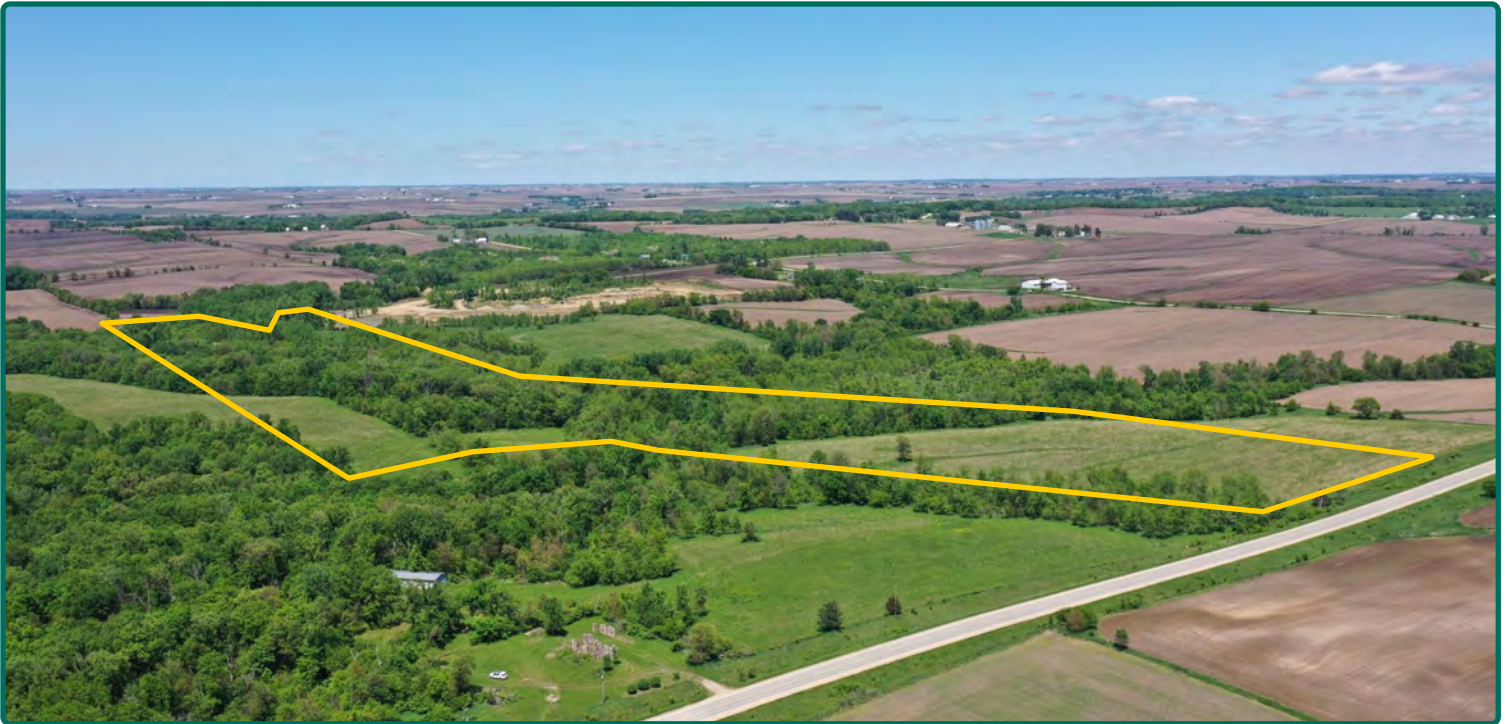
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