

Land For Sale

ACREAGE:

72.89 Acres, m/l

LOCATION:

Linn County, IA

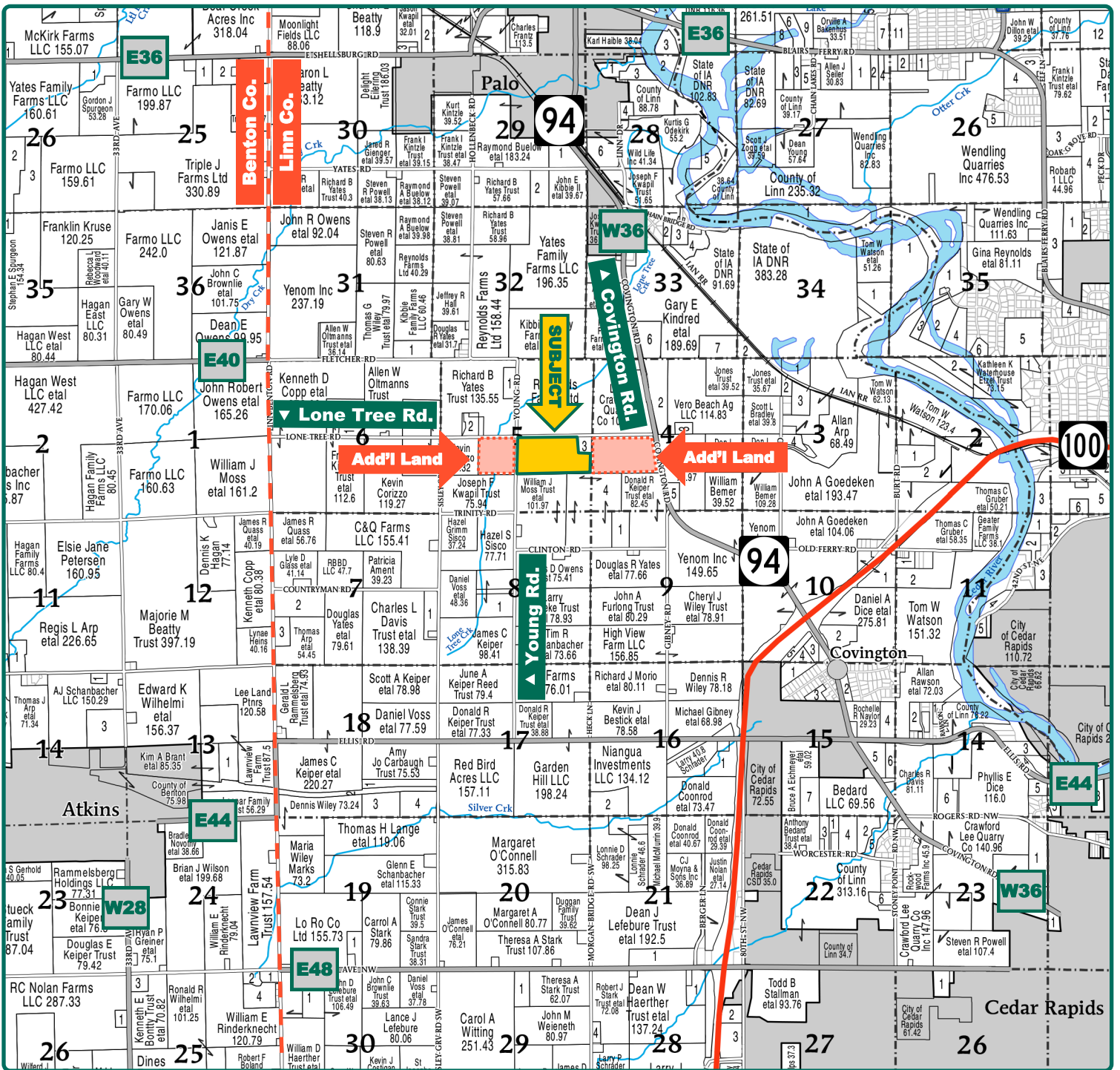


Property Key Features

- Located 2½ Miles Northwest of Cedar Rapids, Iowa
- 67.56 Est. FSA/Eff. Crop Acres with an 87.00 CSR2
- A High-Quality Linn County Farm

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 67.56*
Cert. Grass Acres: 0.66
Corn Base Acres: 31.60*
Bean Base Acres: 3.45*
Soil Productivity: 87.00 CSR2

**Acres are estimated.*

Property Information

72.89 Acres, m/l

Location

From Cedar Rapids: At the intersection of IA-100 and IA-94/Covington Rd., head 2 miles northwest on IA-94/Covington Rd. and ½ mile west on Lone Tree Rd. The property is on the south side of the road.

Legal Description

The N½ of the SE¼ of Section 5, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa, excepting therefrom all of Van Note First Addition.

Price & Terms

- \$1,038,682.50
- \$14,250/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: \$2,952.00
 Gross Acres: 72.89
 Net Taxable Acres: 70.25
 Tax per Net Taxable Acre: \$42.02
 Tax Parcel ID #: 130542600100000 & 130540100100000

FSA Data

Part of Farm 8151 Tract 12422

FSA/Eff. Crop Acres: 7.83
 Corn Base Acres: 4.01*
 Corn PLC Yield: 145 Bu.
 Bean Base Acres: 3.45*
 Bean PLC Yield: 47 Bu.

Part of Farm 8151 Tract 482

FSA/Eff. Crop Acres: 59.73*
 Certified Grass Acres: 0.66
 Corn Base Acres: 27.59*
 Corn PLC Yield: 145 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Expired CRP Contract

The 0.66 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 Klinger, Kenyon & Colo. CSR2 on the estimated FSA/Eff. crop acres is 87.00. 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 desirable Linn County farm with an 87.00 CSR2, located just northwest of Cedar Rapids.

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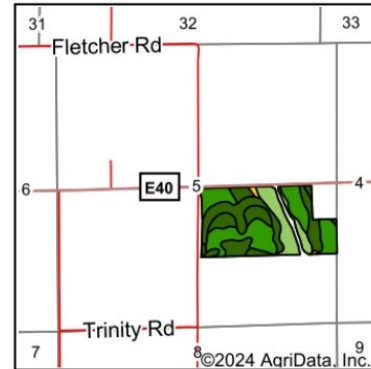
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State: Iowa
County: Linn
Location: 5-83N-8W
Township: Clinton
Acres: 67.56
Date: 8/7/2024



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	CSR2**
184A	Klinger silty clay loam, 1 to 4 percent slopes	16.92	25.1%		Iw	95
83C	Kenyon loam, 5 to 9 percent slopes	16.10	23.8%		IIIe	85
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.40	16.9%		IIw	78
T291A	Atterberry silt loam, terrace, 0 to 2 percent slopes	10.18	15.1%		Iw	80
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.82	14.5%		IIe	94
T119A	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	1.98	2.9%		Iw	100
350B	Waukegan silt loam, 2 to 5 percent slopes	0.52	0.8%		IIe	55
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.48	0.7%		IIIe	90
221	Klossner muck, 1 to 4 percent slopes	0.16	0.2%		IIIw	48
Weighted Average					1.82	87

**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, one located east and the other west 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.

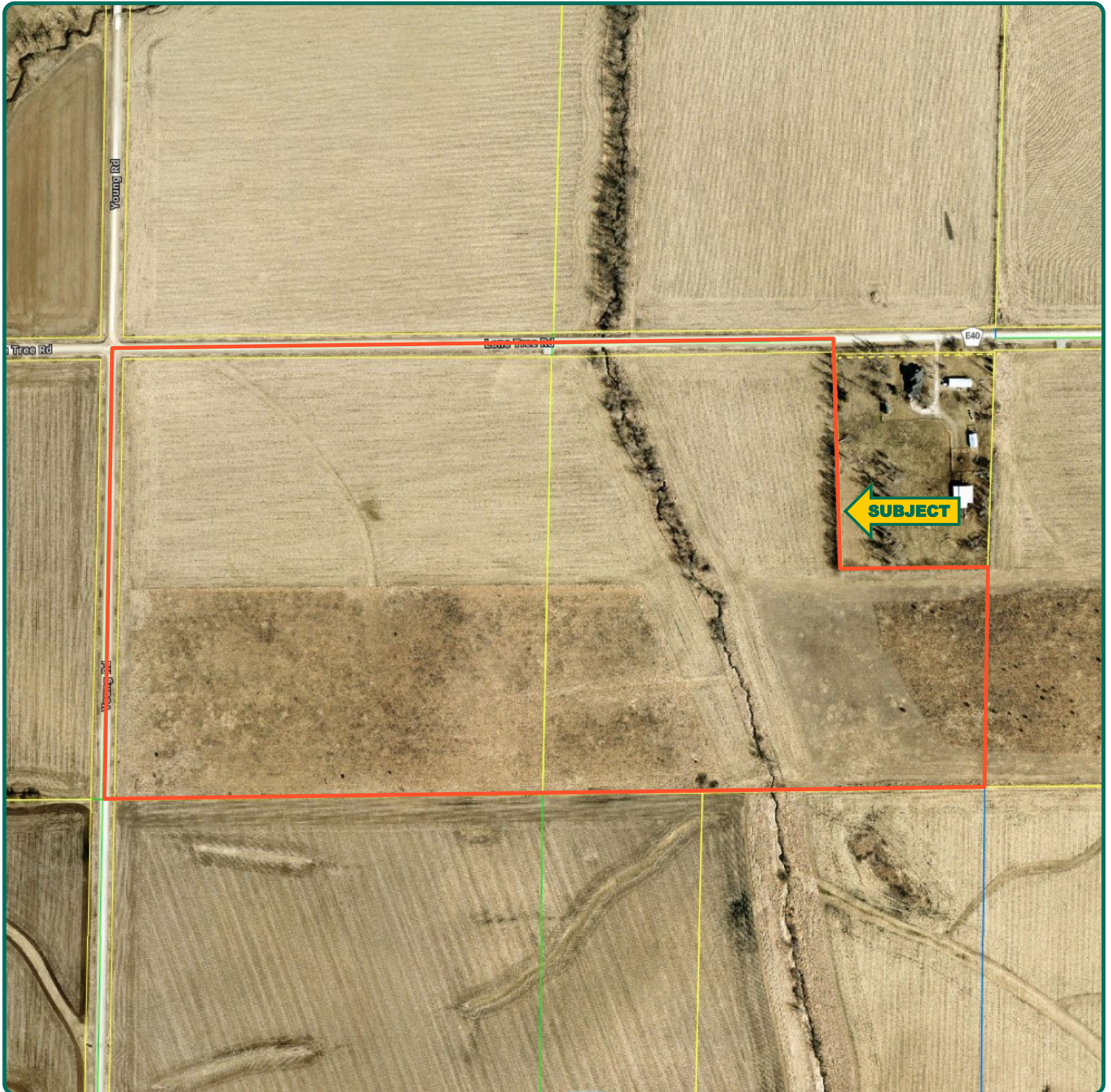
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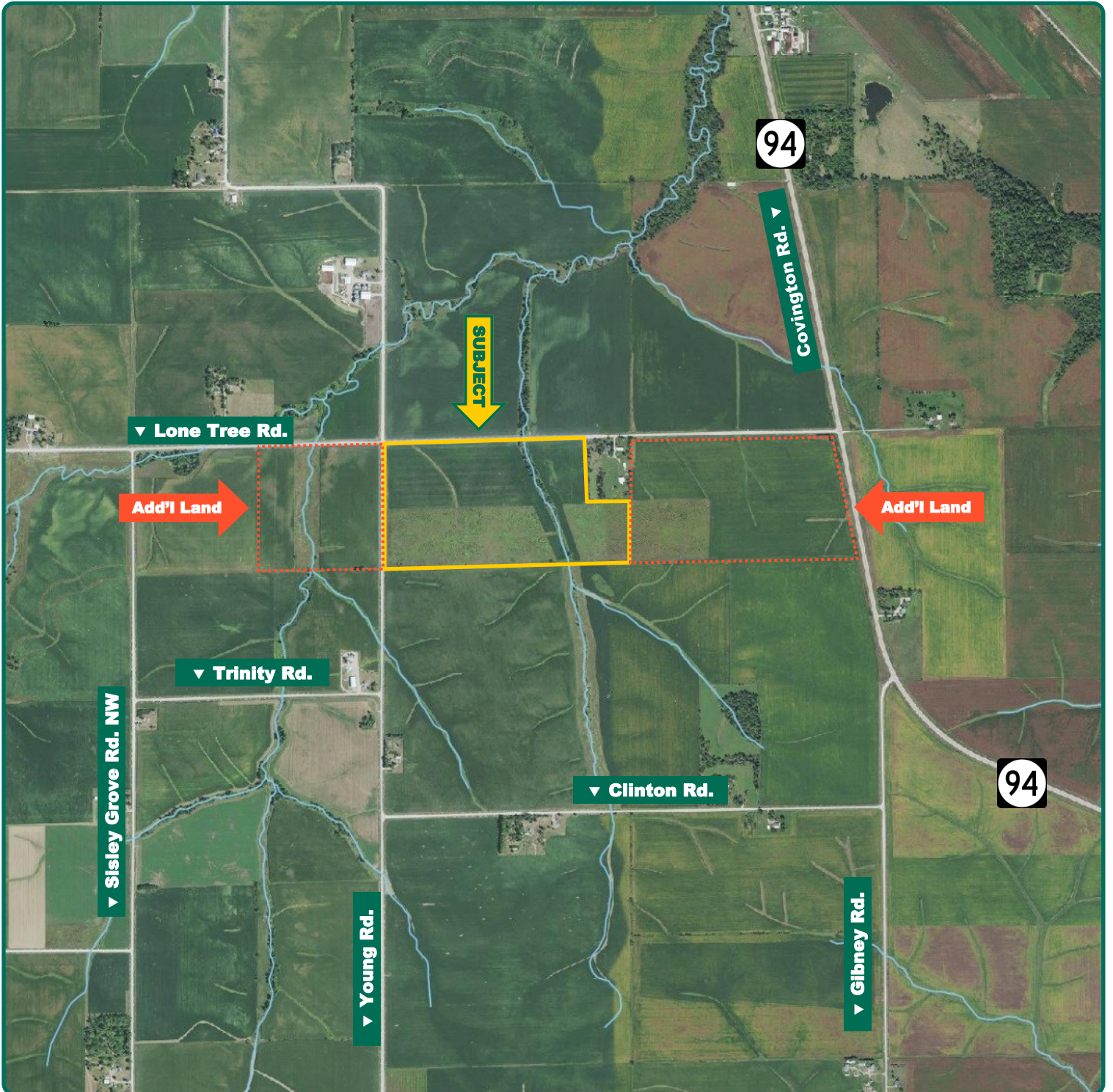
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