

# Land For Sale

**ACREAGE:**

**41.81 Acres, m/l**

**LOCATION:**

**Linn County, IA**



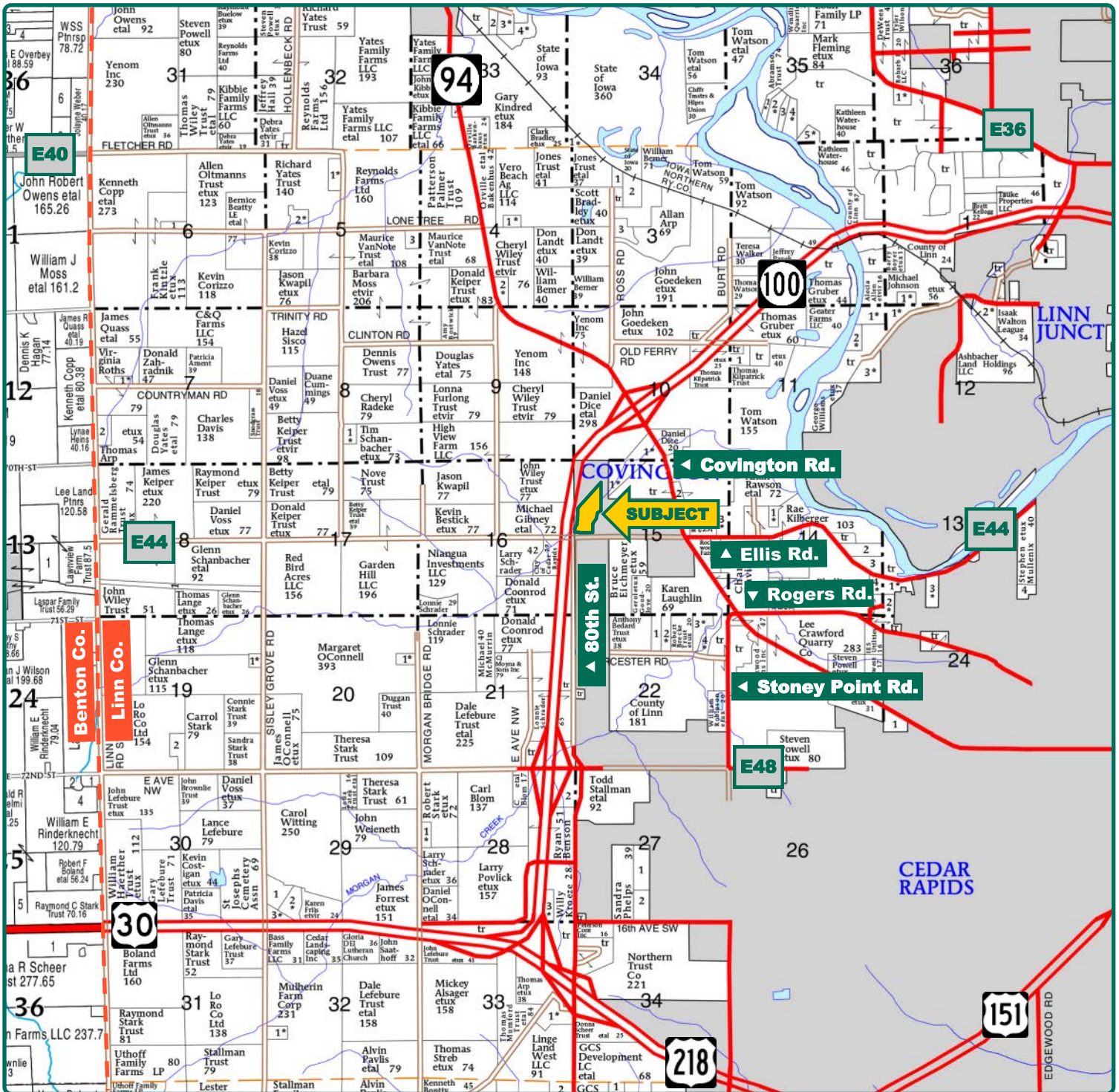
## **Property** *Key Features*

- Located within the City Limits of Cedar Rapids, Iowa
- 23.79 Est. FSA/Eff. Crop Acres with an 80.80 CSR2
- Attractive Building Site along Bike Trail and Hard-Surfaced Road

**Troy Louwagie, ALC**  
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**FSA/Eff. Crop Acres:** 23.79\*

**Corn Base Acres:** 23.79\*

**Soil Productivity:** 80.80 CSR2

*\*Acres are estimated.*

## Property Information

### 41.81 Acres, m/l

### Location

**From Cedar Rapids—Intersection of Hwy 100 & Covington Rd.:** 2 miles southeast on Covington Rd. and ¾ mile west on Ellis Rd. The property is on the north side of the road.

### Legal Description

The NW¼ of the NW¼ and the SW¼ of the NW¼, south of the railroad, EXCEPT therefrom Plat of Survey No. 1562, Plat of Survey No. 2348, old right-of-way and road, all in Section 15, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

### Price & Terms

- \$560,254.00
- \$13,400/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,358.00  
Net Taxable Acres: 41.81  
Tax per Net Taxable Acre: \$32.48  
Tax Parcel ID #s: 131522600300000 & 131525100300000

### FSA Data

Part of Farm 2251, Tract 360  
FSA/Eff. Crop Acres: 23.79\*  
Corn Base Acres: 23.79\*  
Corn PLC Yield: 136 Bu.

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

### Soil Types/Productivity

Primary soils are Atterberry, Waukee and Kenyon. CSR2 on the est. FSA/Eff. crop acres is 80.80. See soil map for detail.

### Land Description

Topography is level to gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

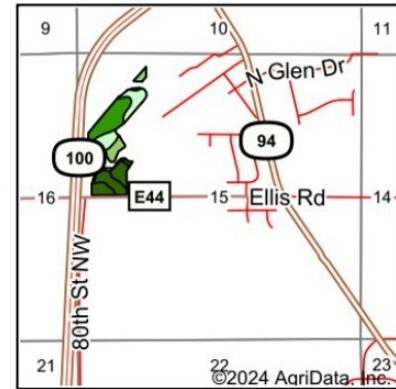
None.

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Soils data provided by USDA and NRCS.



State: Iowa  
County: Linn  
Location: 15-83N-8W  
Township: Clinton  
Acres: 23.79  
Date: 1/8/2024



Maps Provided By:  
  
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Area Symbol: IA113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	6.91	29.0%		Iw	80
178A	Waukeel loam, 0 to 2 percent slopes	5.81	24.4%		Ils	69
83B	Kenyon loam, 2 to 5 percent slopes	4.16	17.5%		Ile	90
184A	Klinger silty clay loam, 1 to 4 percent slopes	3.47	14.6%		Iw	95
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.56	10.8%		Ilw	76
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.68	2.9%		Ilw	79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.20	0.8%		Ilw	78
Weighted Average					1.56	80.8

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Septic Information

This property is located within the Cedar Rapids city limits. The Buyer would need to connect to the city water system. Cedar Rapids would allow a septic system to be installed on this property. For more information, contact the listing agent.

## Comments

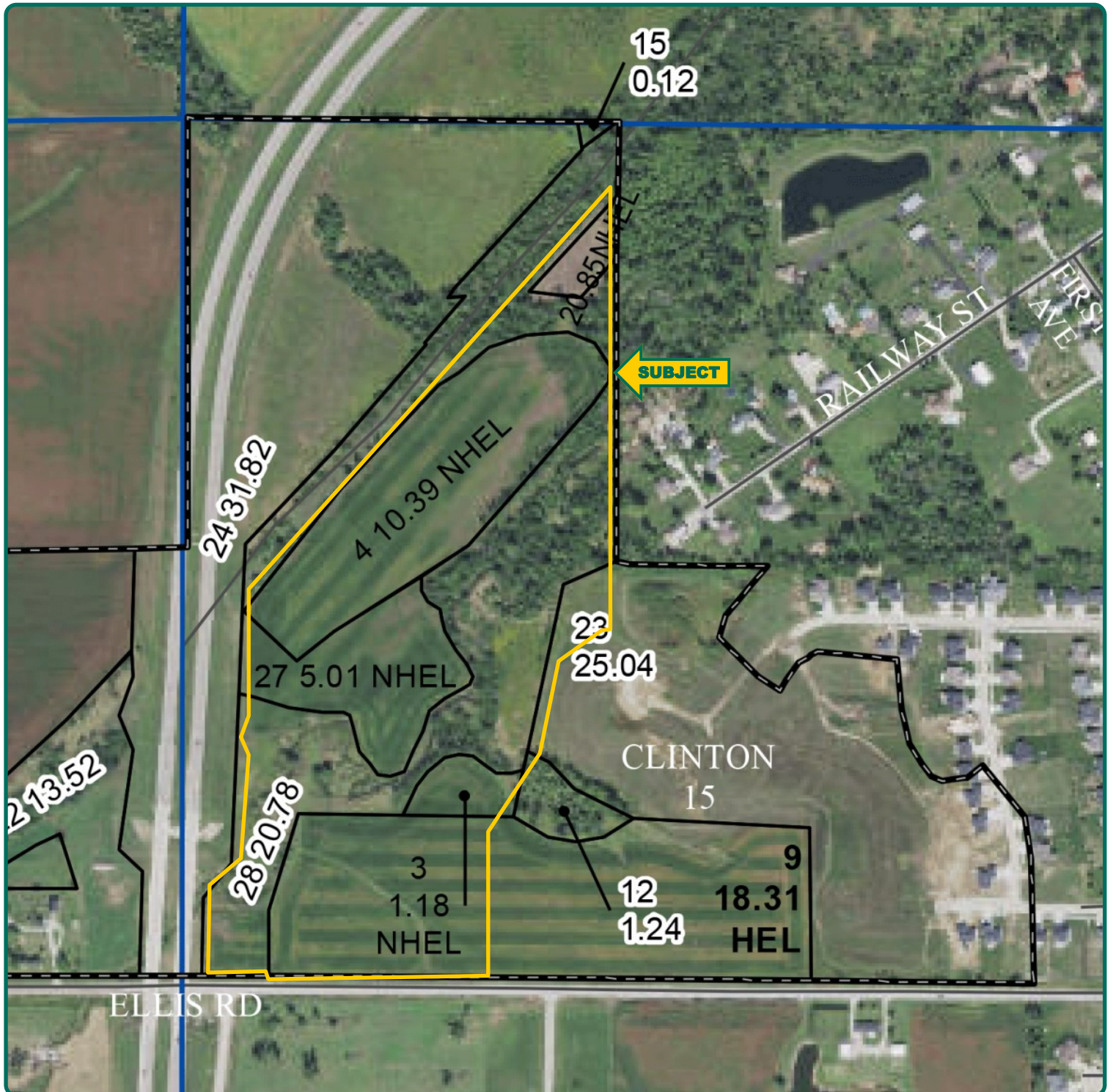
This is an attractive building site located on the west edge of Cedar Rapids, along Ellis Rd. It includes a mixture of income-producing cropland, timber and creek. A paved bike trail runs along the west and north boundaries. This is a rare opportunity to purchase a large, buildable lot within the city limits of Cedar Rapids.

*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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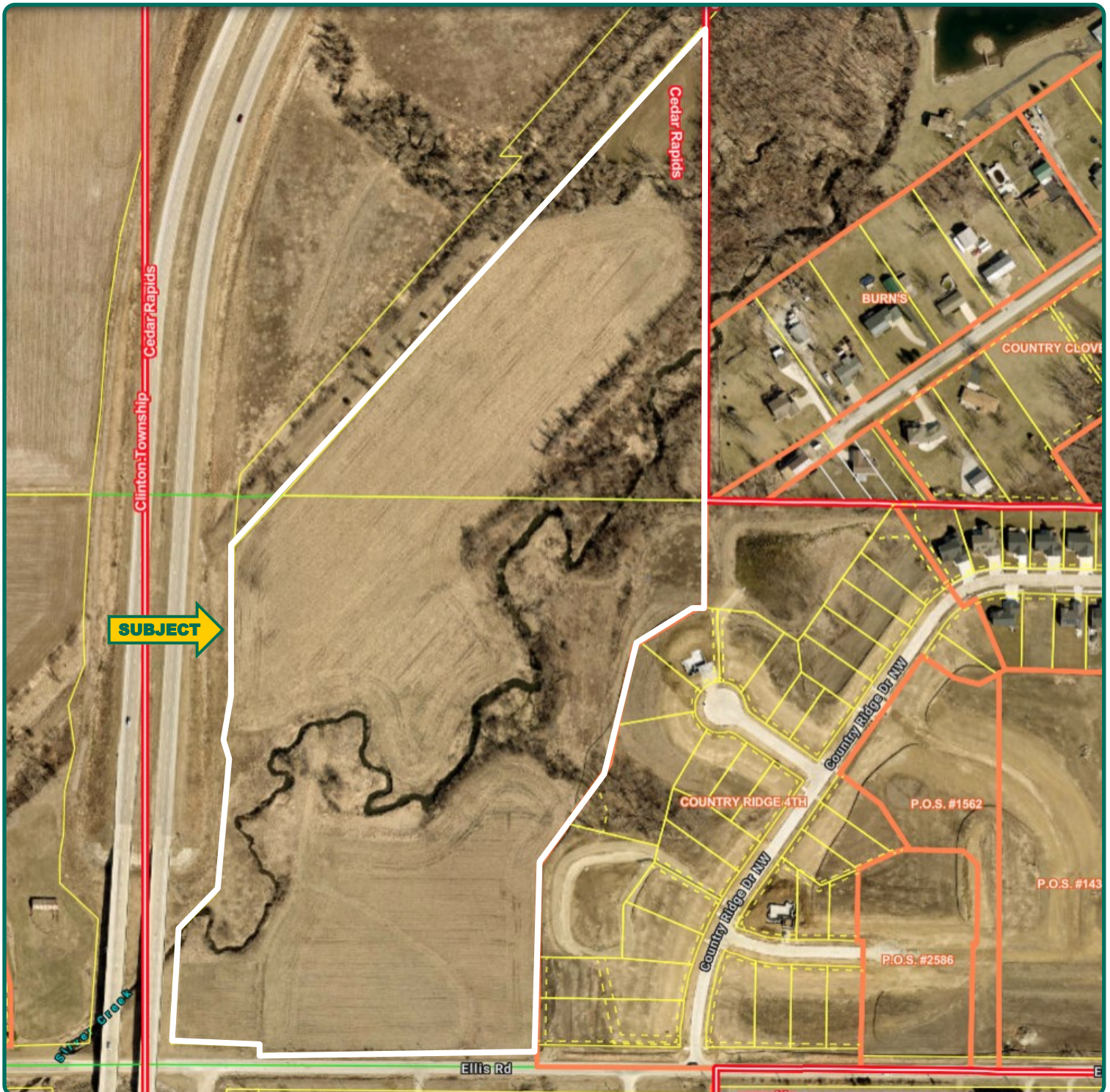




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