

Land For Sale

ACREAGE:

189.20 Acres, m/l

LOCATION:

Linn County, IA

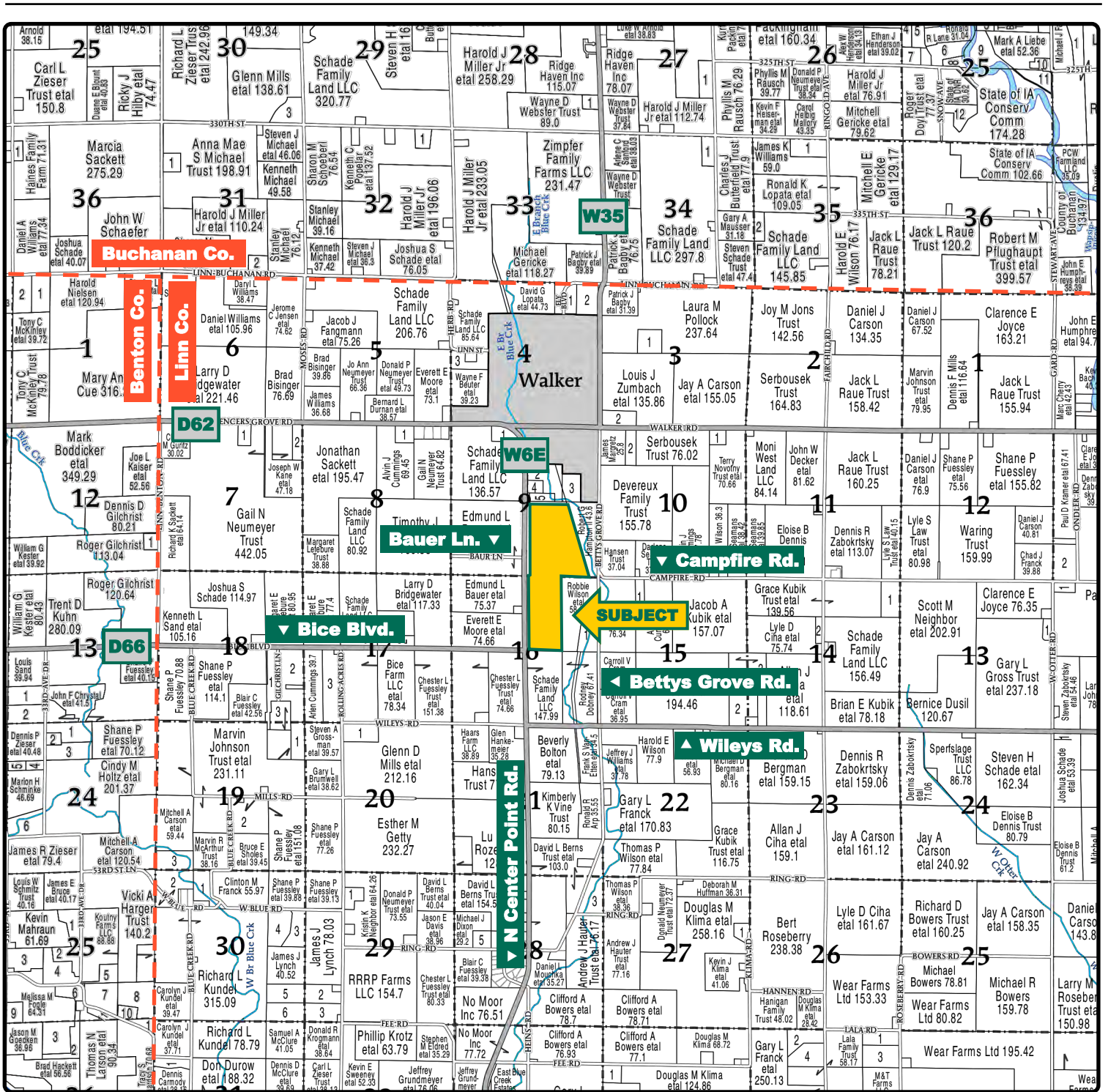


Property Key Features

- Located Just South of Walker, Iowa, on North Center Point Road
- 179.95 FSA/Eff. Crop Acres with an 81.60 CSR2
- Good-Quality Cropland on a Hard-Surfaced Road

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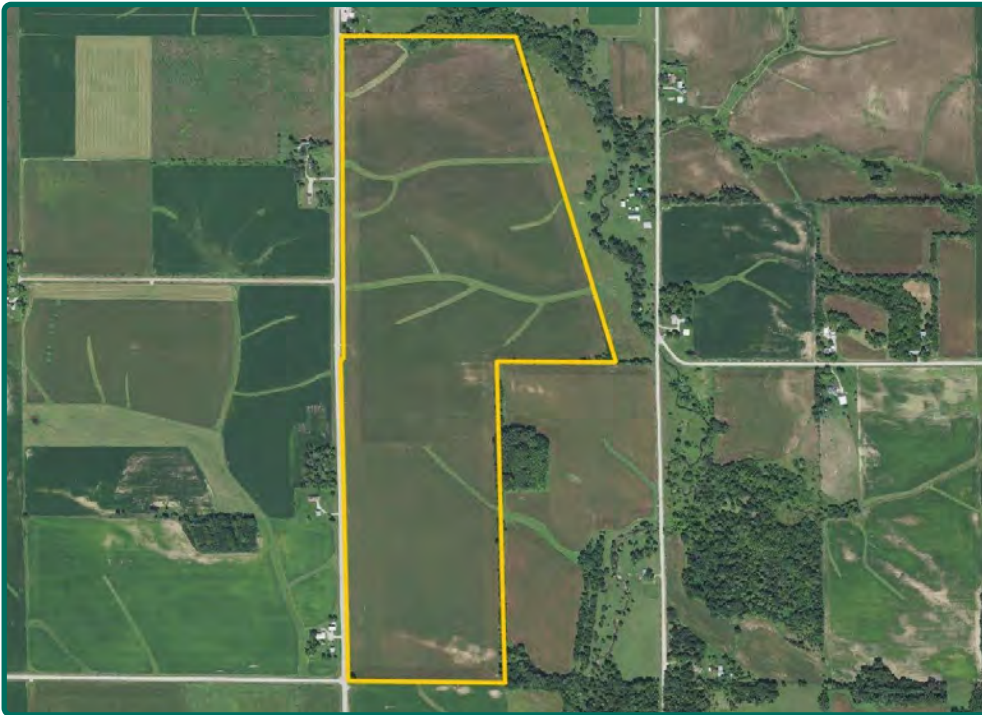
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FSA/Eff. Crop Acres:	179.95
Cert. Grass Acres:	0.94
Corn Base Acres:	108.30
Bean Base Acres:	66.50
Soil Productivity:	81.60 CSR2

Property Information

189.20 Acres, m/l

Location

From Walker: ½ mile south on N Center Point Rd. The property is on the east side of the road.

Legal Description

The W½ of the NE¼ of Section 16 and part of the SE¼ of Section 9, all in Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$2,743,400.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$7,848.00
 Net Taxable Acres: 189.20
 Tax per Net Taxable Acre: \$41.48
 Tax Parcel ID #: 040942600100000, 040940100200000, 040945100100000, 040947600200000, 041612600100000 & 041615100100000

FSA Data

Farm 4249, Tract 125
 FSA/Eff. Crop Acres: 179.95
 Certified Grass Acres: 0.94
 Corn Base Acres: 108.30
 Corn PLC Yield: 168 Bu.
 Bean Base Acres: 66.50
 Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Floyd. CSR2 on the FSA/Eff. crop acres is 81.60. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

This farm is well-tiled. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

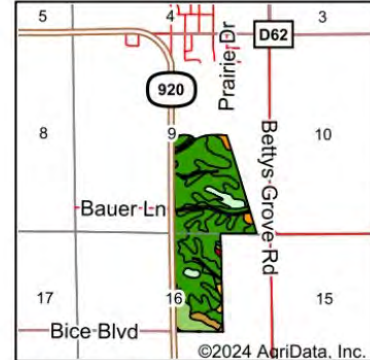
None.

Comments

This is a highly productive Linn County farm located along a hard-surfaced road.

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State: Iowa
 County: Linn
 Location: 9-86N-8W
 Township: Grant
 Acres: 179.95
 Date: 5/28/2024



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**	
83C	Kenyon loam, 5 to 9 percent slopes	68.75	38.1%			IIIe	85	
198B	Floyd loam, 1 to 4 percent slopes	37.77	21.0%			IIw	89	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	24.19	13.4%			IIIe	84	
84	Clyde silty clay loam, 0 to 3 percent slopes	12.70	7.1%			IIw	88	
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	10.81	6.0%			IIIe	70	
407B	Schley loam, 1 to 4 percent slopes	5.89	3.3%			IIw	81	
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	5.76	3.2%			IIIe	61	
41C	Sparta loamy sand, 5 to 9 percent slopes	3.72	2.1%			IVs	37	
41B	Sparta loamy sand, 2 to 5 percent slopes	3.06	1.7%			IVs	42	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.94	1.1%			IIw	87	
408B	Olin sandy loam, 2 to 5 percent slopes	1.84	1.0%			IIe	64	
408C	Olin sandy loam, 5 to 9 percent slopes	1.73	1.0%			IIe	59	
285C	Burkhardt sandy loam, 2 to 9 percent slopes	0.55	0.3%			IVs	13	
83B	Kenyon loam, 2 to 5 percent slopes	0.53	0.3%			IIe	90	
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	0.38	0.2%			IVs	33	
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	0.33	0.2%			IIIe	75	
Weighted Average						2.70	*-	81.6

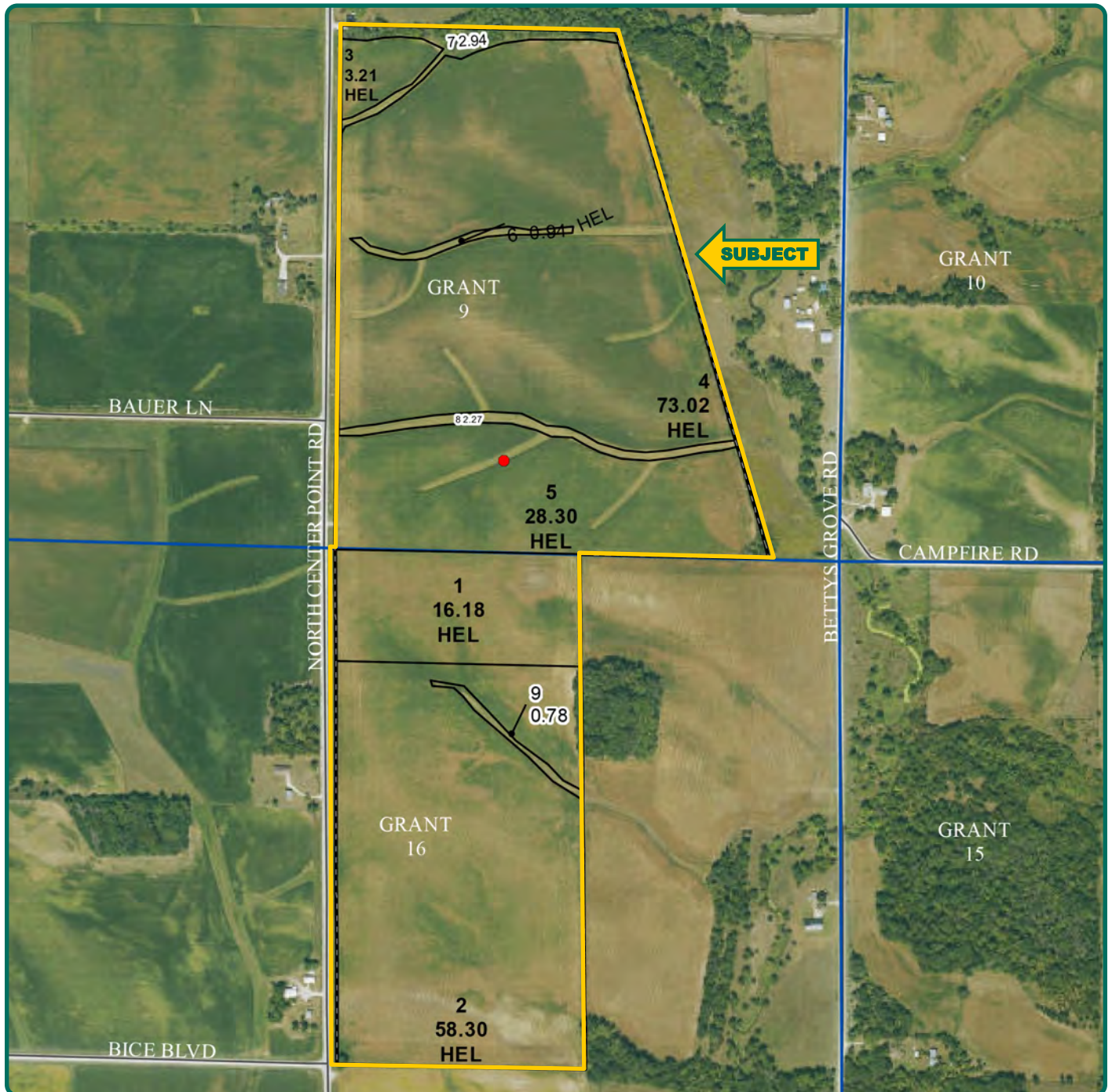
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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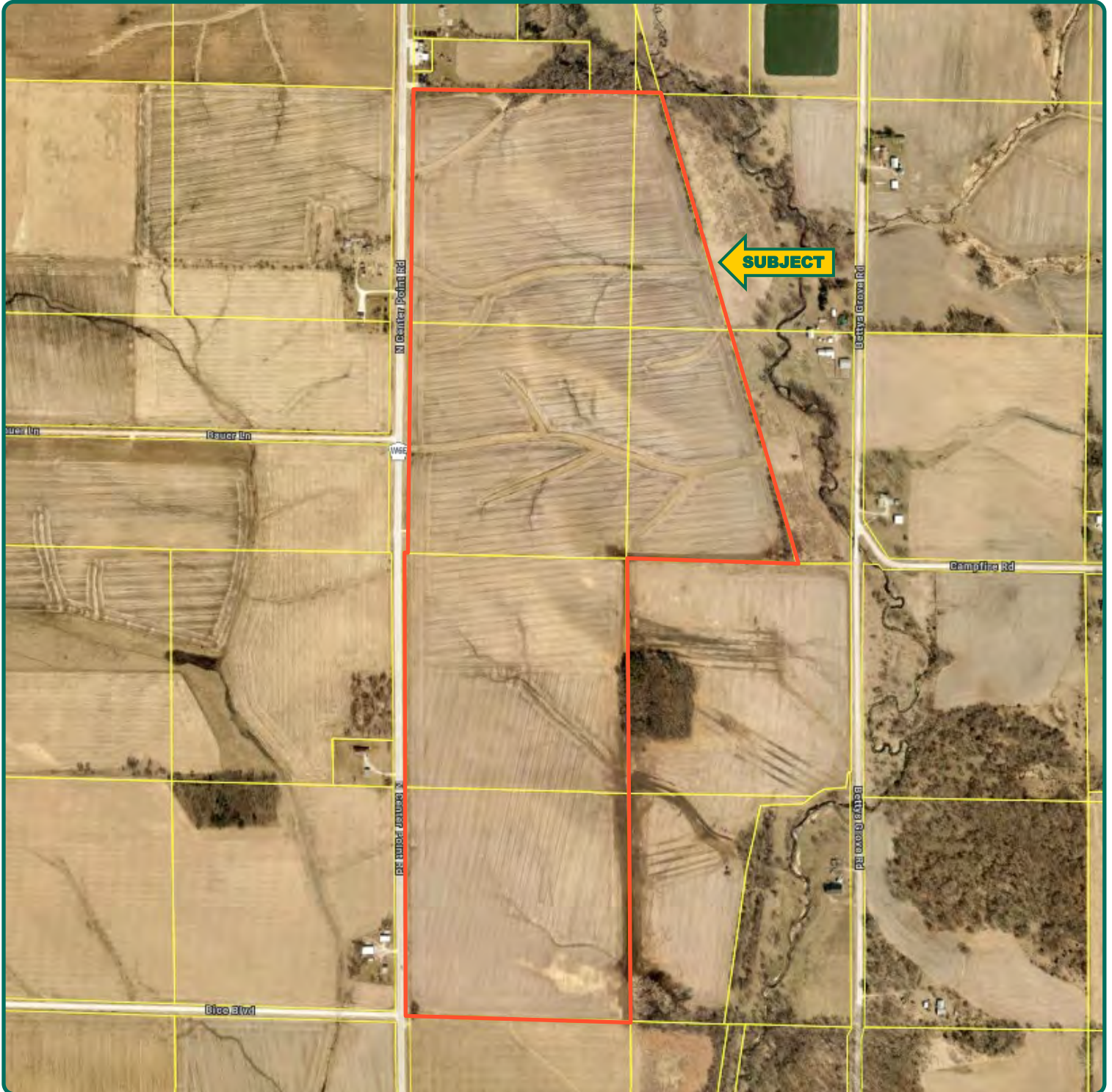
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.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