

Land For Sale

ACREAGE:

LOCATION:

189.20 Acres, m/l

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

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

REID: 010-2857-01



Plat Map

Grant Township, Linn County, IA

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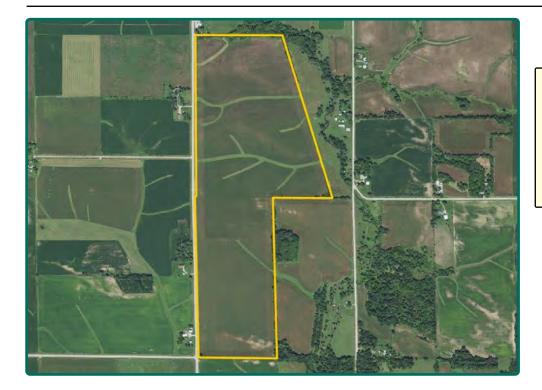
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Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



Aerial Photo

189.20 Acres, m/l



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: ¹/₂ mile south on N Center Point Rd. The property is on the east side of the road.

Legal Description

The W¹/₂ of the NE¹/₄ of Section 16 and part of the SE¹/₄ 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 PRICE REDUCED!

- \$2,743,400.00 \$2,554,200.00
- \$14,500/acre \$13,500/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 #s: 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.

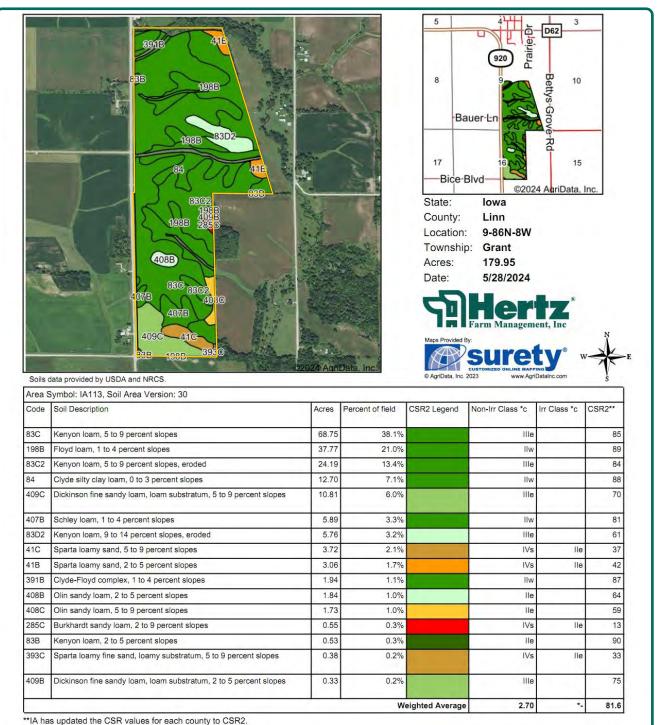
Comments

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

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Soil Map 179.95 FSA/Eff. Crop Acres

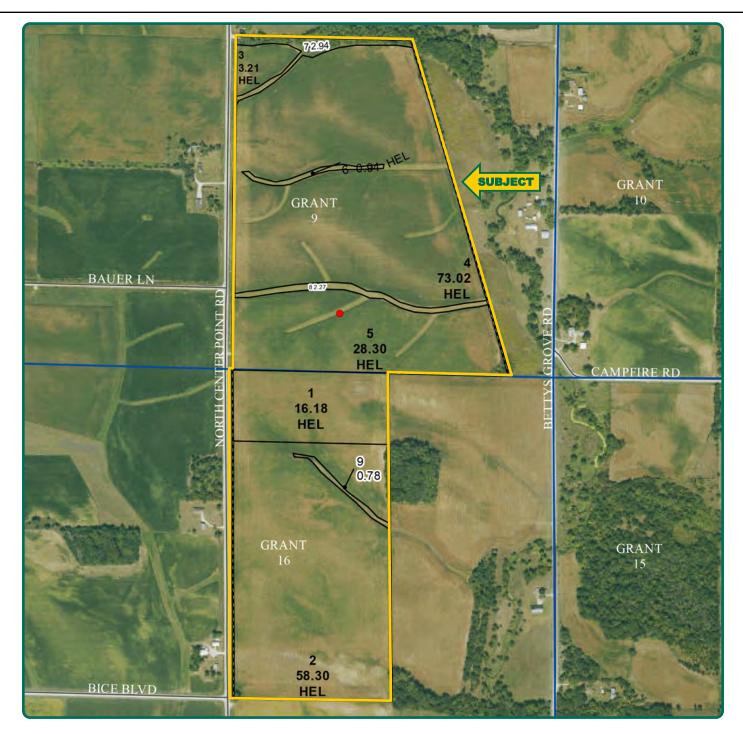


*c: Using Capabilities Class Dominant Condition Aggregation Method *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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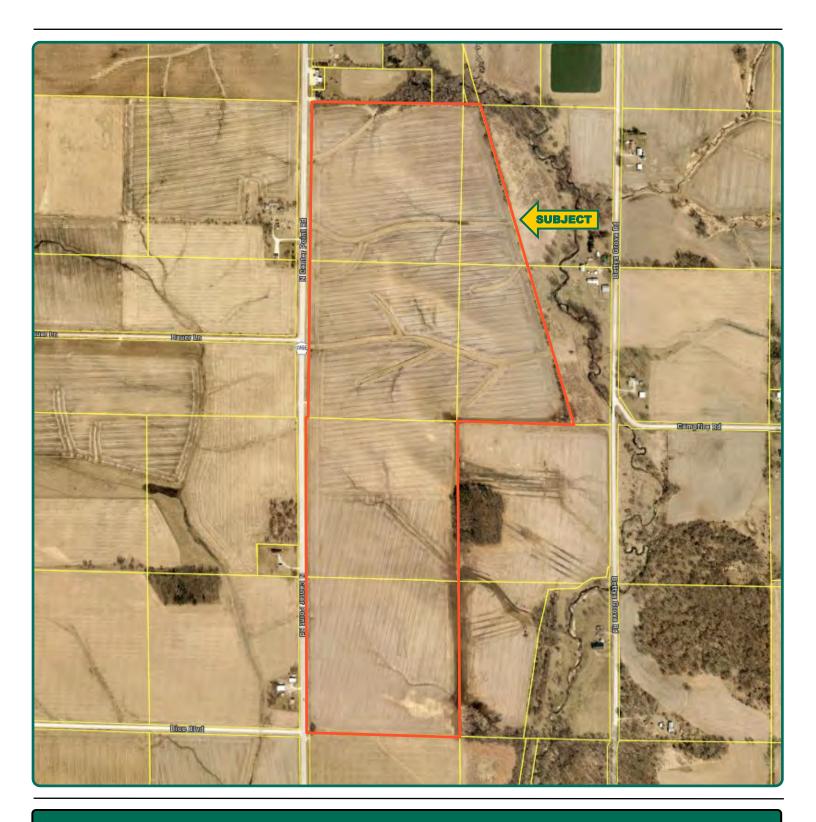
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Property Photos



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