

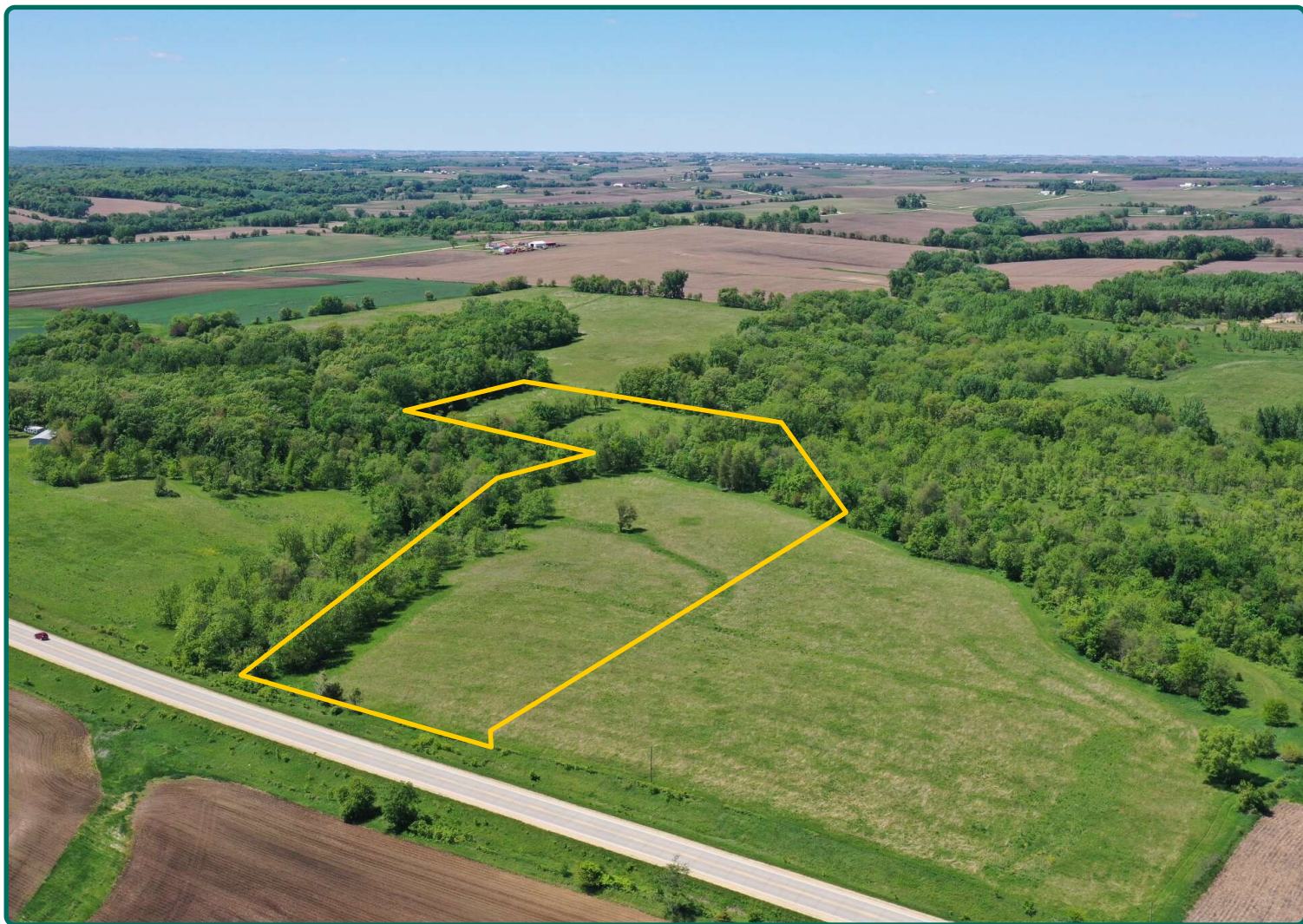
Lot For Sale

ACREAGE:

15.25 Acres, m/l

LOCATION:

Linn County, IA

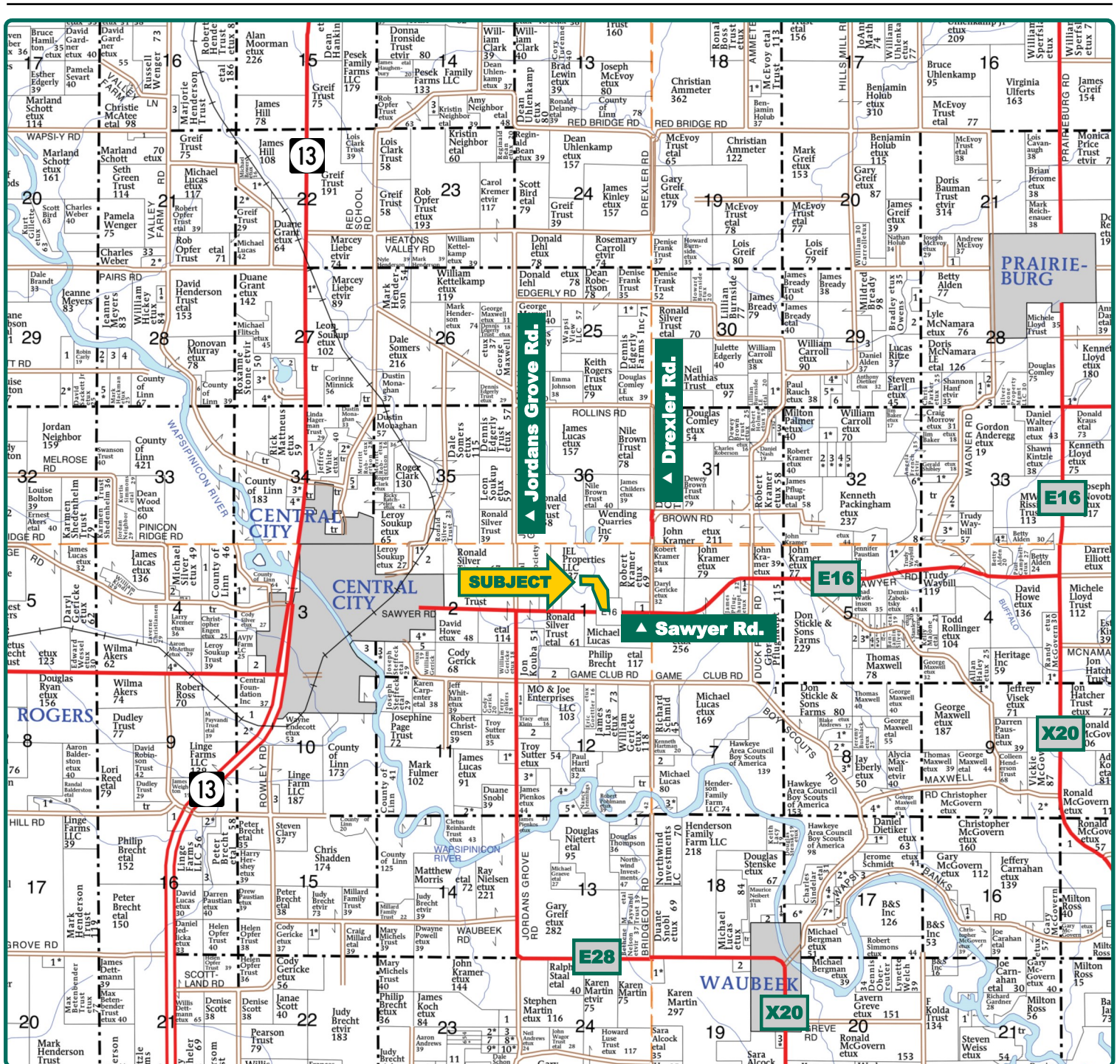


Property *Key Features*

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

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

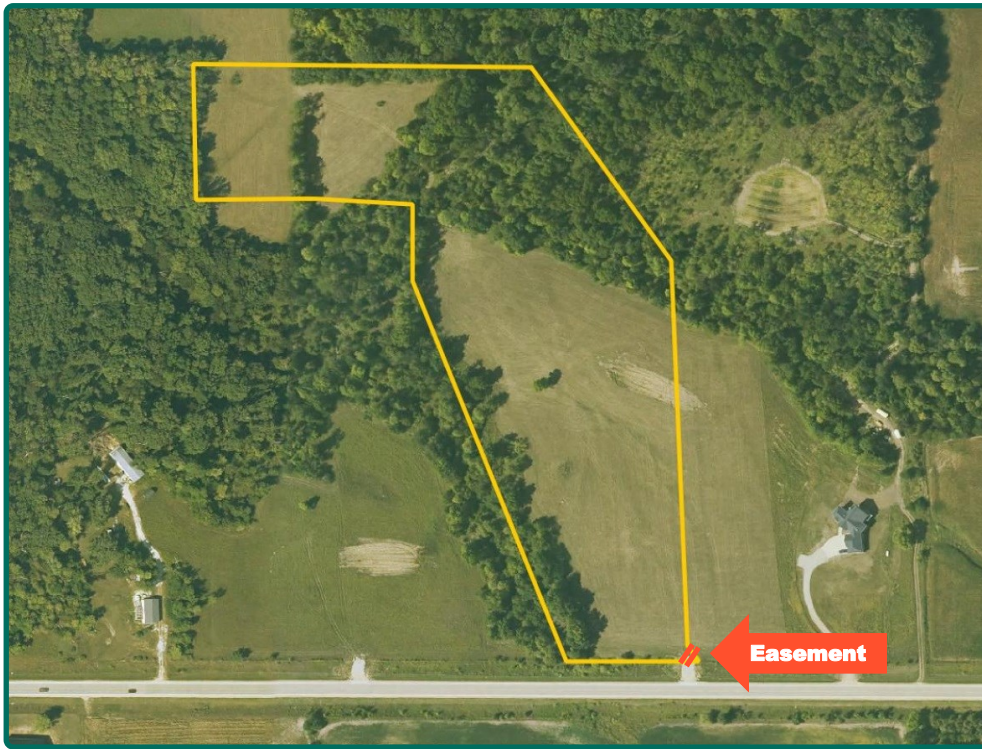
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres: 0.55*

CRP Acres: 10.78*

Soil Productivity: 32.90 CSR2

**Acres are estimated.*

Property Information

15.25 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

That part of Lot 3 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. Updated abstract to govern.

Price & Terms

- \$325,000.00
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$246.00*

Net Taxable Acres: 15.25

Tax per Net Taxable Acre: \$16.16*

Tax Parcel ID #s: Part of

070115100500000

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

FSA Data

Part of Farm 8125, Tract 12386

FSA/Eff. Crop Acres: 0.55*

CRP Acres: 10.78*

**Acres are estimated pending reconstitution of farm by the Linn County FSA office. FSA shows an estimated 0.55 FSA/Eff. crop acres which is expired CRP and is not currently being cropped.*

CRP Contracts

There are an estimated 10.78 acres* enrolled in a CP-38E-25 contract that pays \$184.49/acre - or \$1,989.00 annually* - and expires September 30, 2030.

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

Soil Types/Productivity

Primary soils are Bertram, Lamont and Chelsea. CSR2 on the estimated CRP acres is 32.90. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **1-85N-6W**
Township: **Maine**
Acres: **10.78**
Date: **2/26/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA113, Soil Area Version: 30

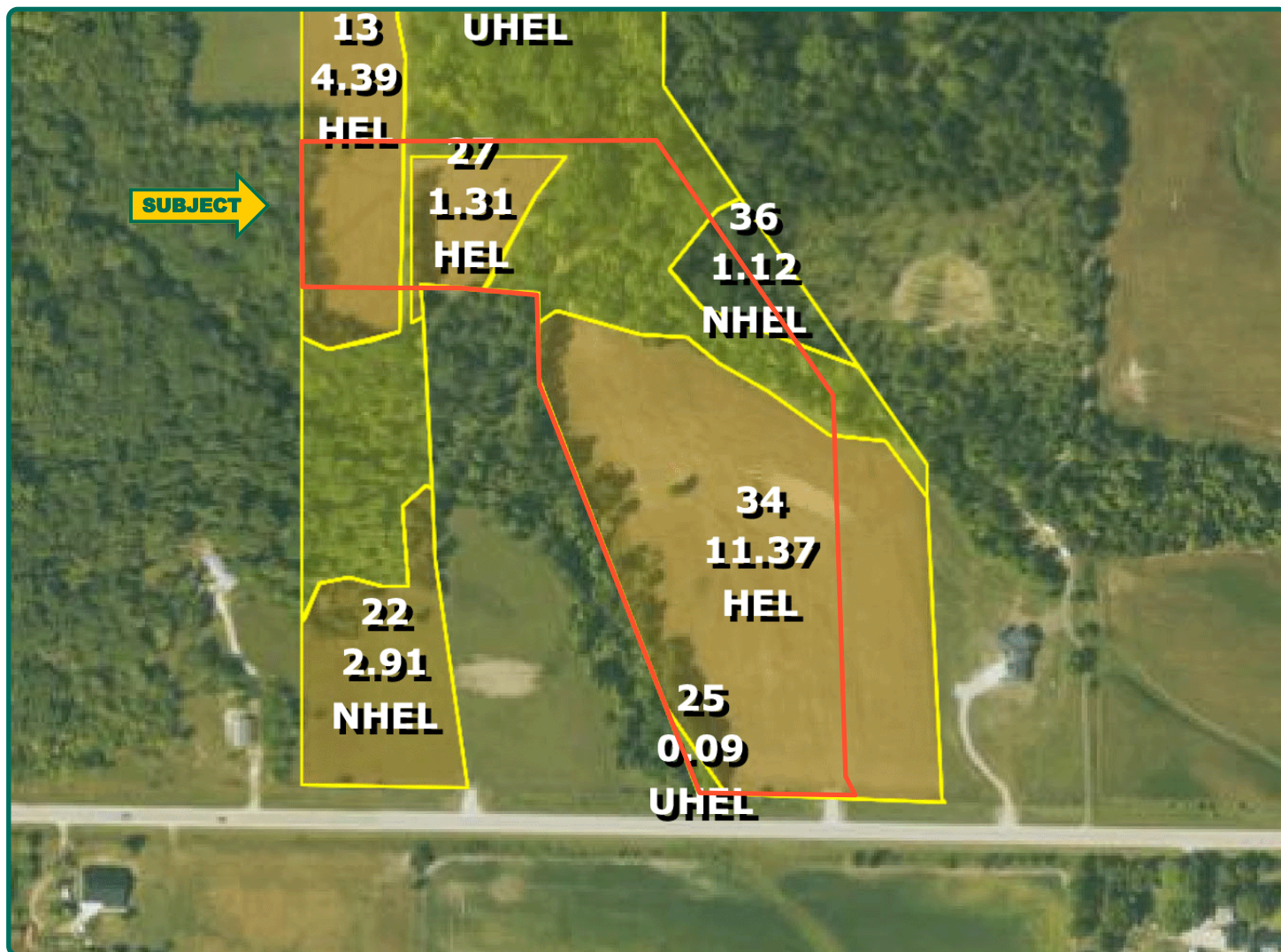
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
809C	Bertram fine sandy loam, 5 to 9 percent slopes	2.99	27.7%		IVs	34
110B	Lamont fine sandy loam, 2 to 5 percent slopes	2.50	23.2%		IIIe	52
63D	Chelsea loamy fine sand, 9 to 18 percent slopes	1.58	14.7%		VIIIs	5
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	1.24	11.5%		IIIe	42
110C	Lamont fine sandy loam, 5 to 9 percent slopes	1.10	10.2%		IIIe	47
412E	Emeline loam, 9 to 18 percent slopes	0.81	7.5%		VIIs	5
1486	Spillville-Sigglekov complex, 0 to 2 percent slopes, frequently flooded	0.46	4.3%		VIIIw	5
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.10	0.9%		IIIs	53
Weighted Average					4.29	32.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Buildings/Improvements

None.

Water & Well Information

None.

Easement

There is an access easement over the southeast corner of this property.

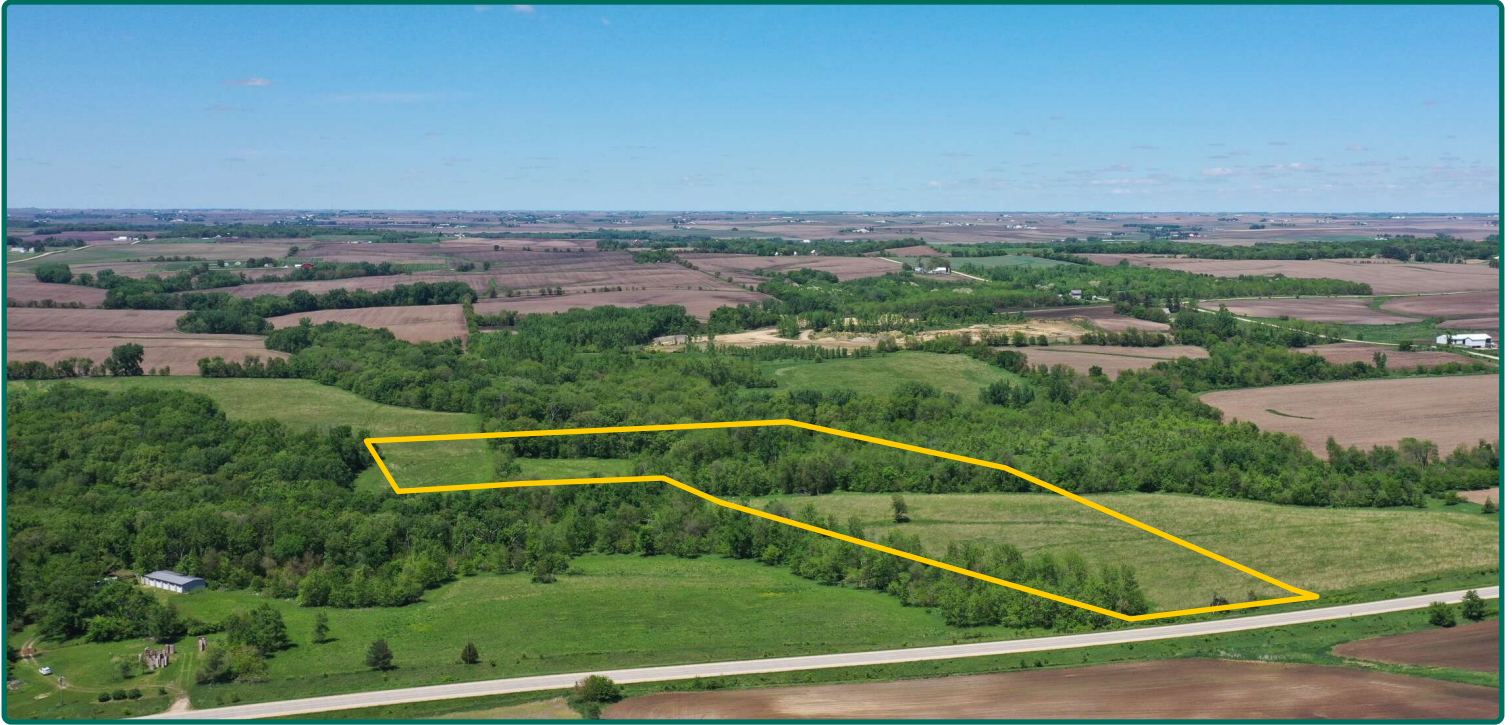
Comments

This is an attractive building site located east of Central City along a hard-surfaced road. The property 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.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag