

Land For Sale

ACREAGE:

140.71 Acres, m/l

LOCATION:

Linn County, IA

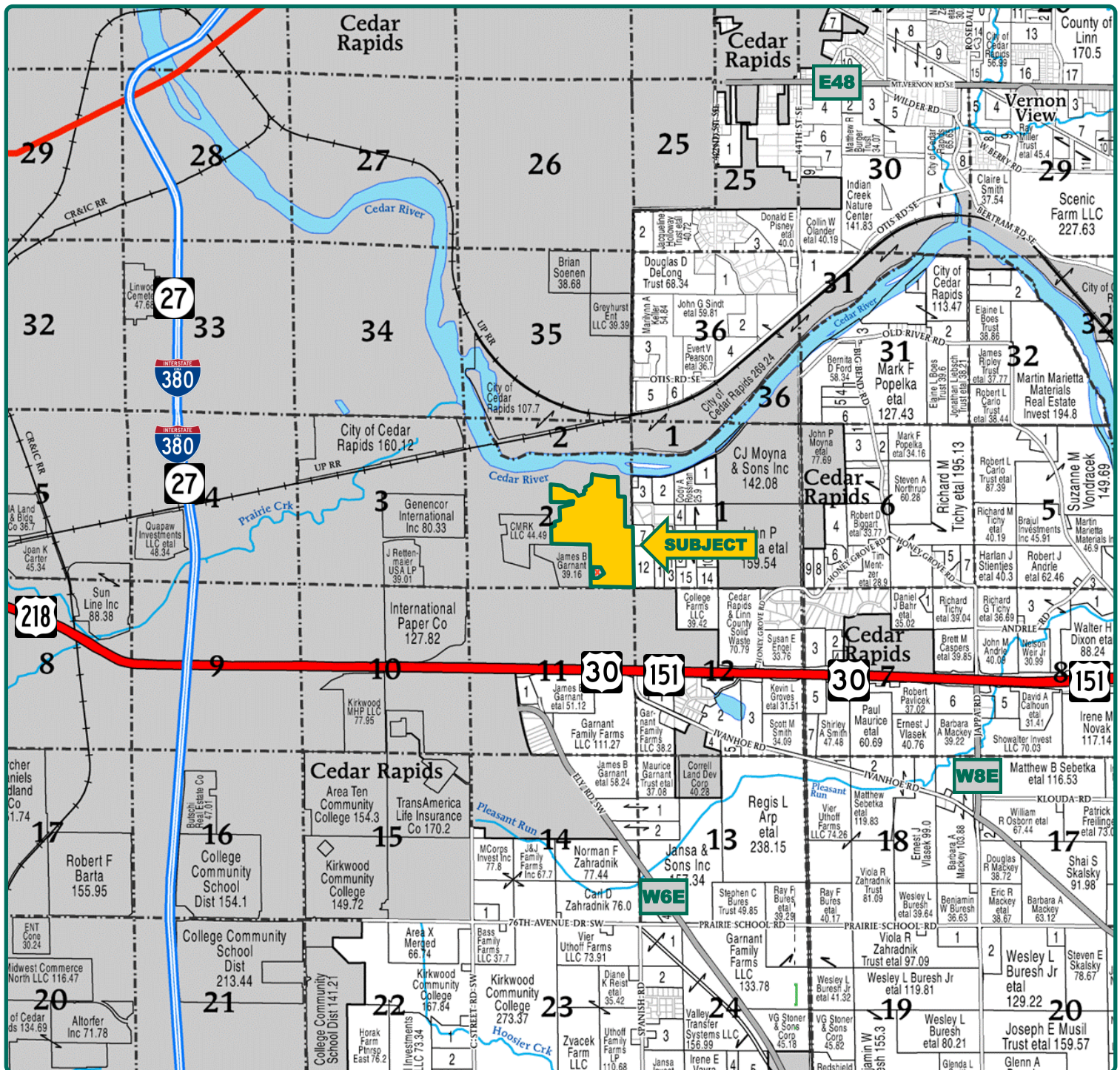


Property Key Features

- Located Within the City Limits of Cedar Rapids, Iowa, on a Paved Road
- 89.59 FSA/Eff. Crop Acres with a 60.50 CSR2
- Includes a 3-Bedroom/2-Bathroom House, Outbuildings & Pond

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FSA/Eff. Crop Acres: 89.59
Corn Base Acres: 45.00
Bean Base Acres: 7.50
Soil Productivity: 60.50 CSR2

Total Living SF: 1,337
Bedrooms: 3
Bathrooms: 2
Year Built: 1977
Address:
3261 Old River Road SW
Cedar Rapids, IA 52404

Property Information

140.71 Acres, m/l

Location

From Cedar Rapids—From Exit 245, US-30/US-151: 1 mile north on C St. SW, ¼ mile southeast on Ely Rd. SW and ¾ mile east on Old River Rd. SW. The property is located on the south side of the road.

Legal Description

All that part of the S½ NE¼, that part of the E½ SE¼, that part of the NW¼ SE¼ and the East 75' of the SW¼ SE¼; all located in Section 2, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$2,075,472.50
- \$14,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$9,730.00
Net Taxable Acres: 140.71
Tax Parcel ID #: 190215200400000, 190215200800000, 190217800400000, 190217800500000, 190210100300000, 190215200200000, 190242600400000, 190240100300000, 190245100200000 & 190247600400000

School District

College Community School District

House

There is a split-foyer home that was built in 1977. It consists of 1,337 square feet of finished living space. There are two bedrooms on the upper level and one bedroom on the lower level. There are two bathrooms, one on each level.

Buildings/Improvements

Near the house, there is a 24' by 50' steel utility building, built in 1989, and a 20' by 30' horse barn, built in 1950. In the southwest portion, there is a 30' by 40' steel utility building with a 9' by 30' lean to, built in 1977.

FSA Data

Part of Farm 337, Tract 2552

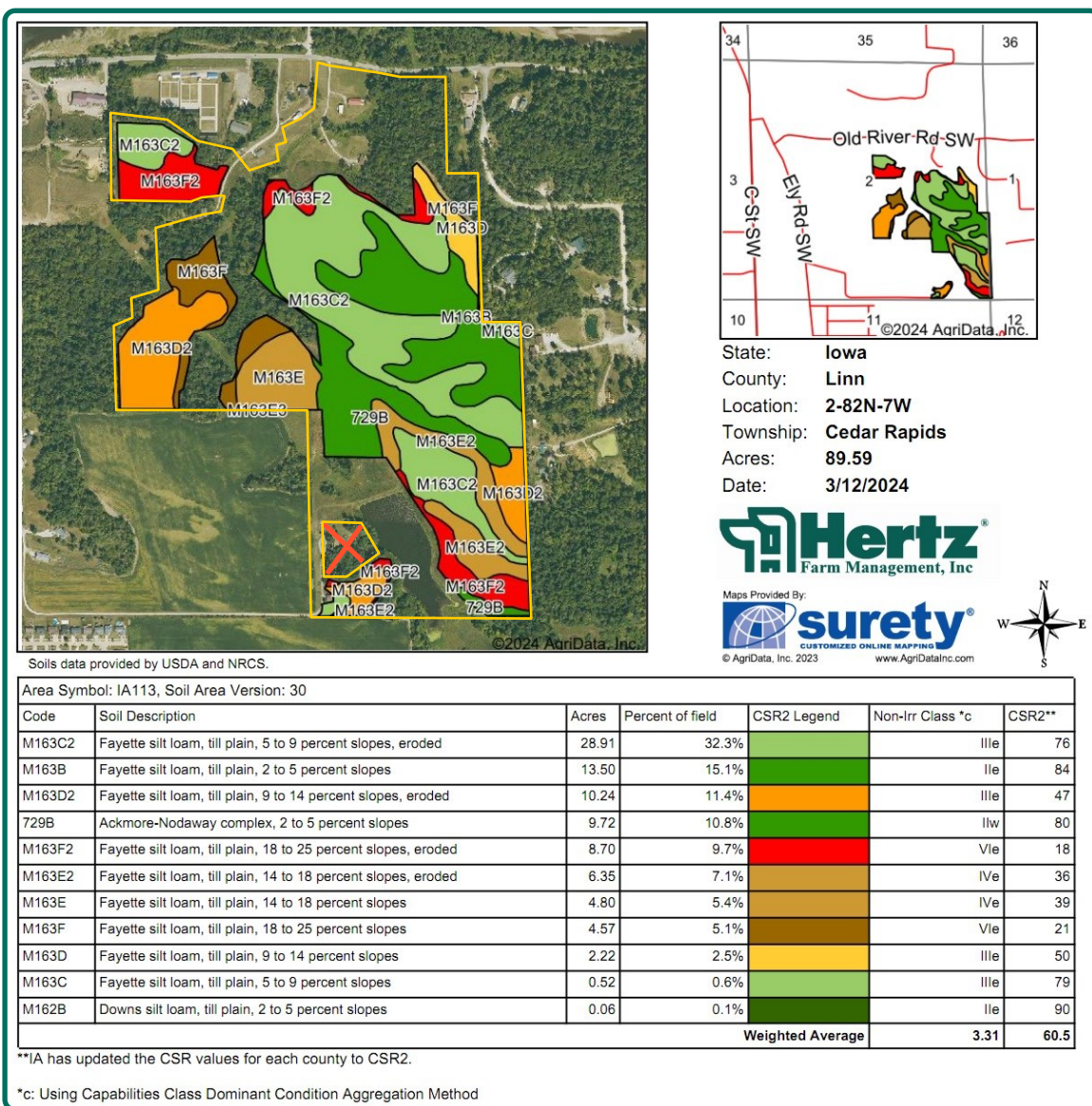
FSA/Eff. Crop Acres: 47.60
Corn Base Acres: 23.10
Corn PLC Yield: 145 Bu.
Bean Base Acres: 7.50
Bean PLC Yield: 34 Bu.

Part of Farm 6291, Tract 10724

FSA/Eff. Crop Acres: 41.99
Corn Base Acres: 21.90
Corn PLC Yield: 145 Bu.

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Soil Types/Productivity

Primary soils are Fayette and Ackmore-Nodaway. CSR2 on the FSA/Eff. crop acres is 60.50. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural.

Water & Well Information

There is a well located west of the house. This well is shared with an adjoining landowner.

Septic System

The septic is located west of the house.

LP Tank

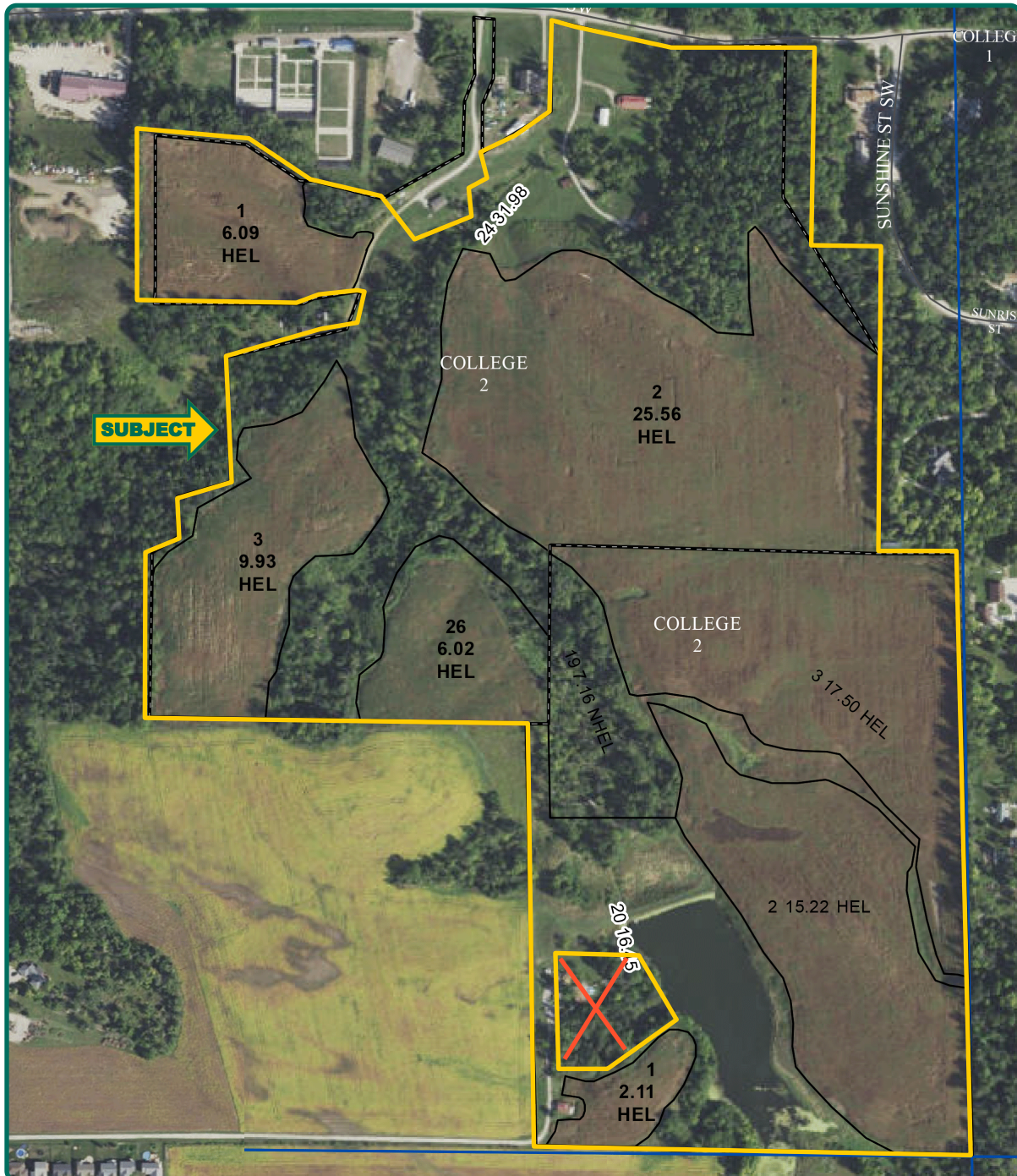
The LP tank is a rented unit.

Comments

This property is ideally located within the Cedar Rapids city limits with the potential for future development. It includes productive cropland, an attractive home and outbuildings.

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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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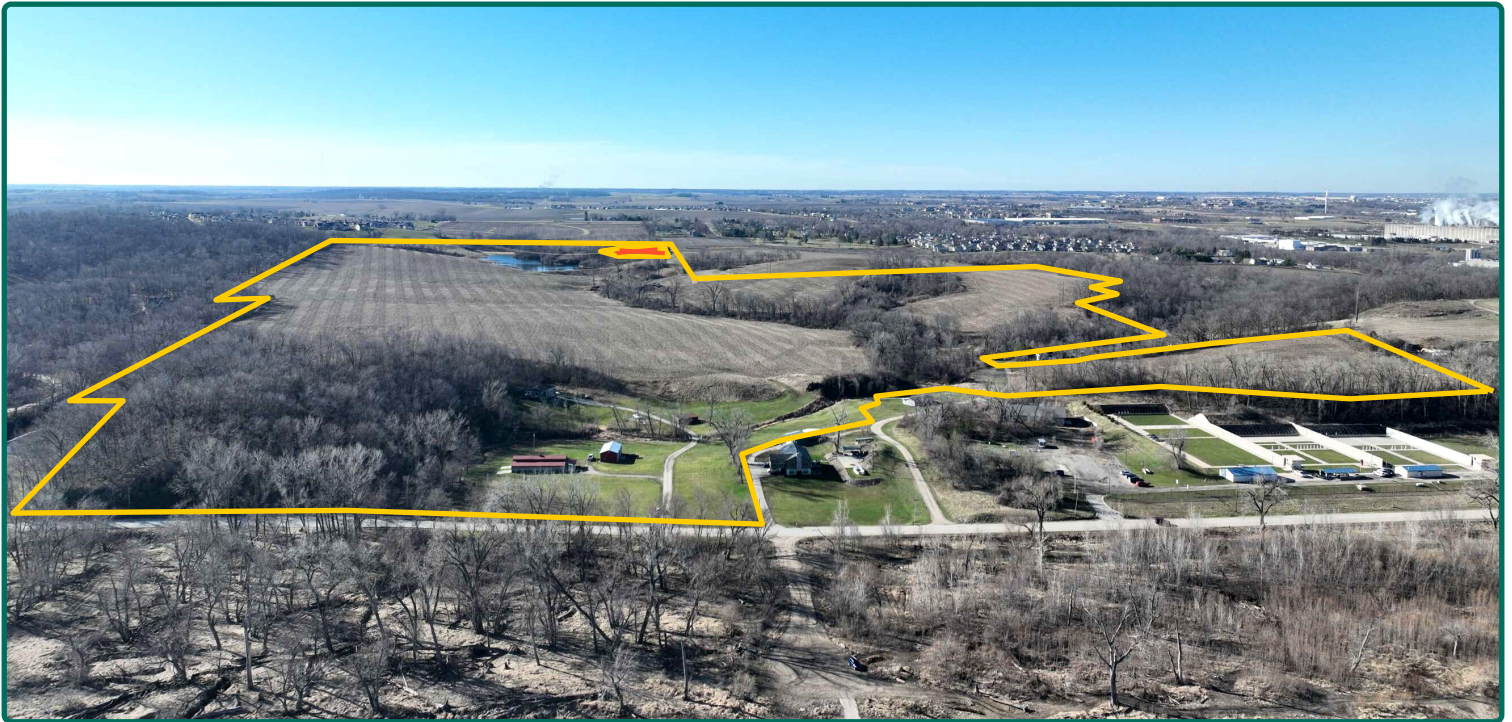
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