

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Linn County, IA

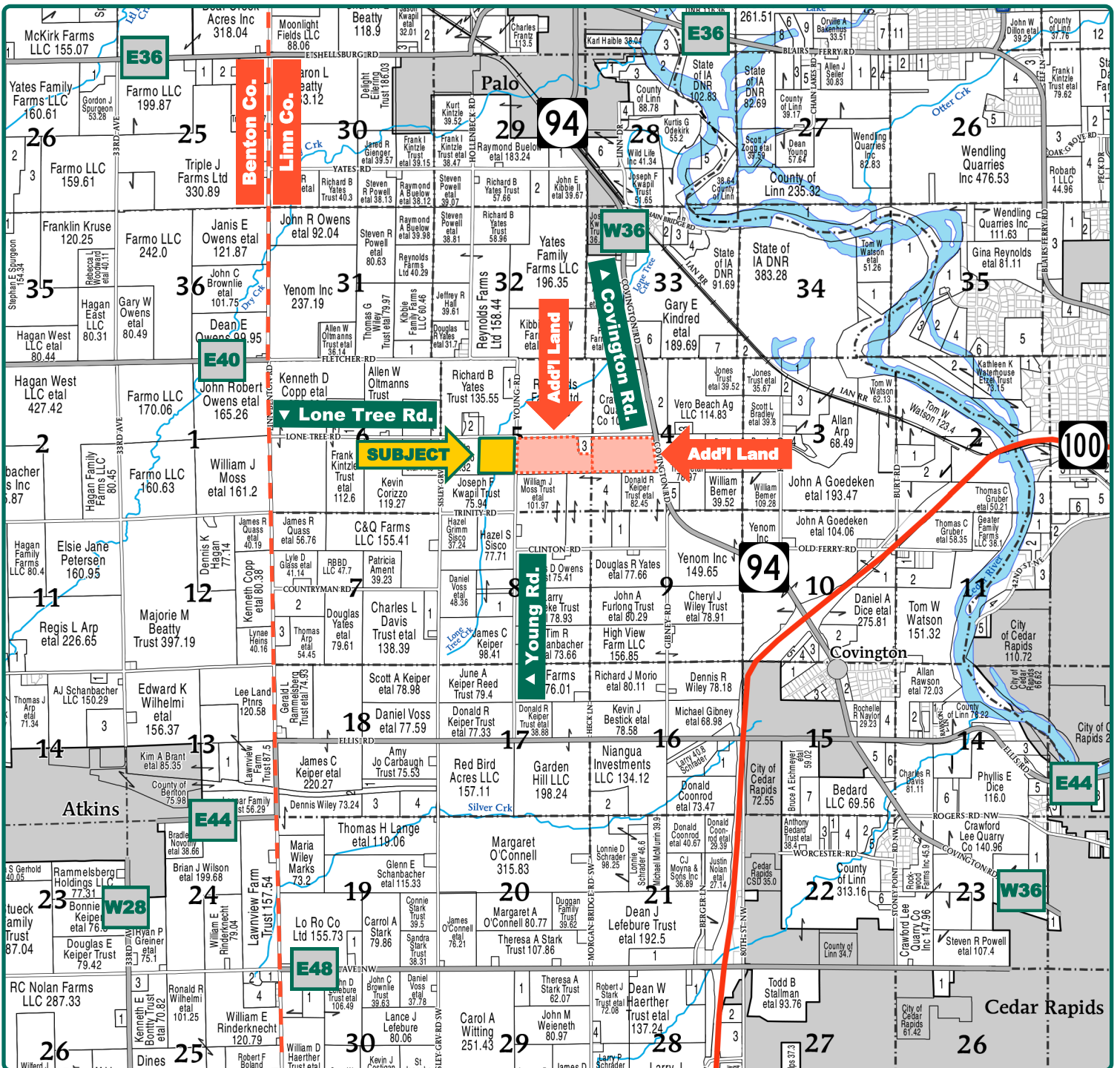


Property Key Features

- Located 3 Miles Northwest of Cedar Rapids, Iowa
- 30.58 FSA/Eff. Crop Acres with an 86.20 CSR2
- Attractive Building Site with Pasture and Creek

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	30.58
Cert. Grass Acres:	0.26
Corn Base Acres:	16.52
Bean Base Acres:	13.80
Soil Productivity:	86.20 CSR2

Property Information

40.00 Acres, m/l

Location

From Cedar Rapids: At the intersection of IA-100 and I-94/Covington Rd., head 2 miles northwest on I-94/Covington Rd. and 1 mile west on Lone Tree Rd. The property is on the southwest side of the intersection with Young Rd.

Legal Description

The NE¼ of the SW¼ of Section 5, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$490,000.00
- \$12,250/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: \$1,458.00
Gross Acres: 40.00
Net Taxable Acres: 38.00
Tax per Net Taxable Acre: \$38.37
Tax Parcel ID #: 130530100100000

FSA Data

Farm 8151, Tract 480
FSA/Eff. Crop Acres: 30.58
Certified Grass Acres: 0.26
Corn Base Acres: 16.52
Corn PLC Yield: 145 Bu.
Bean Base Acres: 13.80
Bean PLC Yield: 47 Bu.

Expired CRP Contract

The 0.26 acres shown on the FSA Map as CRP are no longer enrolled in the program and have been included in the crop acres.

Soil Types/Productivity

Primary soils are Dinsdale, Tama and Atterberry. CSR2 on the FSA/Eff. crop acres is 86.20. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Linn County farm with a mixture of productive cropland, pasture and creek. This would make an attractive building site.

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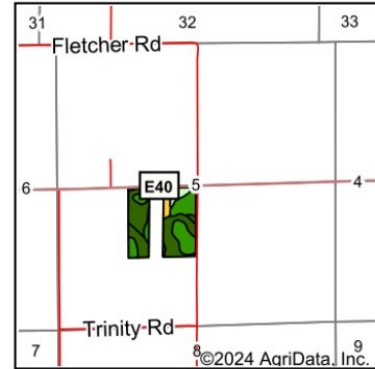
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State: Iowa
County: Linn
Location: 5-83N-8W
Township: Clinton
Acres: 30.58
Date: 8/7/2024



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	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.14	29.9%		Ile	94
T120A	Tama silty clay loam, terrace, 0 to 2 percent slopes	5.34	17.5%		I	100
T291A	Atterberry silt loam, terrace, 0 to 2 percent slopes	5.26	17.2%		Iw	80
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.35	14.2%		IIle	84
350A	Waukegan silt loam, 0 to 2 percent slopes	1.85	6.0%		IIIs	60
350B	Waukegan silt loam, 2 to 5 percent slopes	1.69	5.5%		Ile	55
83C	Kenyon loam, 5 to 9 percent slopes	1.38	4.5%		IIIe	85
11B	Colo-Ely complex, 0 to 5 percent slopes	1.09	3.6%		IIW	86
184A	Klinger silty clay loam, 1 to 4 percent slopes	0.34	1.1%		Iw	95
178B	Waukee loam, 2 to 5 percent slopes	0.14	0.5%		IIIs	64
Weighted Average					1.83	86.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Additional Land for Sale

Seller has two additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.

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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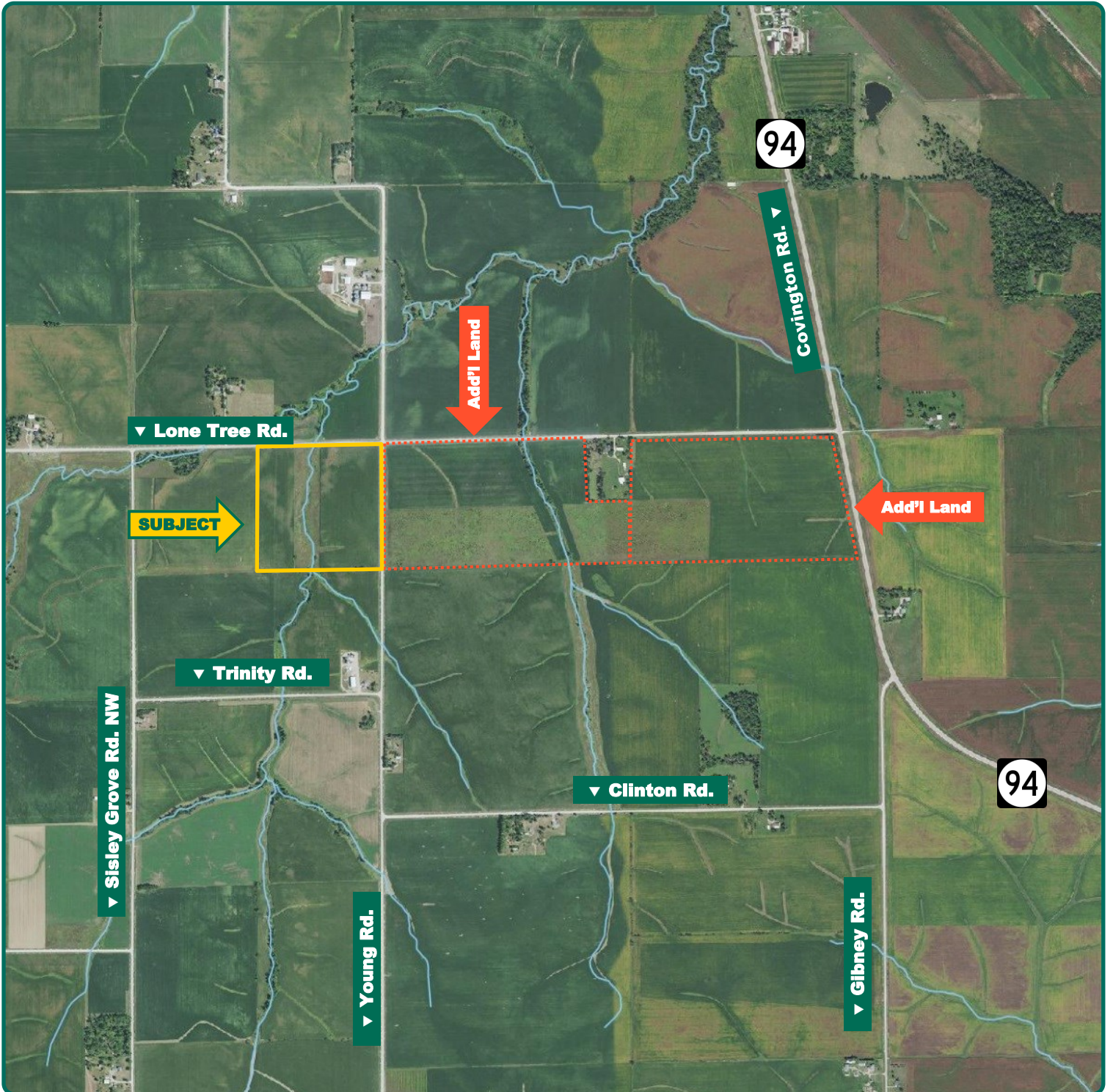
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Additional Land Aerial Photo



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