



LAND FOR SALE

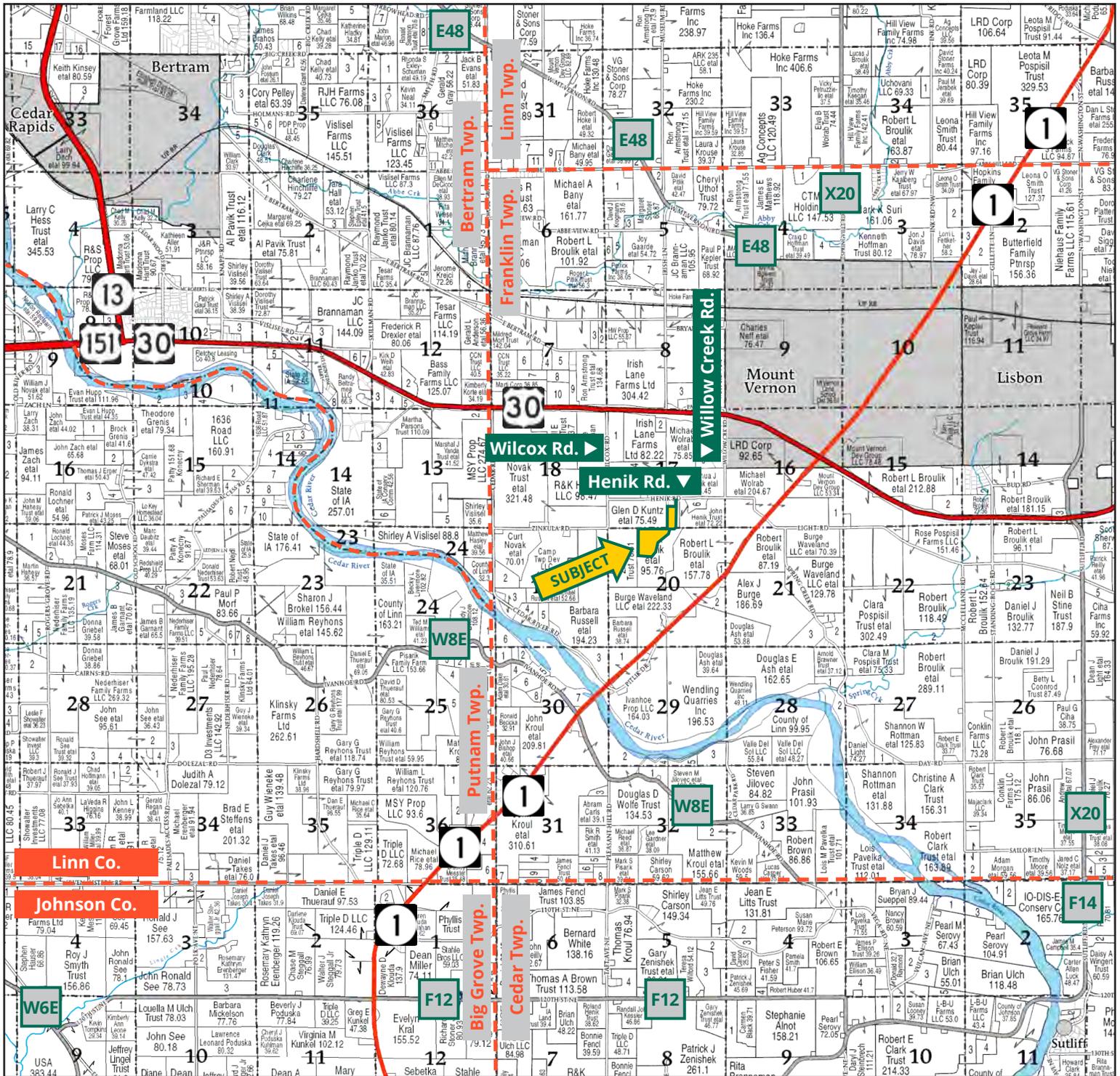
Beautiful, Rural Linn County Home & Property



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
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TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

39.40 Acres, m/l
Linn County, IA

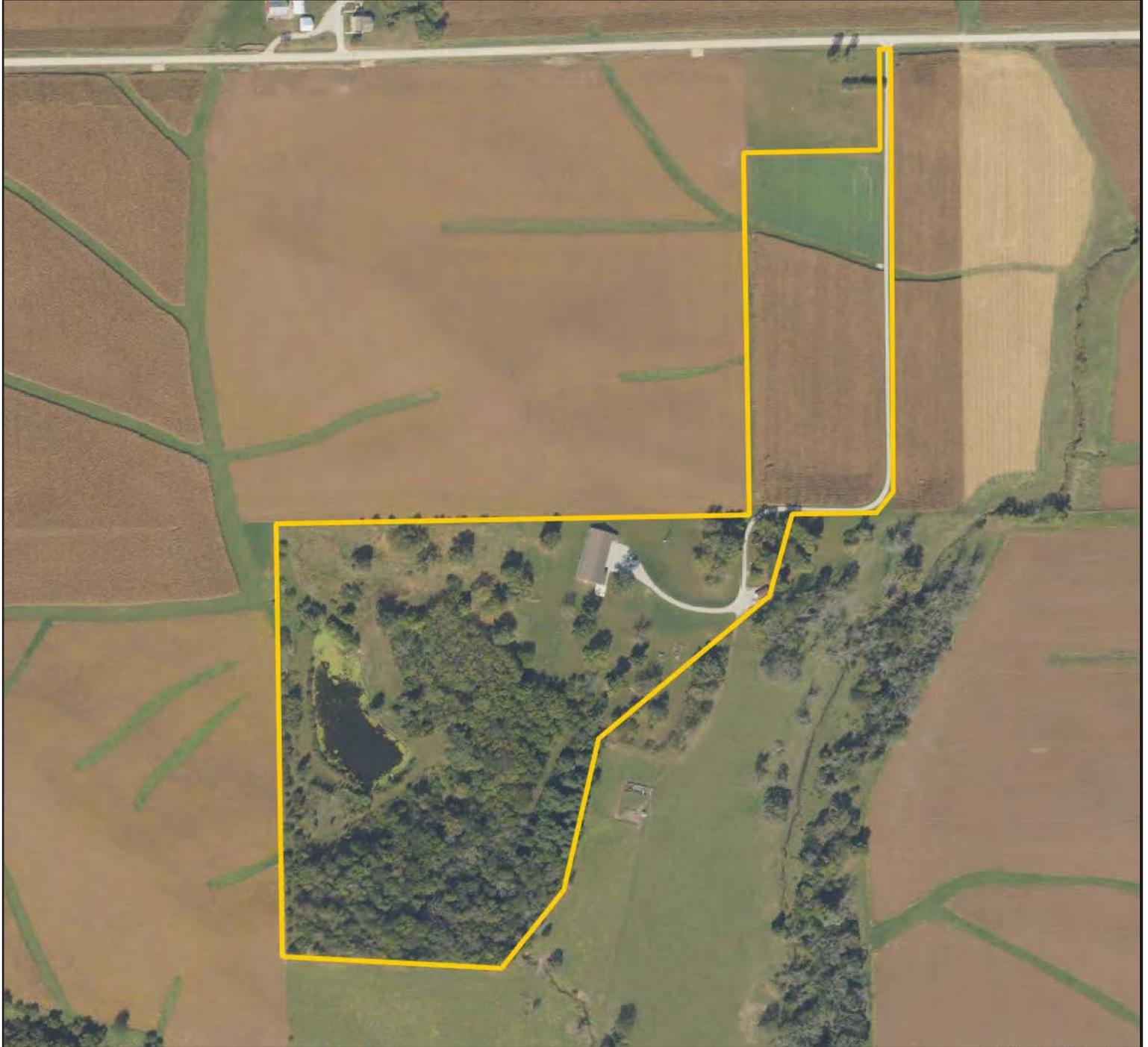


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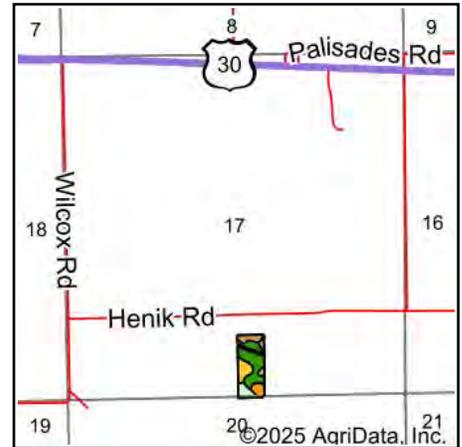
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Est. FSA/Eff. Crop Acres: 8.73 | Soil Productivity: 63.30 CSR2



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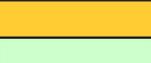
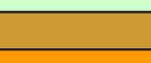


State: **Iowa**
 County: **Linn**
 Location: **20-82N-5W**
 Township: **Franklin**
 Acres: **8.73**
 Date: **12/5/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.13	47.3%		Iw		80
352B	Whittier silt loam, 2 to 5 percent slopes	1.58	18.1%		Ile		50
M162D	Downs silt loam, till plain, 9 to 14 percent slopes	1.01	11.6%		IVe		60
41C	Sparta loamy sand, 5 to 9 percent slopes	0.94	10.8%		IVs	Ile	37
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	0.83	9.5%		IIIe		42
350B	Waukegan silt loam, 2 to 5 percent slopes	0.24	2.7%		Ile		55
Weighted Average					2.07	*-	63.3

**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 Mount Vernon: ¾ mile south on Willow Creek Rd. and ½ mile west on Henik Rd. The property is on the south side of the road.

Simple Legal

Parcel B, Plat of Survey #2444, and that part of Parcel B, Plat of Survey #2049, Section 17, and that part of Parcel A in Section 20, all in Township 82 North, Range 5 West, Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

886 Henik Rd.
Mount Vernon, IA 52314-9657

Price & Terms

- \$1,375,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$8,369.00*
Net Taxable Acres: 39.40*
**Taxes estimated due to pending tax parcel split. Linn County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 7410, Tract 11754
FSA/Eff. Crop Acres: 8.73*
Wheat Base Acres: 0.61*
Wheat PLC Yield: 39 Bu.
Corn Base Acres: 6.08*
Corn PLC Yield: 151 Bu.
Bean Base Acres: 2.64*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Atterberry, Whittier and Downs. CSR2 on the est. FSA/Eff. crop acres is 63.30. 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 property is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

The 60' x 140' Morton building was constructed in 2016 with 18' sidewalls and a vaulted ceiling. It includes three bedrooms, five bathrooms and two kitchens. There are three distinct sections: living quarters (40' x 60'), a central multi-use area (60' x 60'), and a north work/storage section (40' x 60'). The entire building is fitted with geothermal air conditioning, LED lighting and in-floor heat.

The living area offers an open-concept great room with kitchen, dining, and living spaces, highlighted by two-story ceilings and a stone fireplace. The kitchen features cherry cabinetry, quartz counter tops, a 3' 6" x 9' 11" island, stained concrete floors, an electric fireplace, and a walk-in pantry (6' x 6' 8"). The main level includes a laundry room (6' x 8' 5"), coat closet, guest bathroom (7' 5" x 8' 10"), guest bedroom (10' x 18' 7"), and a primary suite featuring tray ceiling and electric fireplace with marble surround in the bedroom (14' 6" x 18' 8"), en suite bathroom (11' 9" x 13' 2") with jetted tub, and walk-in closet (10' 7" x 10' 7"). The second level includes a loft-style recreation room (18' x 18' 6"), an additional bedroom (12' 5" by 18' 6") with large walk-in closet, a full bathroom (7' 6" x 8' 11"), and a storage room (8' 5" x 9' 5").

The central section features a large, open area and includes a commercial kitchen (11' 7" x 14' 2"), two offices (10' 1" x 11' 8"), pantry (10' 10" x 11' 7"), bathroom (10' 10" x 11' 7"), loft area, and a utility room (11' 10" x 33' 3"). The utility room houses laundry hookups, four water heaters, central vacuum system, in-floor heat system with three boilers, water softener, geothermal system, air handler, and two breaker boxes. A 20' x 16' overhead door opens to the exterior and a 12' x 12' divider door connects to the north section.

The north section features a large open workspace with storage (11' 3" x 24'), 20' x 16' overhead door, office/unfinished bedroom (14' 8" x 14' 7"), bathroom (11' 3" x 13' 8"), commercial sink, and a loft along the back wall.

Pond

The 1.6-acre pond is approximately 12 feet deep and stocked with bass, bluegill, catfish, and crappie. East of the pond, 12 acres of mature timber providing excellent habitat for abundant deer and turkey.

Water & Well Information

The well is located southeast of the house.

Septic System

The septic system is located west of the house. Septic system includes 1,500-gallon tank and 400' of leach field

Driveway Easement

The Seller reserves an ingress/egress easement over the driveway. Contact the agent for details.

Comments

This is a rare opportunity to purchase a one-of-a-kind property just southwest of Mt. Vernon with beautiful home/shop, pond, timber and productive crop land.

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.

Main-Floor, Great-Room Area



Kitchen Area



Main-Floor Great-Room Area



Primary-Bedroom Suite



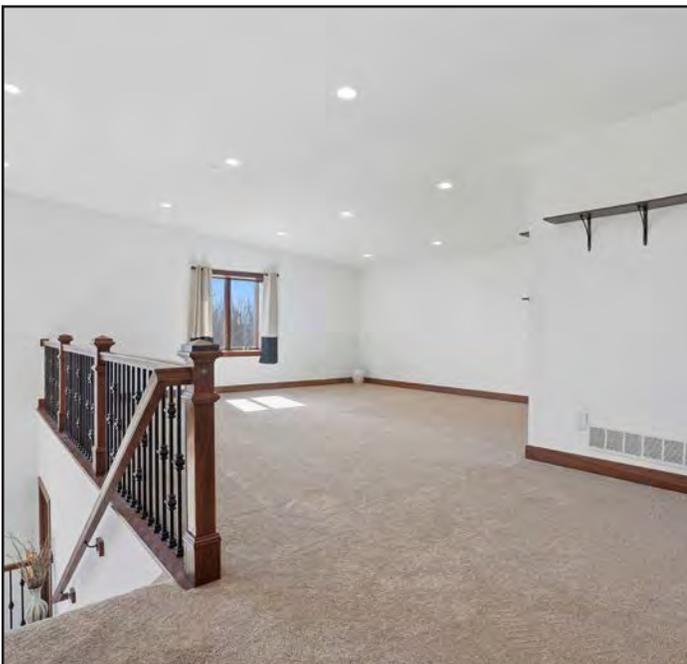
En Suite Bathroom with Jetted Soaking Tub



Main-Floor Bedroom #2



Family-Room Loft



Bedroom #3



Multi-Use Area



Commercial-Grade Kitchen



Bathroom



North Workshop



Northeast Corner Looking Southwest



Southwest Corner Looking Northeast



Central Looking Southwest



South Looking North



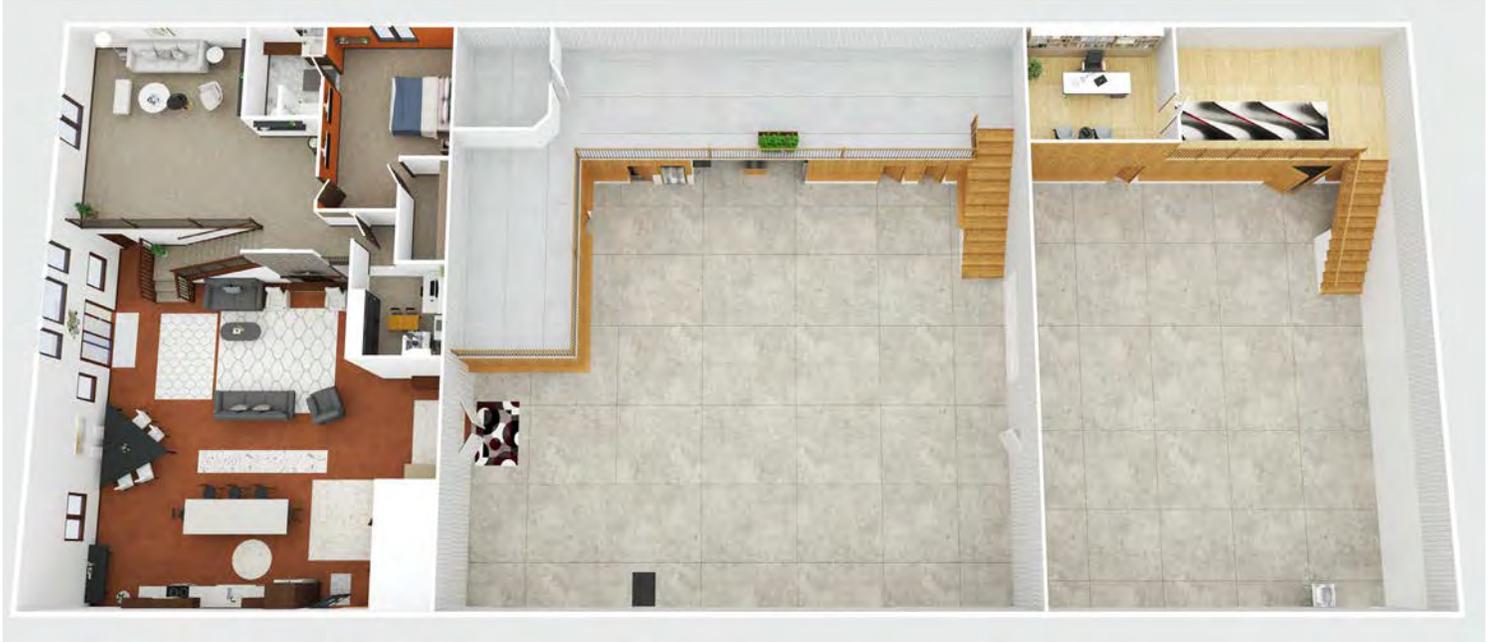
South Side Looking North



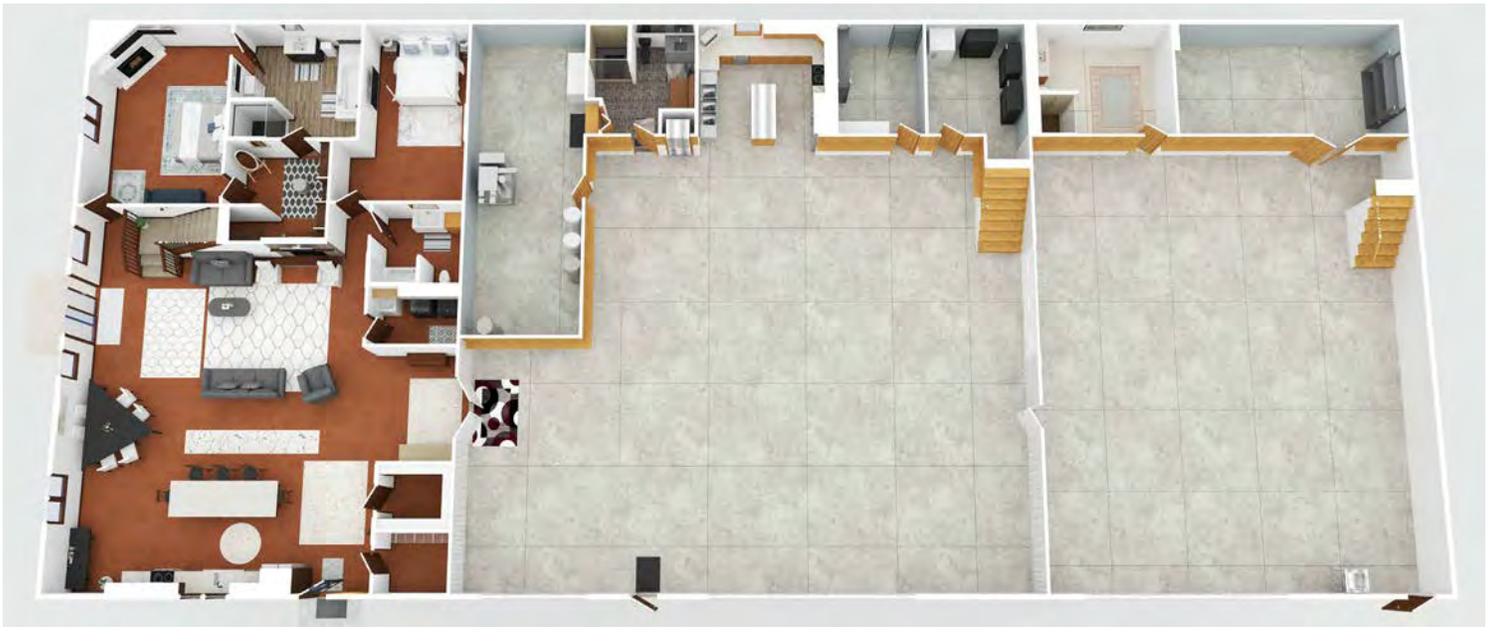
Pond and Timber



Upper Level

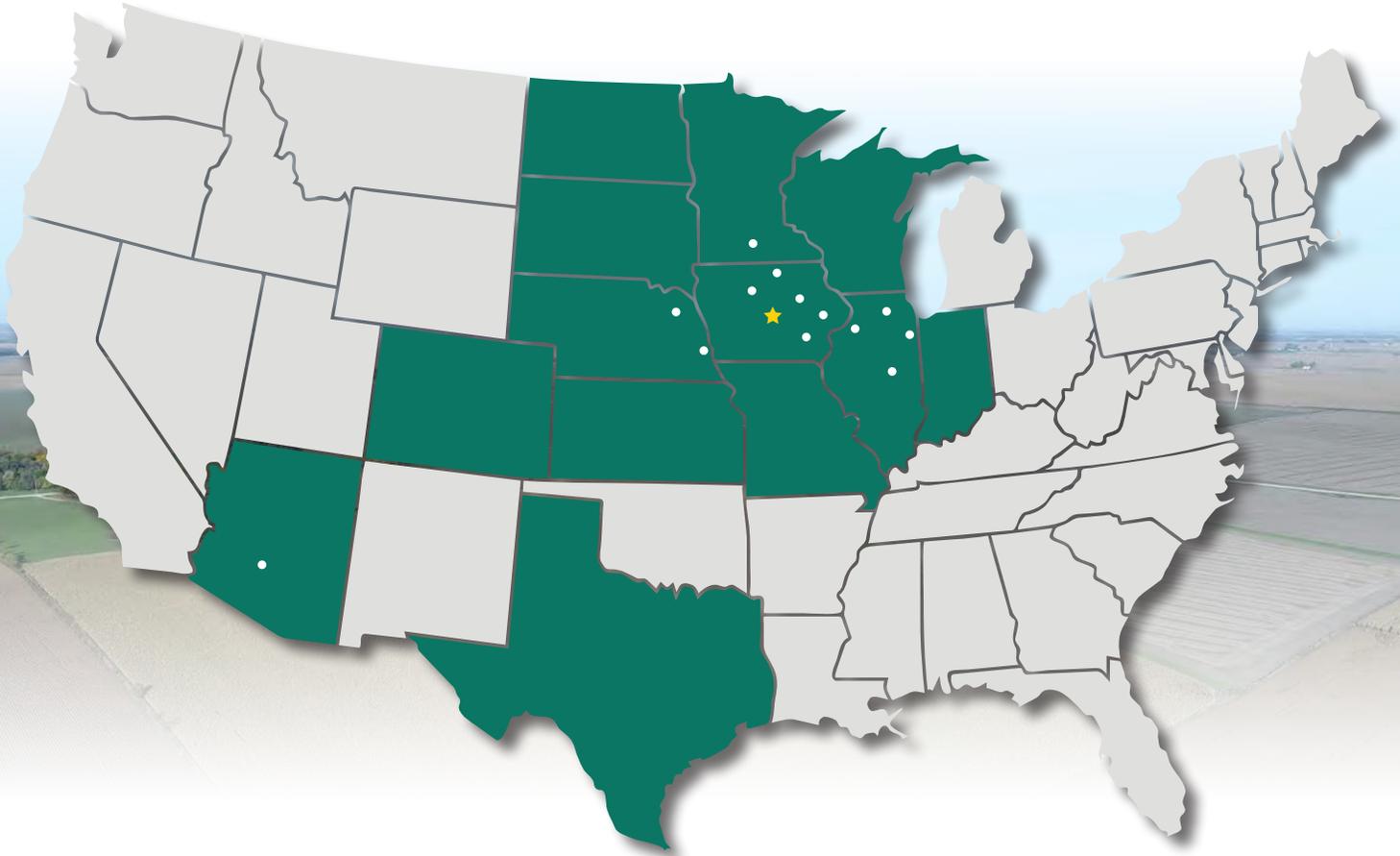


Ground Level





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Professional Farm Management

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