

Land For Sale

ACREAGE:

75.40 Acres, m/l

LOCATION:

Linn County, IA

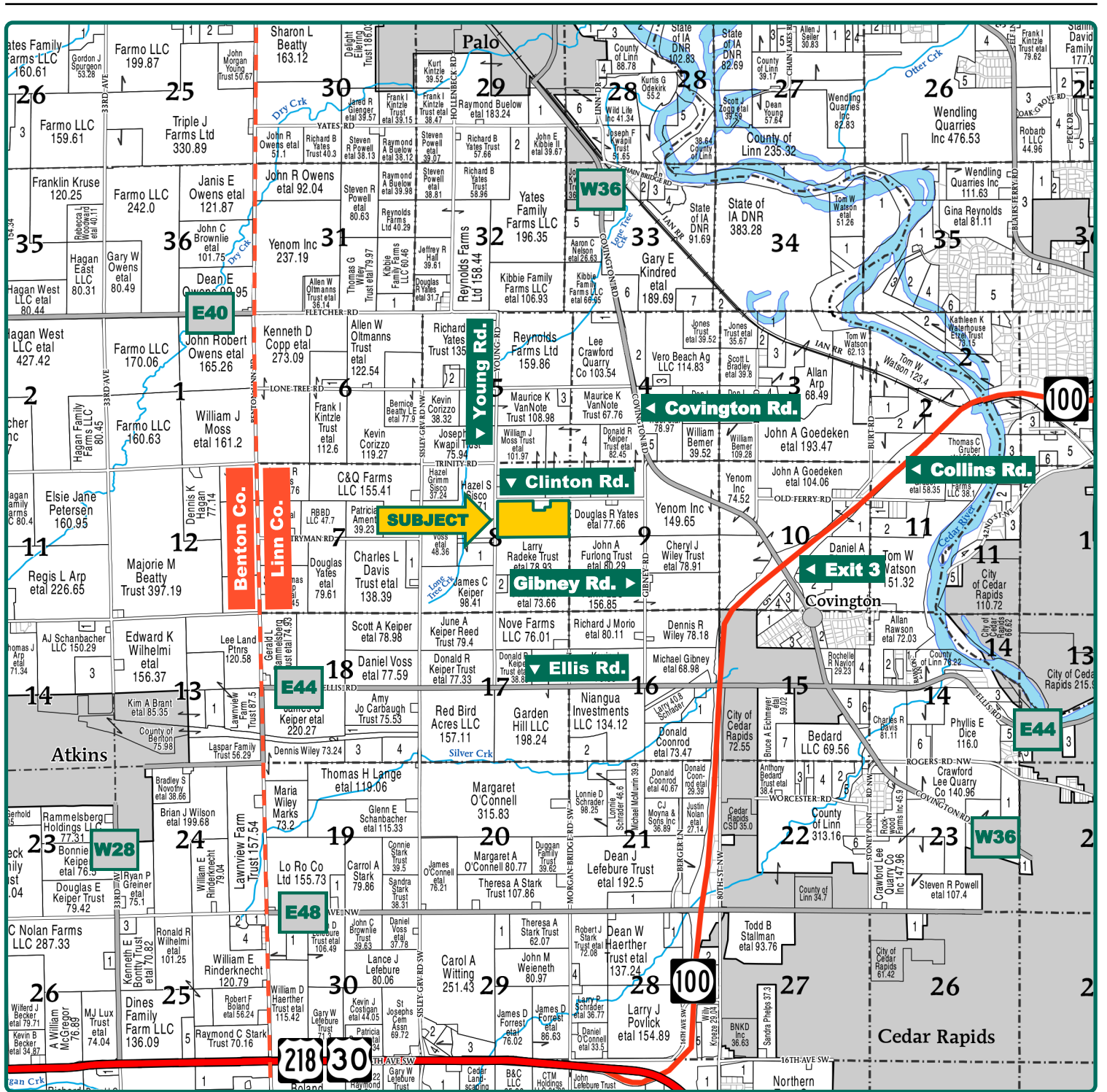


Property Key Features

- Located 2 Miles Northwest of Cedar Rapids, Iowa
- 71.53 FSA/Eff. Crop Acres with a 92.40 CSR2
- Excellent-Quality Cropland in a Prime Location

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	71.53
Corn Base Acres:	43.88
Bean Base Acres:	23.08
Soil Productivity:	92.40 CSR2

Property Information

75.40 Acres, m/l

Location

From Cedar Rapids—Intersection of IA -100 & Covington Rd.: Exit IA-100/ Collins Rd. at Exit 3, then 1 mile northwest on Covington Rd., ¼ mile south on Gibney Rd. and ½ mile west on Clinton Rd. The property is on the south side of the road.

Legal Description

The S½ NE¼ of Section 8, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa, except Lot 1 Owens Farm Split Addition, Linn County, Iowa. Final abstract to govern legal description.

Price & Terms

- \$1,202,630.00
- \$15,950/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: \$3,216.00
Gross Acres: 75.40
Exempt Road ROW Acres: 2.17
Net Taxable Acres: 73.23
Tax per Net Taxable Acre: \$43.92
Tax Parcel ID #s: 130815100100000 & 130817600300000

FSA Data

Farm 9804, Tract 13174
FSA/Eff. Crop Acres: 71.53
Corn Base Acres: 43.88
Corn PLC Yield: 168 Bu.
Bean Base Acres: 23.08
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Klinger. CSR2 on the FSA/Eff. crop acres is 92.40. See soil map for detail.

Land Description

The terrain is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Southern Boundary

The southern boundary will be marked by a licensed surveyor prior to closing.

Comments

This is an excellent-quality farm located in a prime location.

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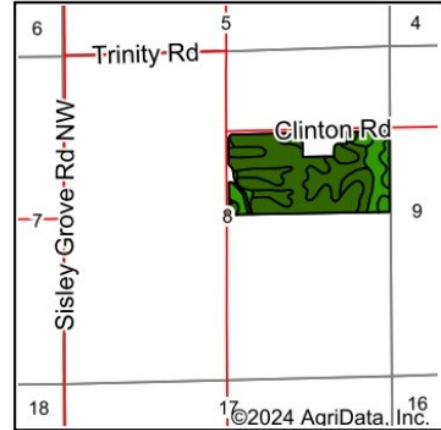
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State: **Iowa**
 County: **Linn**
 Location: **8-83N-8W**
 Township: **Clinton**
 Acres: **71.53**
 Date: **10/11/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IA1113, 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	35.00	48.9%		Ile	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	18.13	25.3%		Iw	95
11B	Colo-Ely complex, 0 to 5 percent slopes	6.77	9.5%		Ilw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	4.23	5.9%		IIIe	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.84	4.0%		Ilw	87
83C	Kenyon loam, 5 to 9 percent slopes	2.76	3.9%		IIIe	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.80	2.5%		IIIe	84
Weighted Average					1.87	92.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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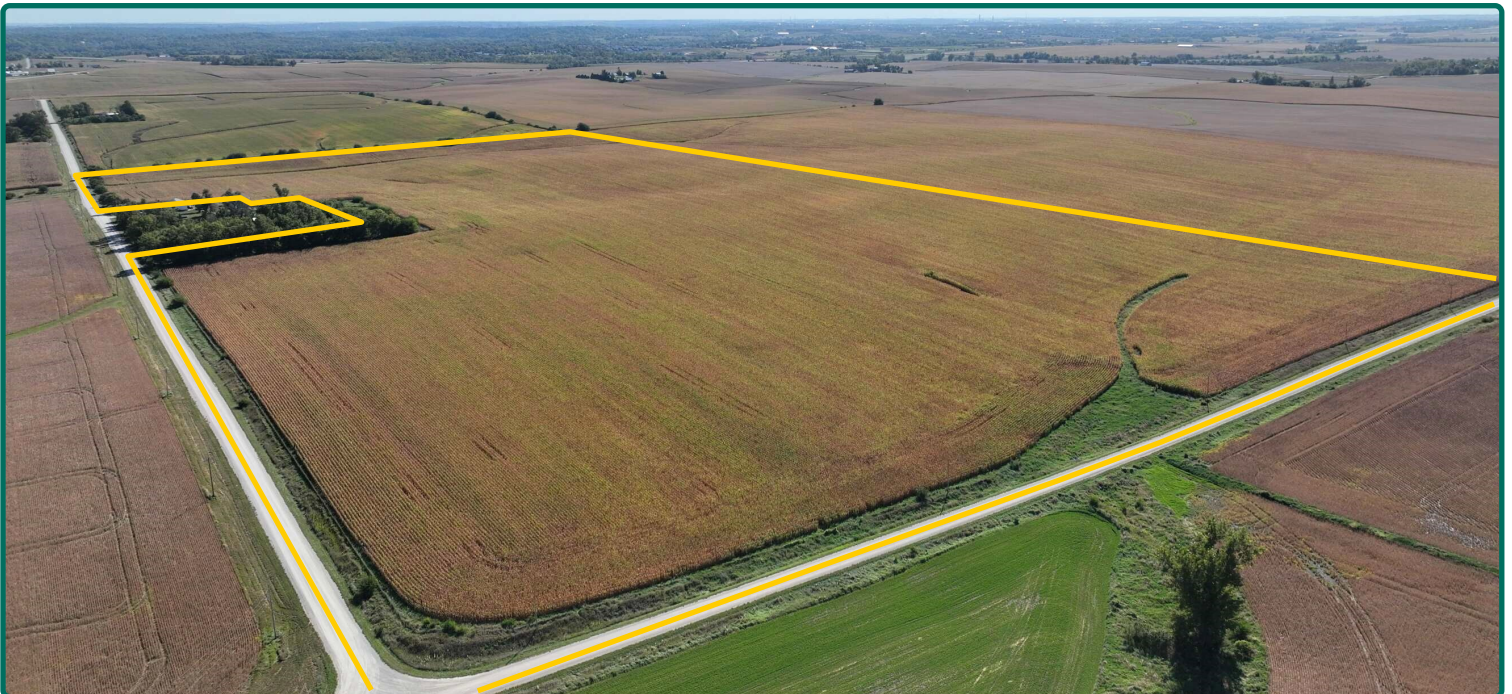
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West Looking East



Northwest Corner Looking Southeast



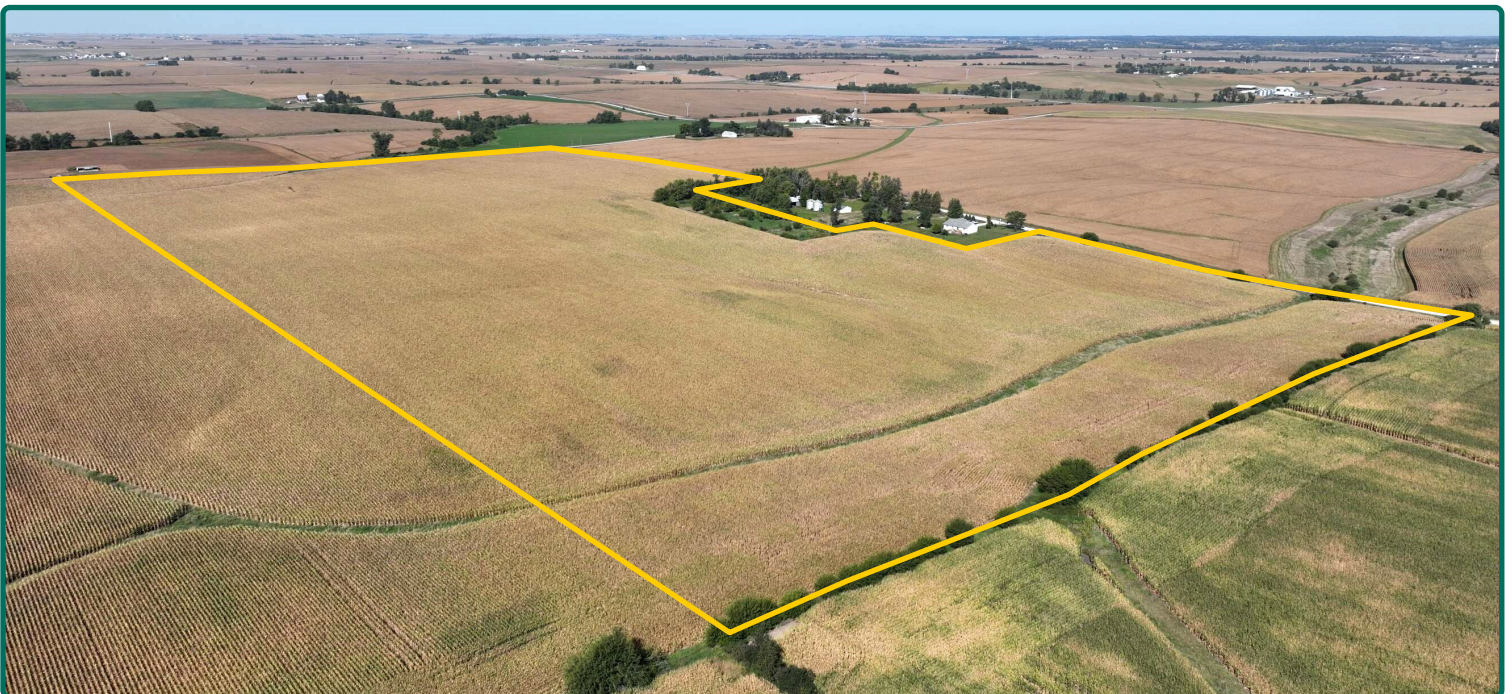
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East Looking West



Southeast Corner Looking Northwest



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