

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

Arnold etal 194.51 □ □ preugia Zieser Zieser Trust etal 150.8 □ 150.8	149.34 30 30 30 30 30 30 30 30 30 30 30 30 30	Schade Family Land LLC 320.77	Harold J 2 8 Miller Jr etal 258.29 Wayne D Webster Trust 89.0	Live IV Anion Ridge Haven Inc 78.07 Total J retal 112.74 37.84	Phyllis M Donald P Rausch Trust etal 39.77 38.34 Kevin F Carol Heiser- Helpin	3 Mitchell	4 5 R Lenges 0.0 9 Incase 7 6 8 9 9 etal 52.38 10 2 5 State of IA 10 2 5 State of IA 10 2 5 Conserv Comm 174 28	
11 Marcia Sackett 275.29 36	Harold J Miller	Allary Jackson Marcol M	Zimpfer Family Farms LLC 231.47	Burterield Turst	James K 1 Williams 59.0 Ronald K - Lopata etal 109.05	Mitchell E 764/	Comm 174.28 State of IA Conserv Comm 102.66	uny of SET and Strand
2 1 Harold Nielsen 2 1 Harold	Jr etal 110.24 D CO. LINN:BU CHANANED Dary L Williams 38.47	Kenneth Steven J Michael 37.42 et al 36.3 Schade et al Schade	Michael Gericke etal 118.27 David G	Schade Site of Family Land Stever The Stever LLC 297.8 Trust Canadian Stever Schading Trust etal 47.	2 Schade Family Land LLC	Harold E Harold E Harold E Trust 78.21	Jack L Raue Trust 120.2 Pobert M Pflughaupt Trust etal 399.57	estewart.ave 응름품동 Buo 응문주께
Tony C McKinley etal 39.72	Daniel Williams etal 105.96 Larry D Brad	Family Family Land LLC Fangmann 206.76 Brad 75.26 Brad Vo Am Donald P Bisinger Neumer Neumer Everett E Turst Moore et al 47.37 deal	Family Hand LC 8564 UNNST 3	Parici J Bagby etal 31.39 Laura M Pollock 237.64 3 Louis J	2	Daniel J Carson 134.35	Daniel J Carson 67.52 Marvin	John E Humphre Betal 94.7
Cue \$16.	dgewater Bisinger al 221.46 76.69 62 ENCERS GROVE RD	Williams 36.68 Bernard L Durnan etal 38.57 73.1 1 1	39.23	Zumbach Jay A Carson etal 135.86 etal 155.05 2 walkertro 2 walkertro	Trust 164.83	Raue Trust 158.42	Johnson Line Trust rust etal 79.95	Marc Cherry GA etal 42.43
etal 349.29 12 Dennis D Gildnist 80.21	7 Gail N Neumeyer	Sackett etal 195.47 Schade Family Timothy J	Schade WGE Family Land LLC 4 3 Edmund L	Devereux Family 10	West Decker Land etal LLC 81.62 84.14	Jack L Raue Trust 160.25	Daniel J Shane P Carson Fuessiev etal 76.9 75.6 tal Lyle S Law, Waring 40.8 tal 40.8	Paul D Kramer etal 67.41 Conditer Rto Conditer Rto Condit
William G Kester etal 39.92 Roger Gilchrist 120 54	Trusť 442.05 Joshua S	Land LLC BULC Trust 80.92 LLC BULC BULC BULC BULC BULC BULC BULC	Edmund L Robbe		Grace Kubik	Dennis R Zabokrtsky etal 113.07	etal 80.98 159.99 Chad J Franck 39.88 Clarence E	2 Pa
Kenne Sand Louis Sand Louis Sand Children Sand Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children Children C	th L etal 16	Bice Bivd.	Moore etal 74.66	SUBJECT 76.34 Sector Laboratoria (Laboratoria) Carroll V 15	139.56 Lyle D Cina etal 75.74 1	Schade Family Land LLC 156.49	Scott M Neighbor etal 202.91 13 Gary L Gross Trust	-W-OTTER-RD- bkrtsky 46
03.94 John F Chrystal East value East value 1 John F Chrystal East value East value 2 East value Shane P Pannis P 2 Shane P 7 2 Shane P 9 3 etal 170.12	Shane P Huessley 114.1 Blair C Huessley 114.1 Blair C Fuessley 114.1 Blair C Huessley 114.1	Image: Section of the section of t	Chester L Fuester L russ etal 74.66 L Haars L Fam Hanke- L S S.89 S 35.28 Bolton C S S.64 L C L Haars Haars Hanke- S S.89 Bolton S S.28 Bolton C Hanke- L C Molton C Hanke- L C Molton C Hanke- Hanke- L C Molton C Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke- Hanke-		etal 118.61	Brian E Kubik etal 78.18	Bernice Dusil 120.67	Steven Zab etal 54
Cindy M Holtz etal 46.99 46.99 46.99 46.99		Gary L Brumweil etal 38.62 Shane P Shane P Shane P	38.89 39.28 Hans Trust 7 Tust 7 Hu Tust 7 Hu Hu Hu Hu Hu Hu Hu Hu Hu Hu Hu Hu Hu	Williams 77.9 etal Bergman tal 37.78 etal 80.16	Bergman etal 159.15 2 Allan J	Dennis R Zabokrtsky etal 159.06 3	Sperfslage Trust B6.78 Schade etal 162.34 Eloise B Dennis Trust	Joshua Schade etal 53.39
James R Zieser Michell A etal 79.4 Louis W James E Samu Buge B Vicki A 4	Marvin R B Marvin R Bruce E Trust Sholes 38.16 etal 39.45 Shane P	tal 77.26 232.27 Shane P S Donald P Berns Pruessley 1 B Normald P Trust et al etal 39.13	Roze d David L Berns Trust etal David L C David L Berns Trust etal 12 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 103.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 100.0 10	Thomas P Wilson etal 77.84 Kubik Trust etal 116.75	Ciha etal 159.1	Jay A Carson etal 161.12	Jay A 80.79 Carson 42 etal 240.92 92	Eloise B Dennis Trust 61.2
Kevin 1 Kour Trust - Mahraun 1 Kour Trust - 61.69 225 - 3 4 5	30 Bichard L	Jason E Davis Strate Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Basis Ba	Dixon tetal 23.2 5 8 8 7 199 Blair C Fuesslav	Thomas P Wison and Andrew J Trust Hauter Trust 77.16 Wison Base Andrew J Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust Trust	Bert Roseberry ^{238.38} 2	CKD CKD	Bowers Trust etal 160.25 Bowers RD 25 Bowers RD 25 Michael Bowers 78.81 Michael R	143.8
Majissa M 6 7 8 Gradin 9 64.33 10 10 10 10 10 10 10 10 10 10 10 10 10	Richard L Kundel 78.79	2 LLC 154.7 Trusteil 3 Donald R Krogmann Bal 2 Bal Donald R EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:RD EEE:	No Moor Inc 76.51 No Moor Inc 77.72 No Moor	Clifford A Bowers etal 78.71 Clifford A Bowers etal Klimä 68.72 77.1	HANNEN:RD Hanigan Douglas Family Trust 48.02 Gary L Franck 4	Wear Farms at the second secon	D	Larry M Roseber Trust eta 150.98
Brad Hackett etal 56.56 Etal 56.56	Don Durow Dennis D etal 188.32	Carl L Zieser Trust tot 29 13 Kevin E Sweeney Grundmeyer etal 26 13	Jeffrey East Blue FEE:RD	1 Douglas M Klima etal 124.86	etal 250.13	A 58.17 5 M&T Farms		Wea Forme

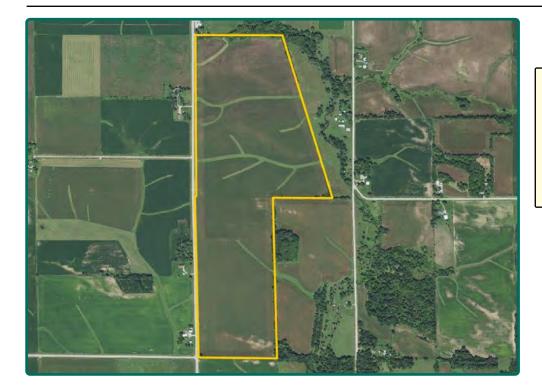
Map reproduced with permission of Farm & Home Publishers, Ltd.

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.

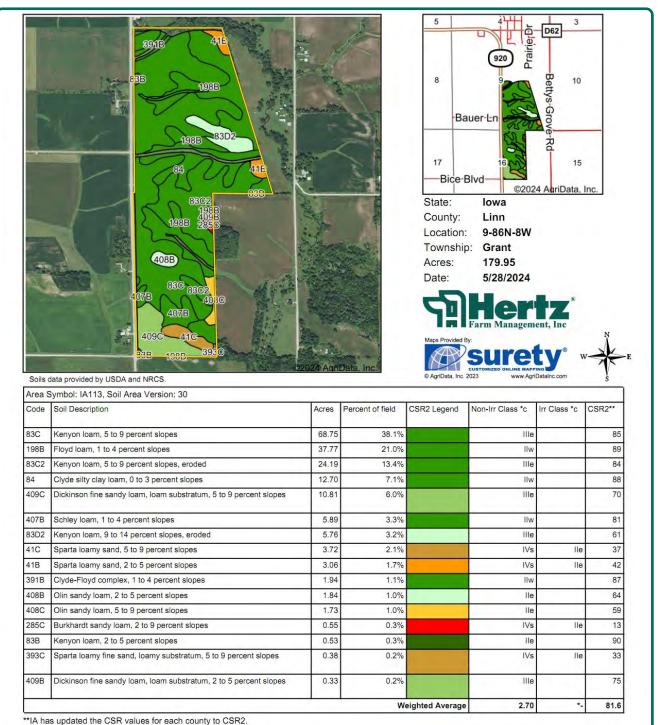
Comments

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

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



Soil Map 179.95 FSA/Eff. Crop Acres

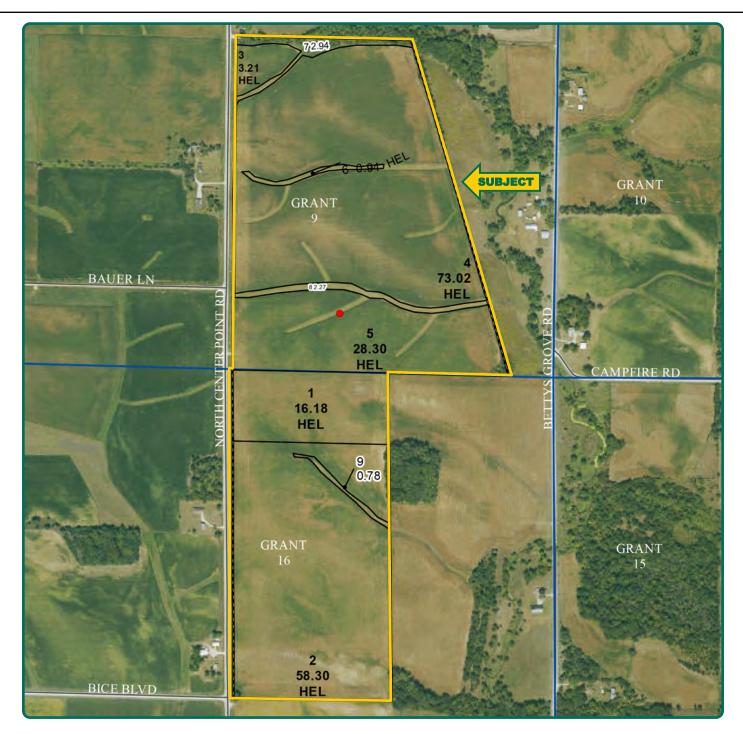


*c: Using Capabilities Class Dominant Condition Aggregation Method *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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







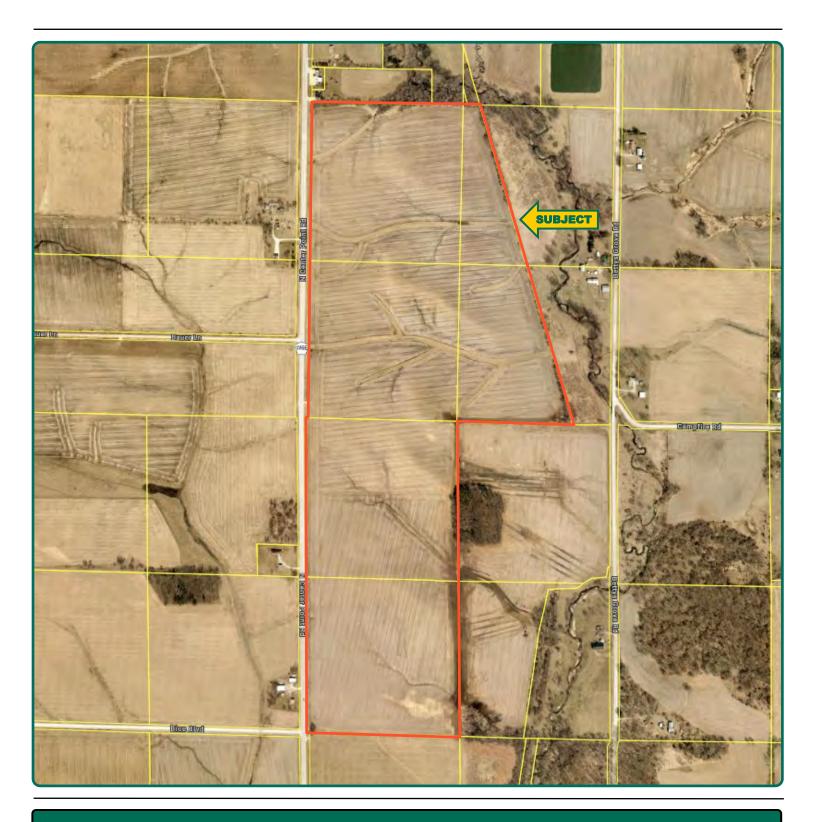
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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





189.20 Acres, m/l



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



Property Photos



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



Property Photos





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