



LAND FOR SALE

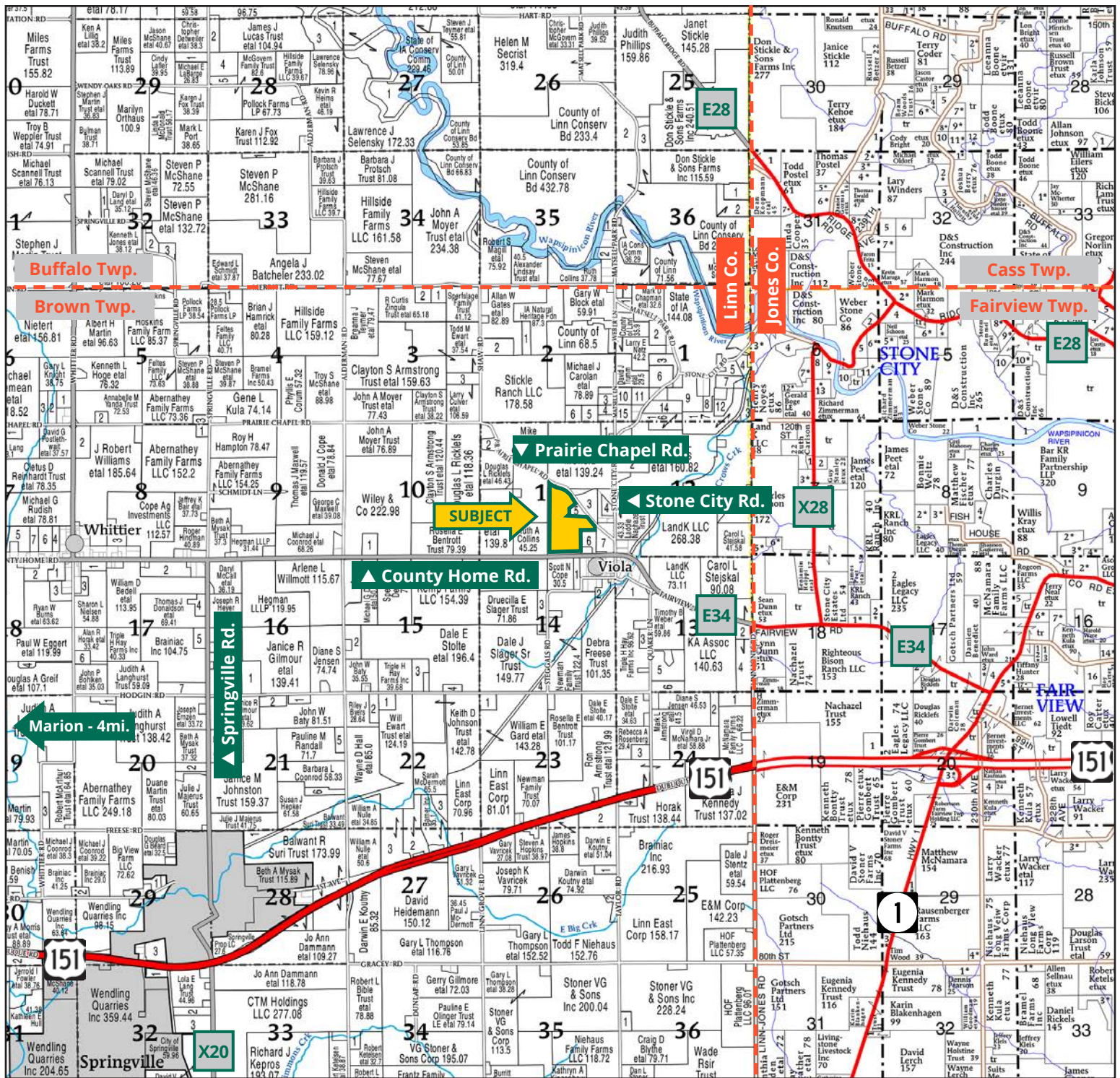
Productive, Income Producing Farm with Recreational Appeal



TROY LOUWAGIE, ALC
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

79.58 Acres, m/l
Linn County, IA

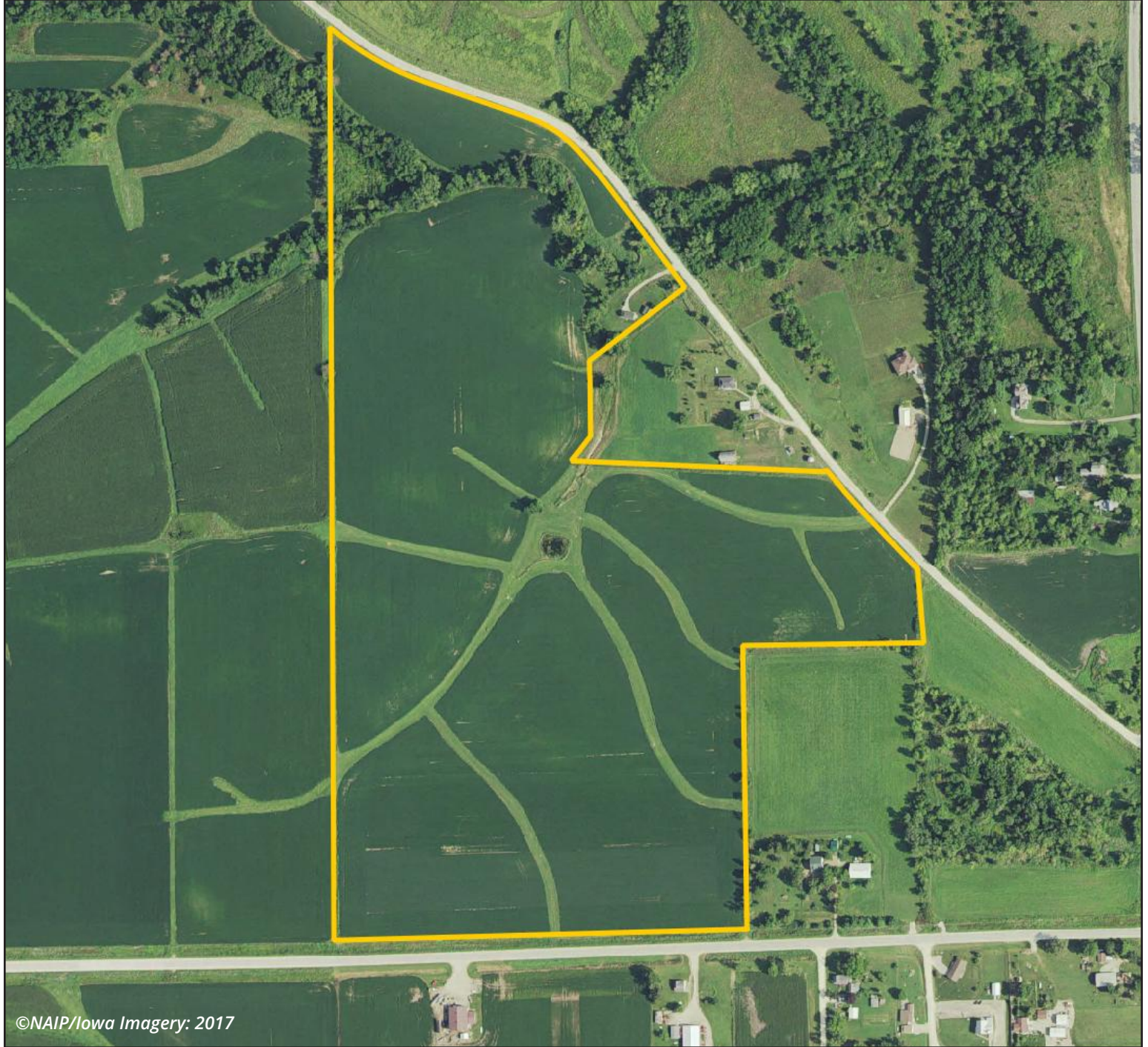


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FSA/Eff. Crop Acres: 67.69 | CRP Acres: 0.85 | Soil Productivity: 79.90 CSR2

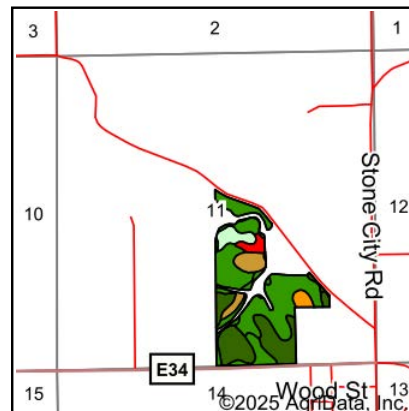


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Linn**
 Location: **11-84N-5W**
 Township: **Brown**
 Acres: **67.69**
 Date: **6/24/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA113, Soil Area Version: 31

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	24.79	36.7%		IIIe		85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	17.60	26.0%		Ile		94
41C	Sparta loamy sand, 5 to 9 percent slopes	4.89	7.2%		IVs	Ile	37
11B	Colo-Ely complex, 0 to 5 percent slopes	4.02	5.9%		IIw		86
761	Franklin silt loam, 1 to 3 percent slopes	3.84	5.7%		Iw		85
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	3.46	5.1%		IIIe		61
84	Clyde silty clay loam, 0 to 3 percent slopes	2.73	4.0%		IIw		88
8B	Judson silty clay loam, 2 to 5 percent slopes	2.02	3.0%		Ile		84
175D	Dickinson fine sandy loam, 9 to 14 percent slopes	1.94	2.9%		IIIe		19
284C	Flagler sandy loam, 5 to 9 percent slopes	1.78	2.6%		IIIe		46
83B	Kenyon loam, 2 to 5 percent slopes	0.43	0.6%		Ile		90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.19	0.3%		IIIe		84
Weighted Average					2.56	*-	79.9

**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.

Location

From Springville: 2 miles north on Springville Rd. and 2½ miles east on County Home Rd. The property is on the north side of the road.

From Marion—at the intersection of US-151 & IA-13: 4 miles north on IA-13 and 7½ miles east on County Home Rd.

Simple Legal

That part of the SE¼ of Section 11, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

260 Prairie Chapel Rd.
Central City, IA 52214

Price & Terms

- \$1,201,658.00
- \$15,100/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 20245-2025: \$3,710.00
Net Taxable Acres: 79.58

Lease Status

A lease is in place for the 2025 crop year.

FSA Data

Farm Number 3248, Tract 2921
FSA/Eff. Crop Acres: 67.69
CRP Acres: 0.85
Corn Base Acres: 49.57
Corn PLC Yield: 168 Bu.
Bean Base Acres: 16.53
Bean PLC Yield: 50 Bu.

CRP Contracts

There are 0.85 acres enrolled in a CP-22 (tree planting program) contract that pays \$231.00 annually and expires September 30, 2037.

Soil Types/Productivity

Primary soils are Kenyon and Dinsdale. CSR2 on the FSA/Eff. crop acres is 79.90. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The land is gently rolling.

Drainage

There is tile installed on areas of this farm. Contact agent for tile maps.

Cabin

Built in 2006 on a concrete slab foundation, this 20' x 24' cabin offers a rugged, off-grid retreat. Designed for comfort and self-sufficiency, the cabin features a wood stove, propane furnace, solar-powered electricity, water-storage system, and a chemical toilet. The interior includes custom maple cabinetry, wood paneling, wooden Pella windows, and a vaulted ceiling in the great room, creating a warm and inviting atmosphere. The solar-electric system powers security and yard lights, interior lighting, a microwave, TV, and small appliances. Cement-board siding provides durable exterior protection, and a 120-gallon propane tank is included with the property.

Barn

Built in 2011, this attractive 18' x 30' bank barn offers versatile, two-level functionality with drive-in access to both floors. The lower level is ideal for storing equipment such as a skid loader or tractor, while the upper level

easily accommodates a side-by-side or lawn tractor. Whether used for storage, livestock, or hobby projects, this well-designed structure provides flexible space to suit a variety of needs.

Water & Well Information

Water is pumped into a storage tank located in the cabin's attic and delivered to the kitchen and bathroom through a gravity-fed system.

Septic System

None.

Tree Planting Program

The CRP land was planted with many nice oak, walnut, and cherry trees in 2007.

Pond

There is a small pond in the center of the property.

Current Owners

John & Brenda Kraemer

Comments

This property has it all: productive cropland, timber, a pond and a creek. The existing cabin and barn are perfect for a private weekend retreat, just a 15-20 minute drive from the Cedar Rapids/Marion metro area. This farm provides income as well as recreational opportunities, hunting sites, and attractive potential building sites. According to Linn County guidelines, the property may be divided into as many as three buildable lots. Contact the listing agent for more information.

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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East Side of Building Site Looking West



Picnic Area



Northwest Corner of Cabin



Mowed Trails



Kitchen



Eating Area



Great Room with Wood Stove



Great Room & Sleeping Loft



Northwest Corner of Barn (Lower Level)



Southeast Corner of Barn (Upper Level)



Lower Level of Barn Interior



Upper Level of Barn Interior



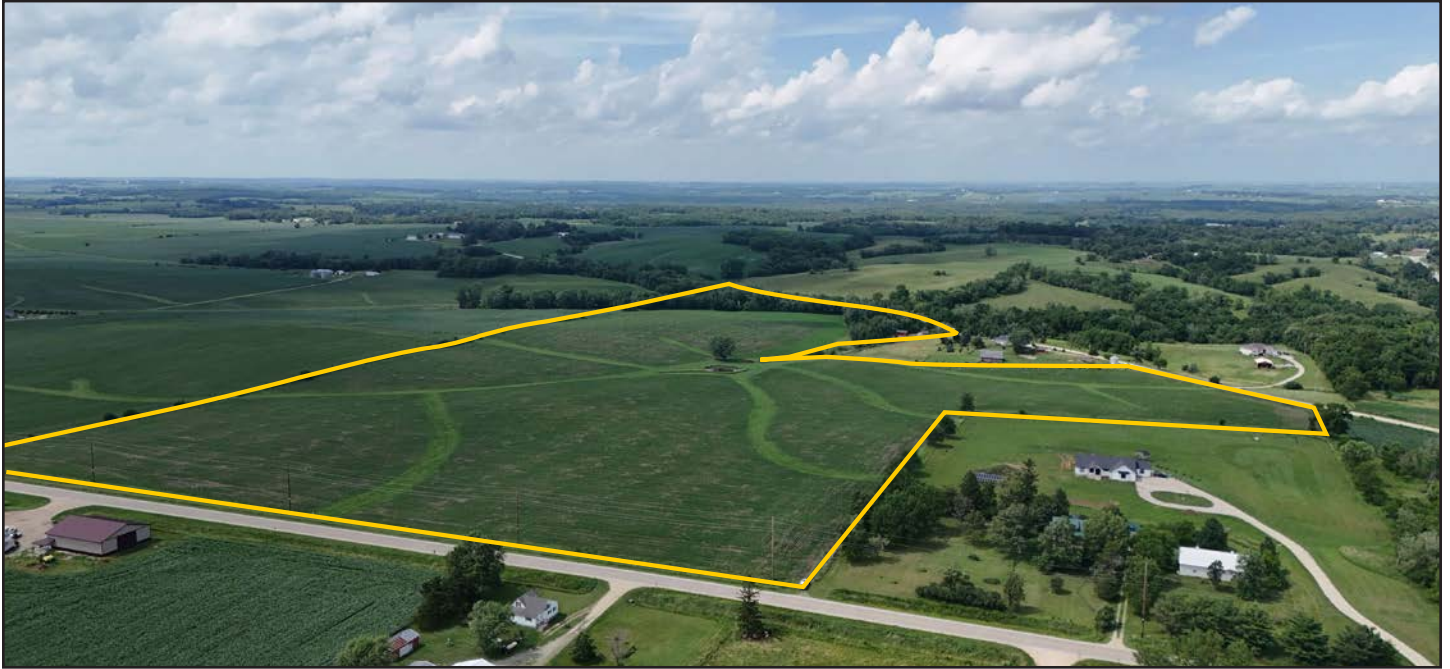
Building Site - Northeast Side



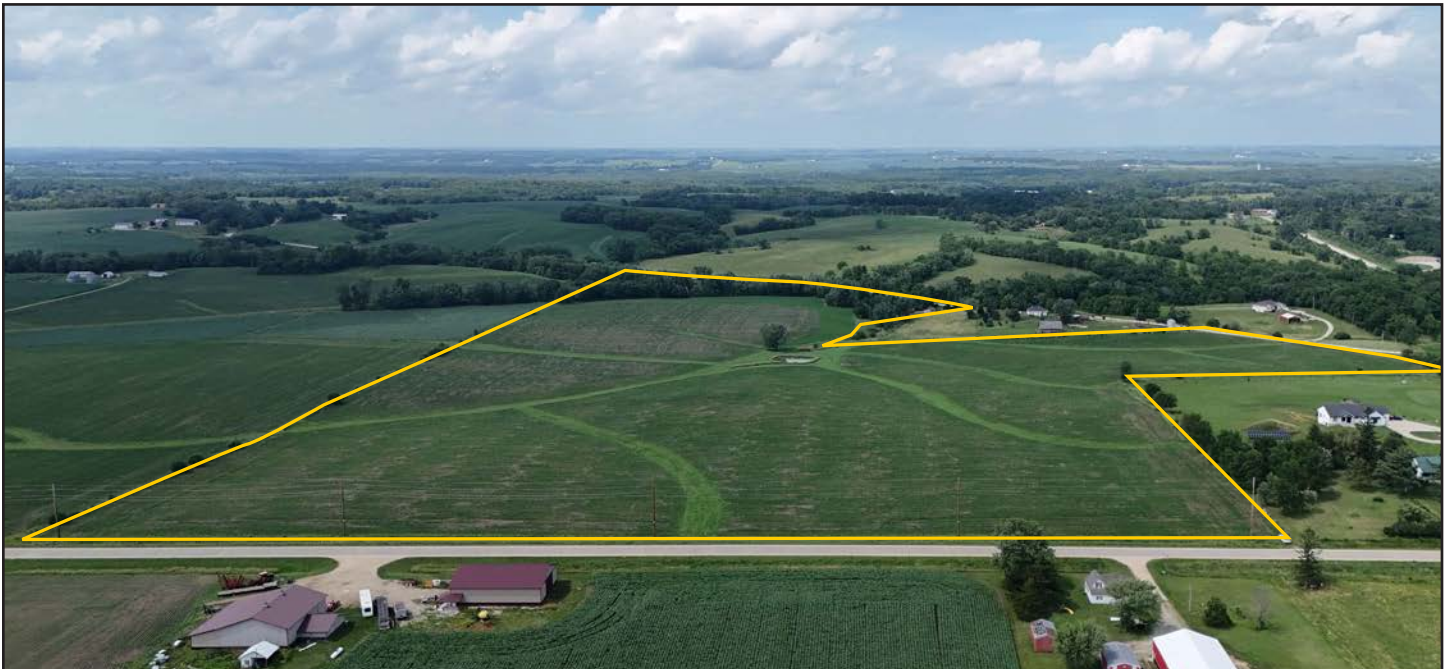
North Side Looking Toward South Side

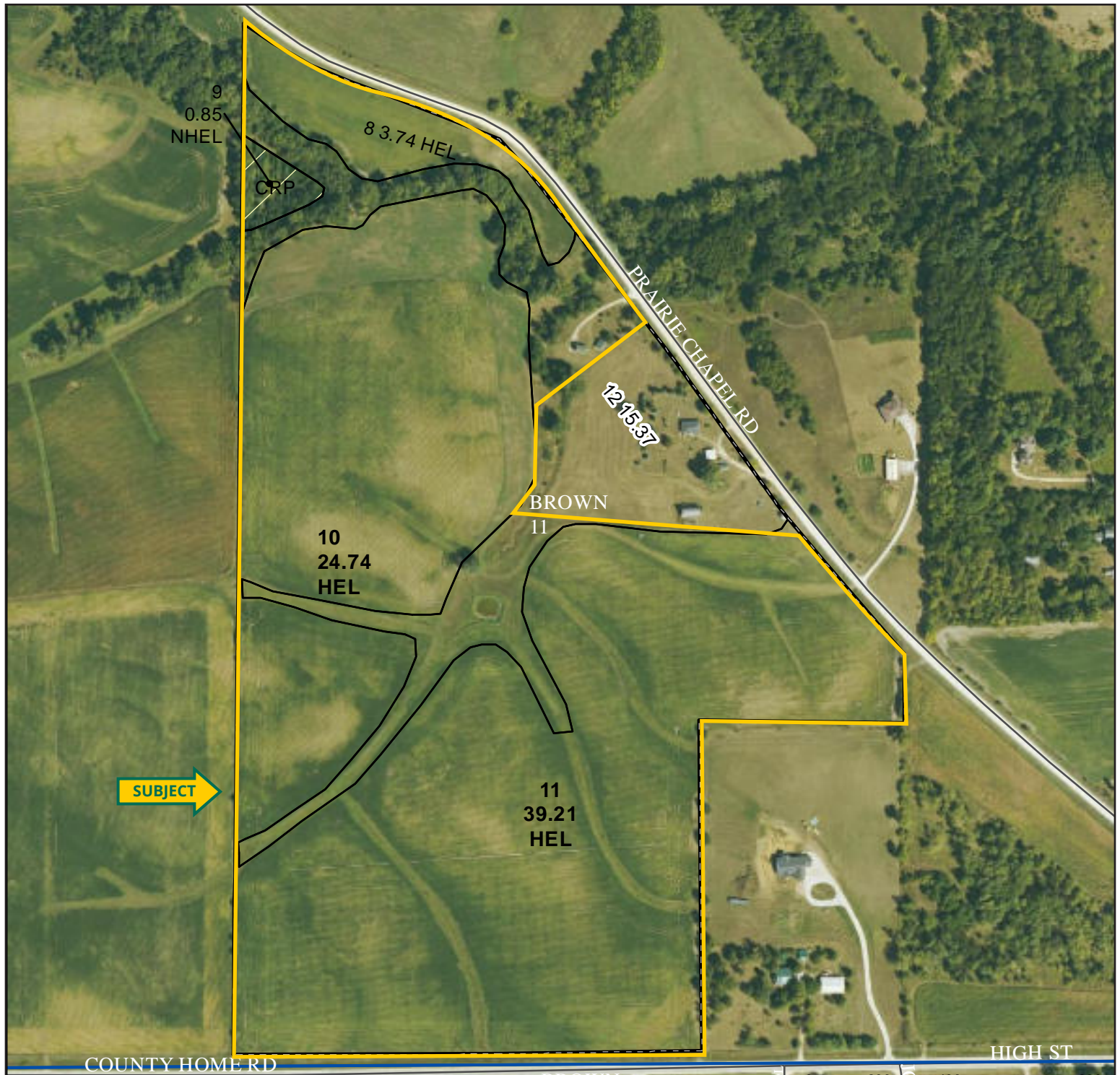


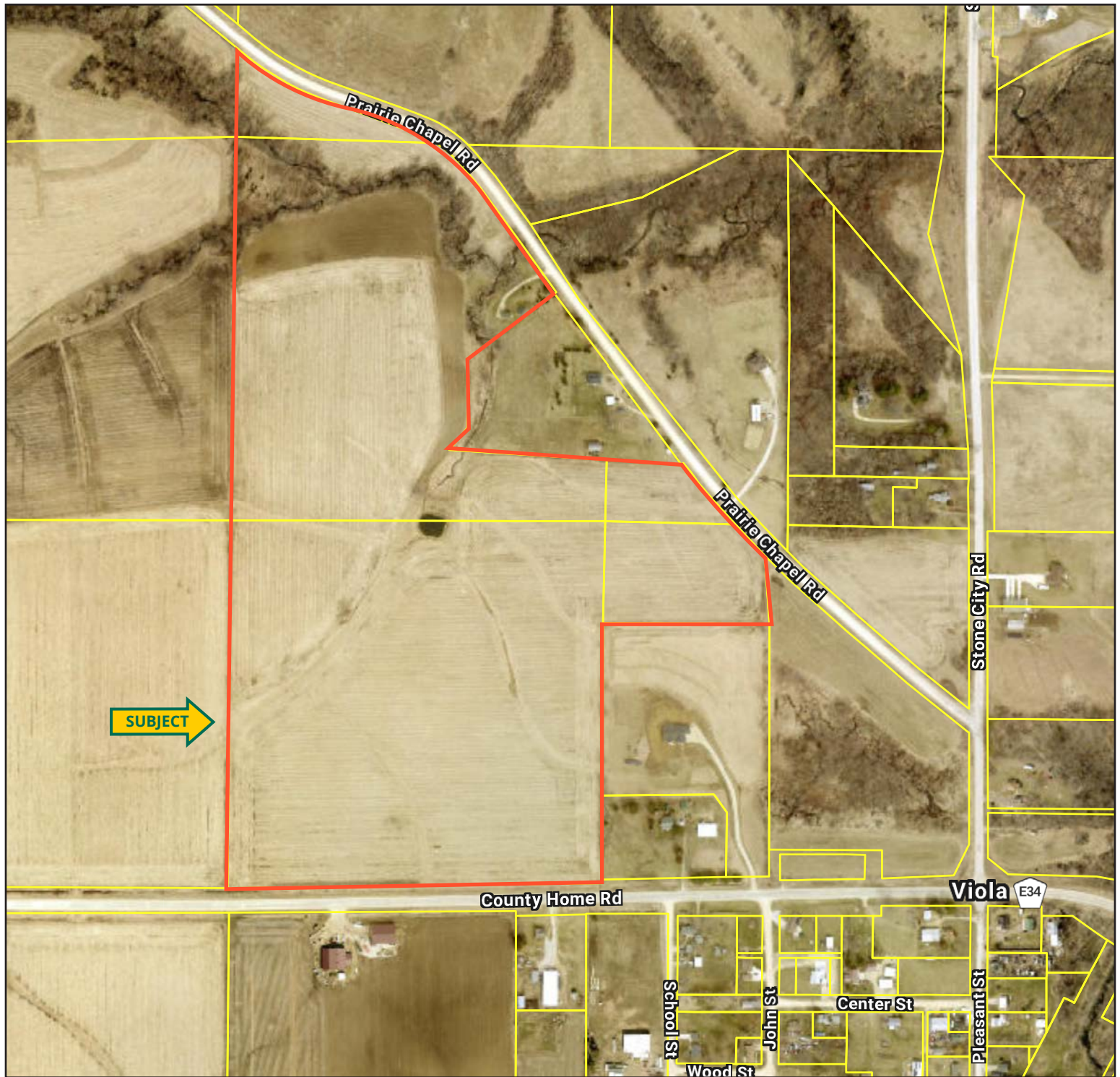
Southeast Corner Looking Northwest



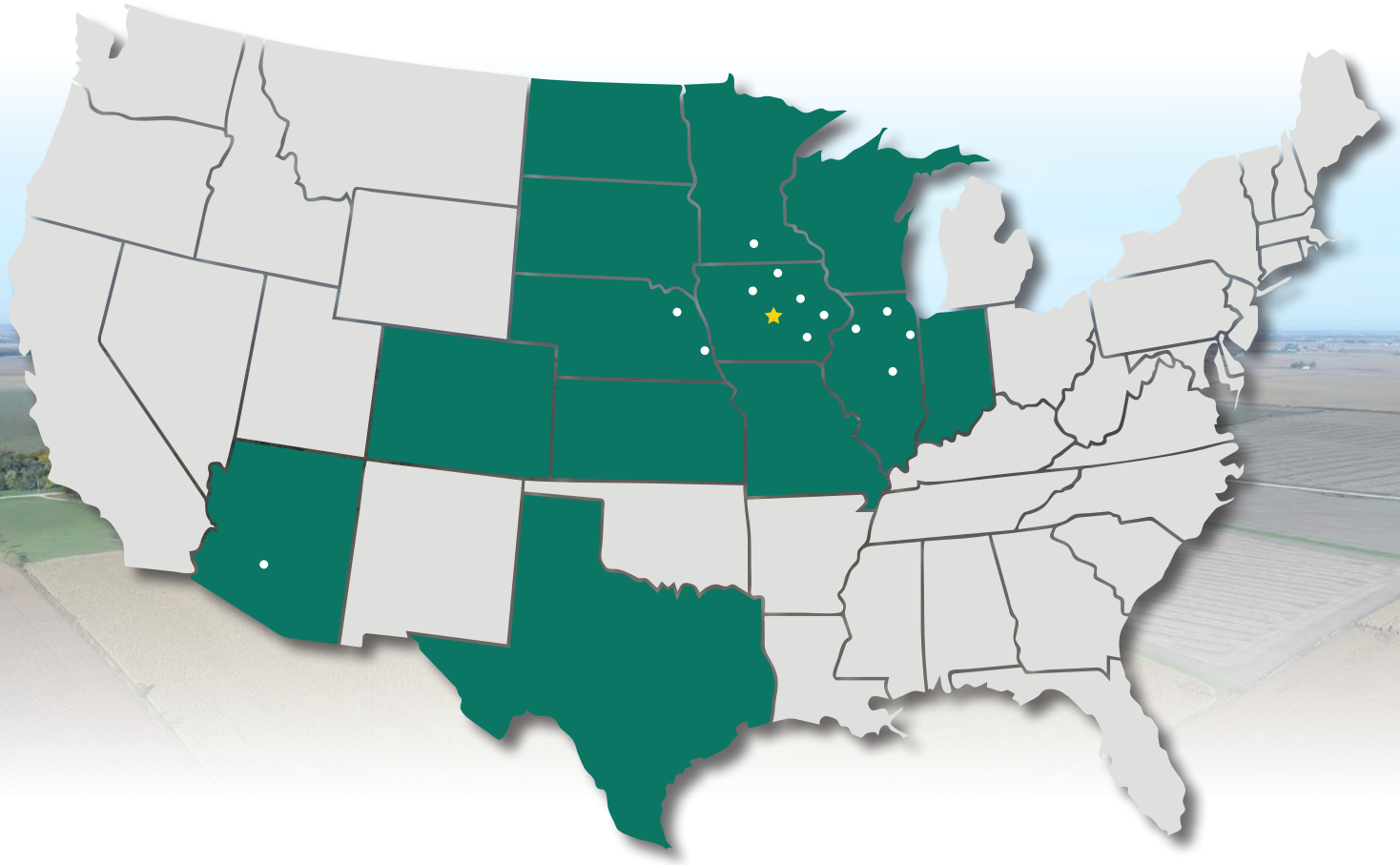
South Side Looking Toward North Side







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