

Land For Sale

ACREAGE:

189.20 Acres, m/l

LOCATION:

Linn County, IA

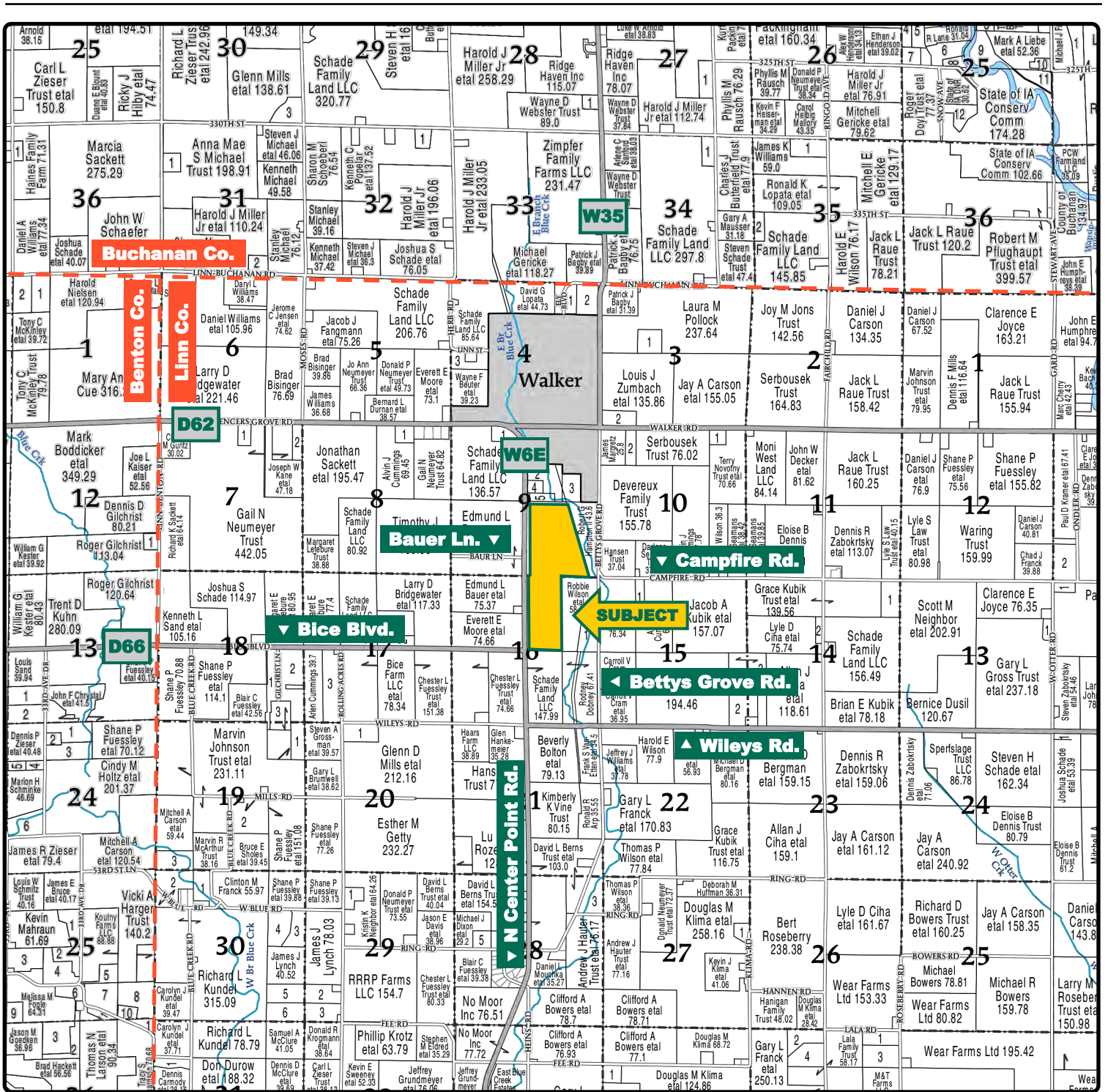


Property Key Features

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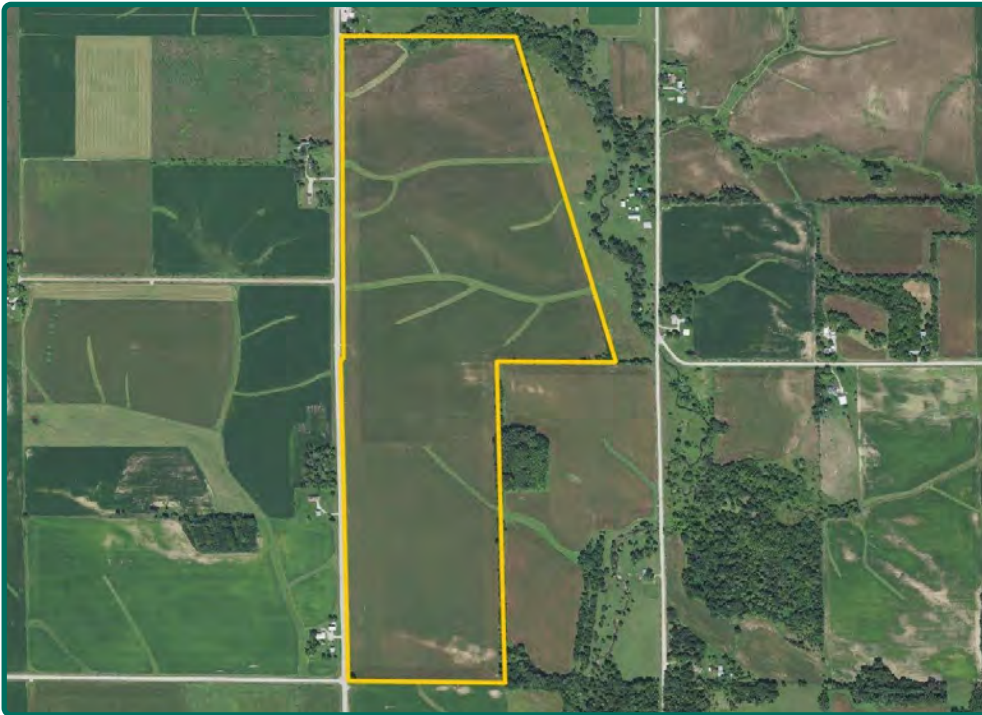
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 179.95 |
| Cert. Grass Acres: | 0.94 |
| Corn Base Acres: | 108.30 |
| Bean Base Acres: | 66.50 |
| Soil Productivity: | 81.60 CSR2 |

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

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 #: 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

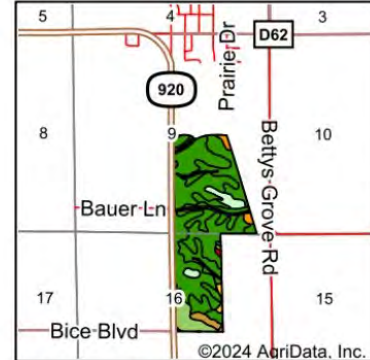
None.

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 |

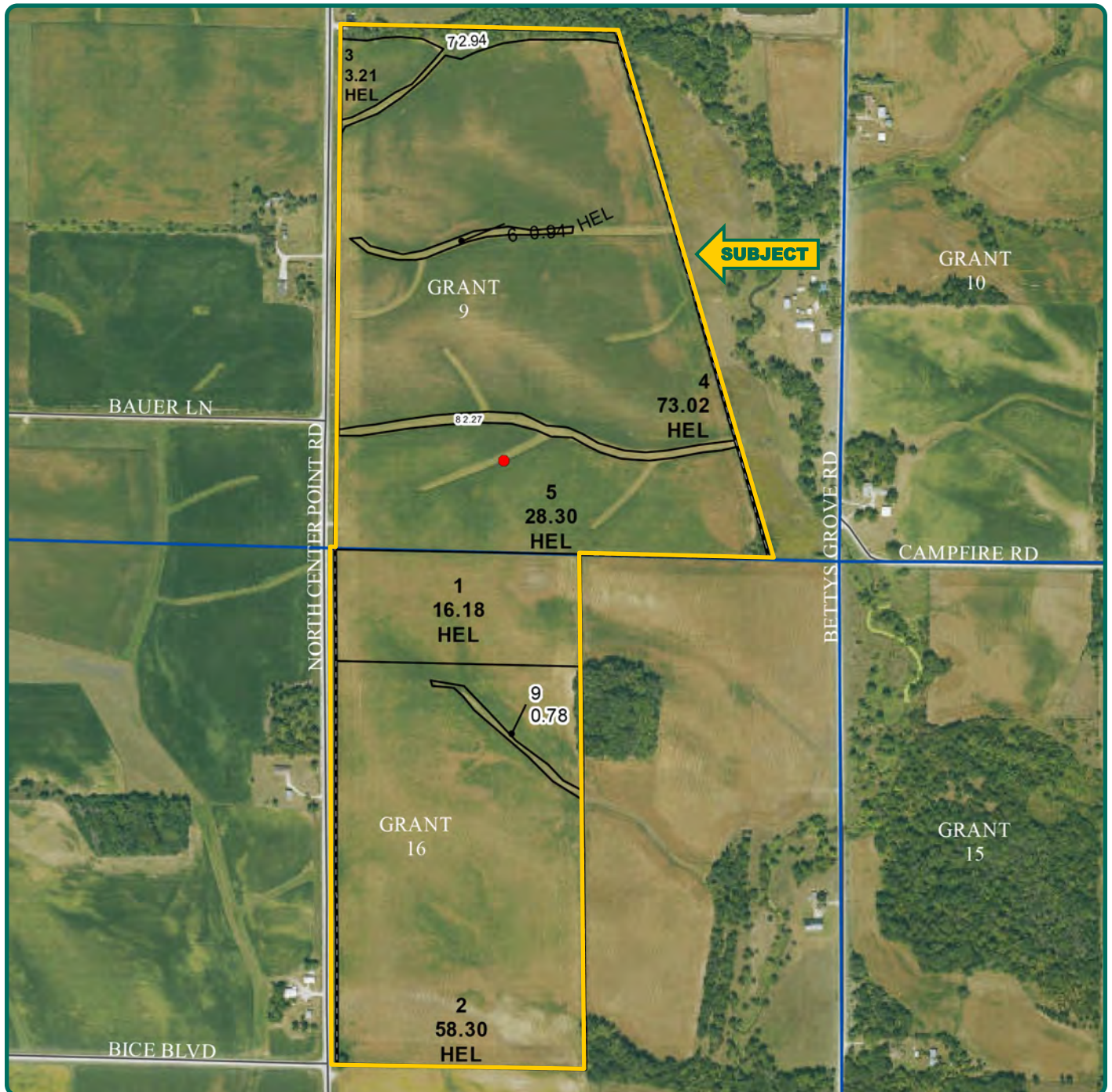
**IA has updated the CSR values for each county to CSR2.

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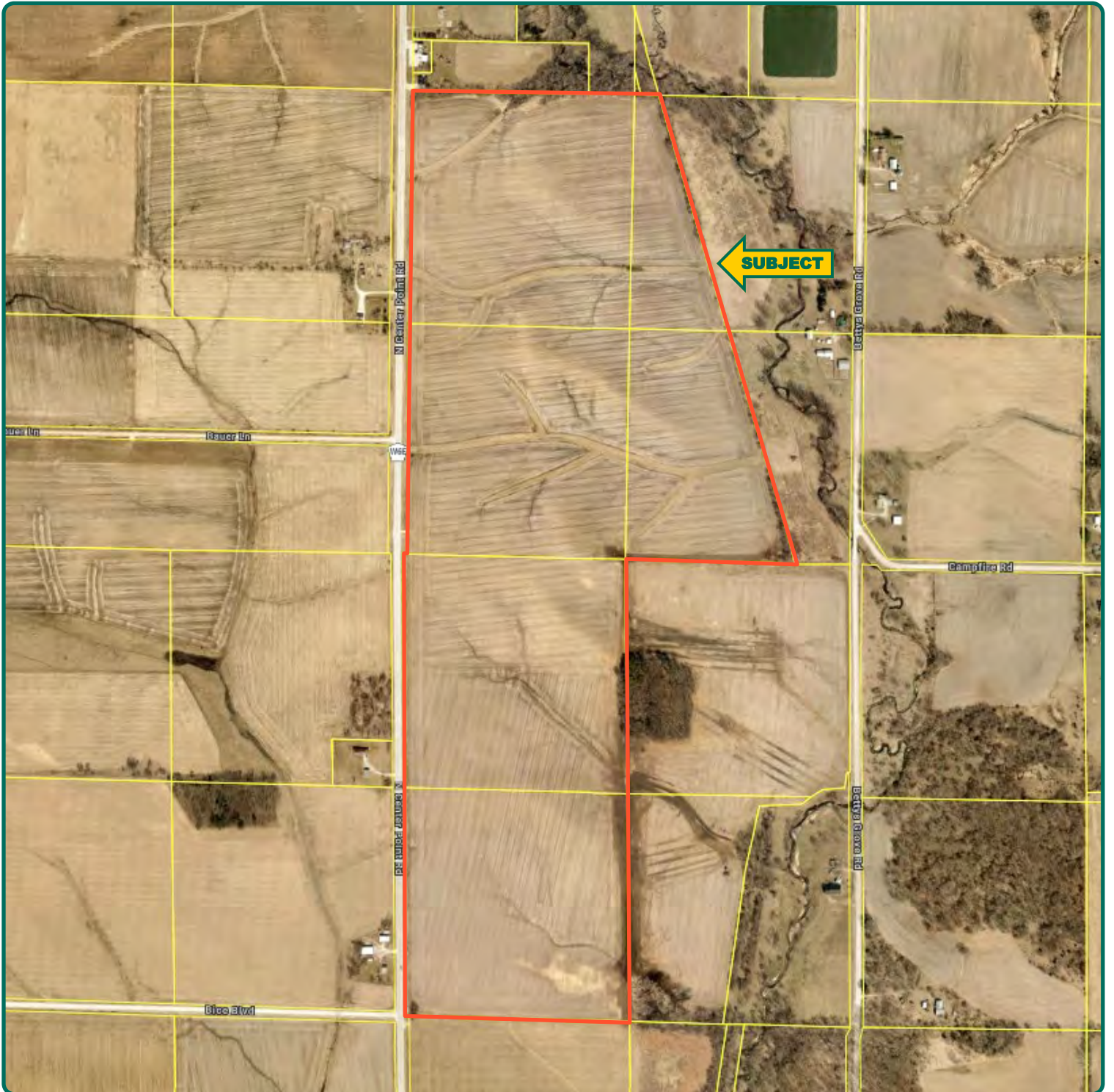
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.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