

# Land For Sale

**ACREAGE:**

**58.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property *Key Features*

- Located 1 Mile West of Center Point, Iowa
- 58.00 Est. FSA/Eff. Crop Acres with a 56.50 CSR2
- Good Farmland Located Along a Hard-Surfaced Road

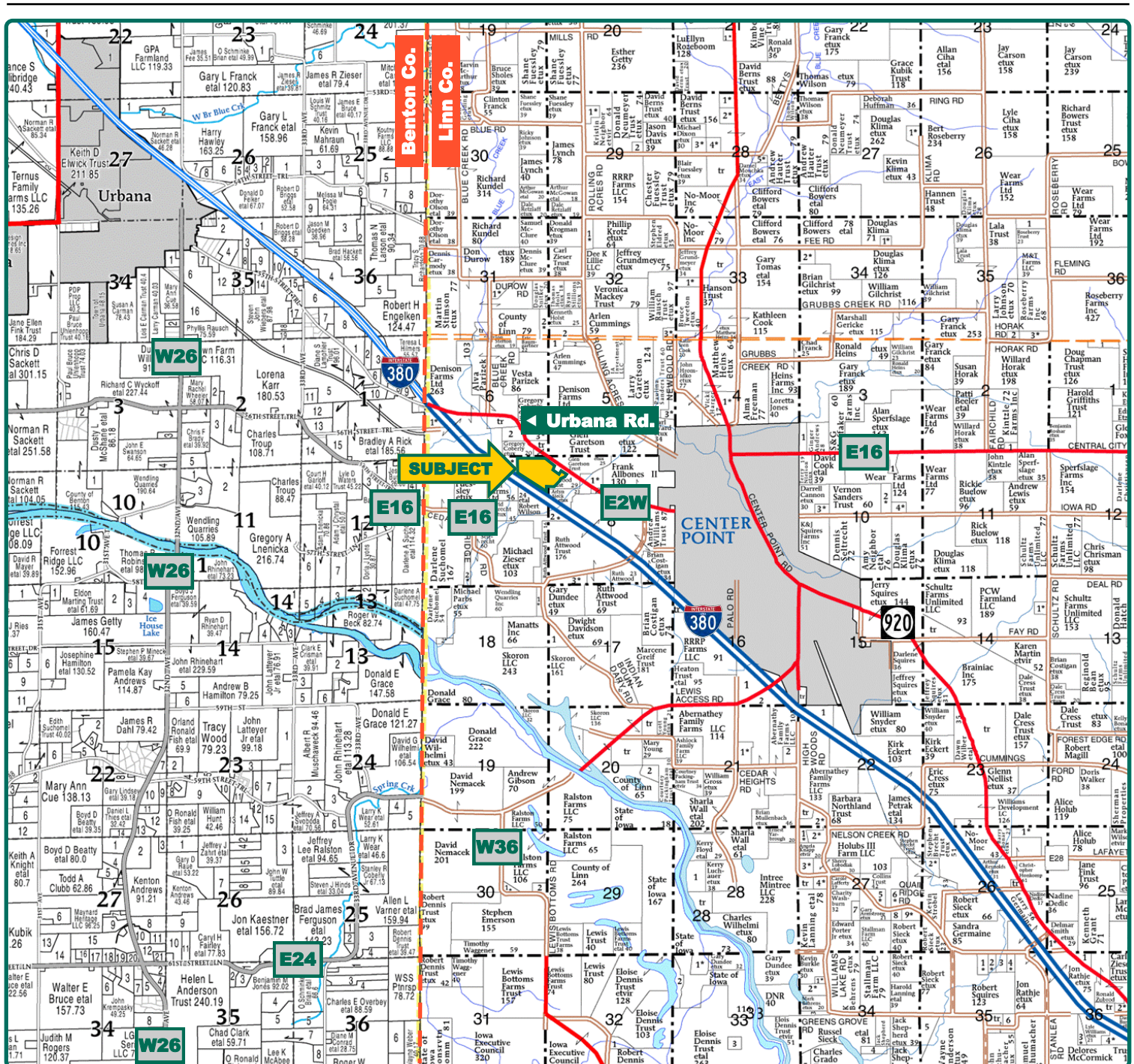
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REID: 010-2698-01





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**FSA/Eff. Crop Acres:** 58.00\*  
**Corn Base Acres:** 31.62\*  
**Bean Base Acres:** 23.75\*  
**Soil Productivity:** 56.50 CSR2

*\*Acres are estimated.*

## Property Information

**58.00 Acres, m/l**

### Location

**From Center Point:** 1 mile northwest on Urbana Rd. The property is located on the southwest side of the road.

### Legal Description

The E½ of the NE¼ lying north of the road in Section 7 and the NW¼ of the NW¼ lying south of the road, excepting Attwood Estates 1st Addition and approximately 3.78 acres of timber and 10'-wide access from the acreage, in Section 8, all in Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa. Final acres and legal to be taken from survey.

### Price & Terms

#### PRICE REDUCED!

- ~~\$594,500.00~~ \$551,000.00
  - ~~\$10,250/acre~~ \$9,500/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing.

### Possession

March 1, 2024

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,835.00\*  
 Net Taxable Acres: 58.00\*  
 Tax per Net Taxable Acre: \$31.64\*  
 Tax Parcel ID #: 05071-01002-00000,  
 05071-76001-00000 & part of 05082-  
 27004-00000

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

### FSA Data

Part of Farm 3250, Tract 344  
 FSA/Eff. Crop Acres: 58.00\*  
 Corn Base Acres: 31.62\*  
 Corn PLC Yield: 155 Bu.  
 Bean Base Acres: 23.75\*  
 Bean PLC Yield: 48 Bu.

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

### Soil Types/Productivity

Primary soils are Lawler, Wapsie and Saude. CSR2 on the estimated FSA/Eff. crop acres is 56.50. See soil map for detail.

### Land Description

Topography is level to gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Timber Survey

Seller is working with Linn County Planning & Zoning to survey the approximate 3.78 acres of timber and 10'-wide access from the acreage.

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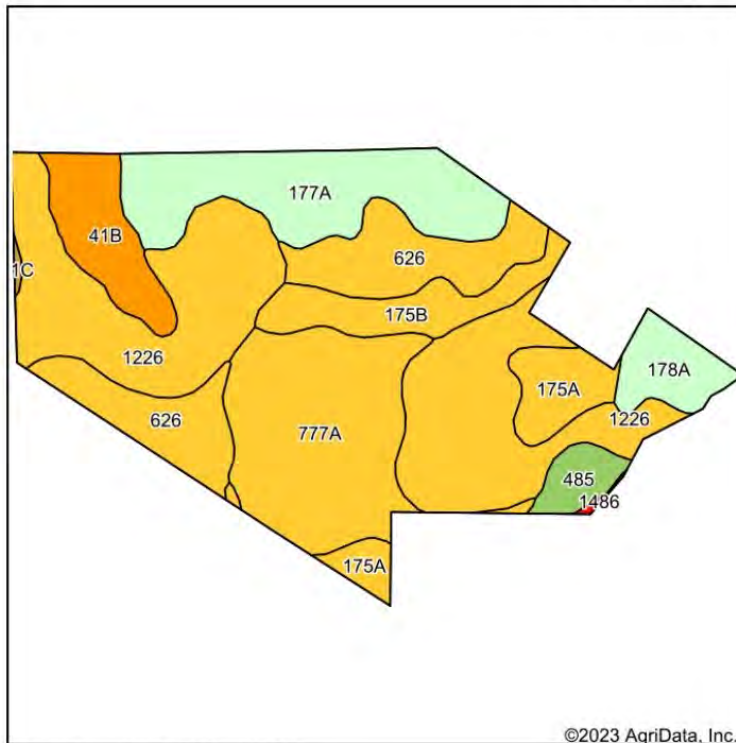
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State: **Iowa**  
County: **Linn**  
Location: **8-85N-8W**  
Township: **Washington**  
Acres: **58**  
Date: **10/26/2023**



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

Area Symbol: IA113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	18.10	31.2%		IIs		59
777A	Wapsie loam, 0 to 2 percent slopes	10.40	17.9%		IIs		55
177A	Saude loam, 0 to 2 percent slopes	8.12	14.0%		IIs		60
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.82	13.5%		IIs		53
41B	Sparta loamy sand, 2 to 5 percent slopes	3.49	6.0%		IVs	Ile	42
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.35	5.8%		IIIe		50
175A	Dickinson fine sandy loam, 0 to 2 percent slopes	3.02	5.2%		IIIs		55
178A	Waukee loam, 0 to 2 percent slopes	2.25	3.9%		IIs		69
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	1.29	2.2%		IIw		76
41C	Sparta loamy sand, 5 to 9 percent slopes	0.09	0.2%		IVs	Ile	37
1486	Spillville-Siggelkov complex, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		VIIIw		5
Weighted Average					2.24	*-	56.5

\*\*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.

## Access Easement

Access to this farm is through an easement on the northeast corner of the land.

## Comments

This is a productive Linn County farm, just west of Center Point along a hard-surfaced road.

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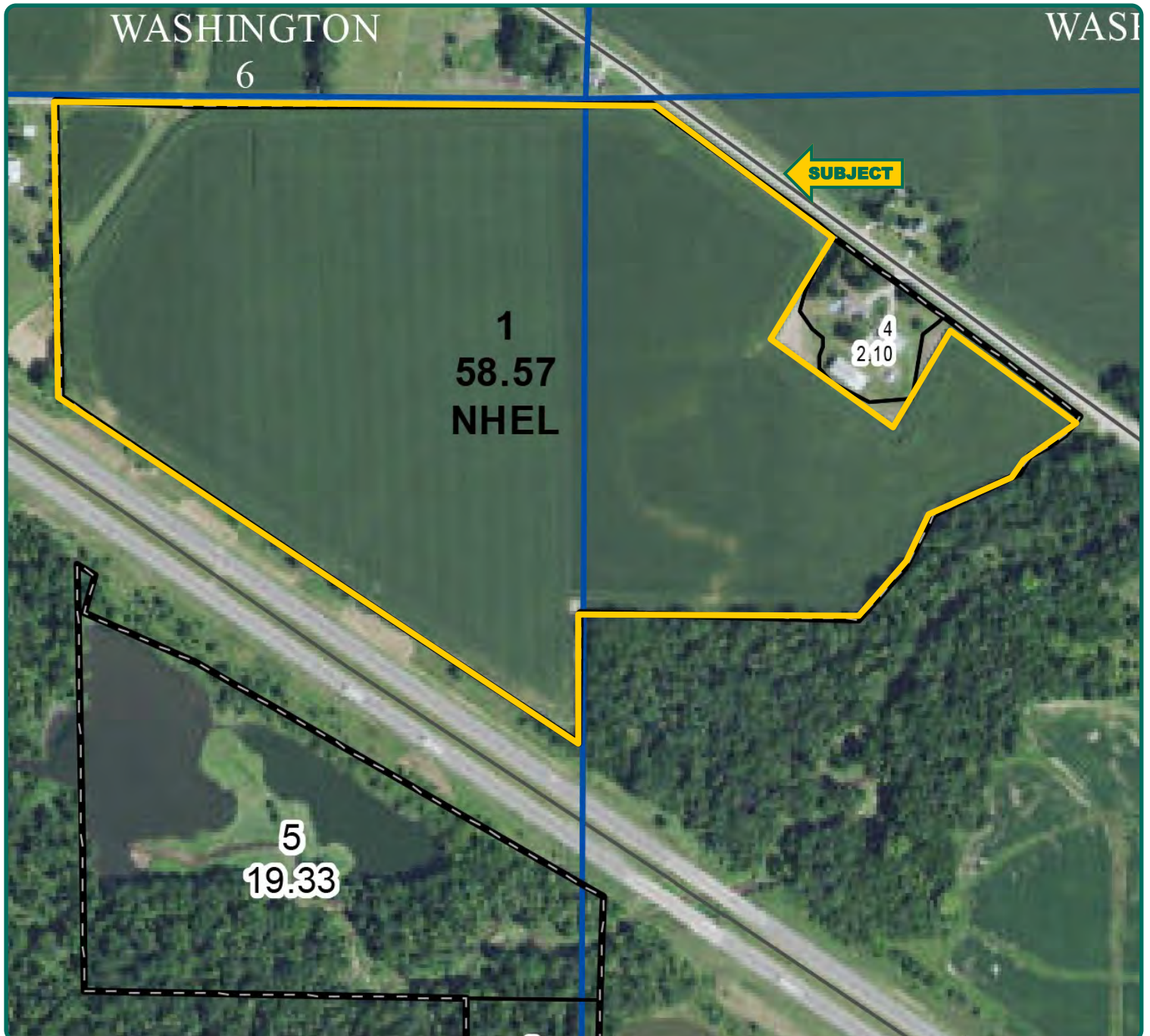
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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