

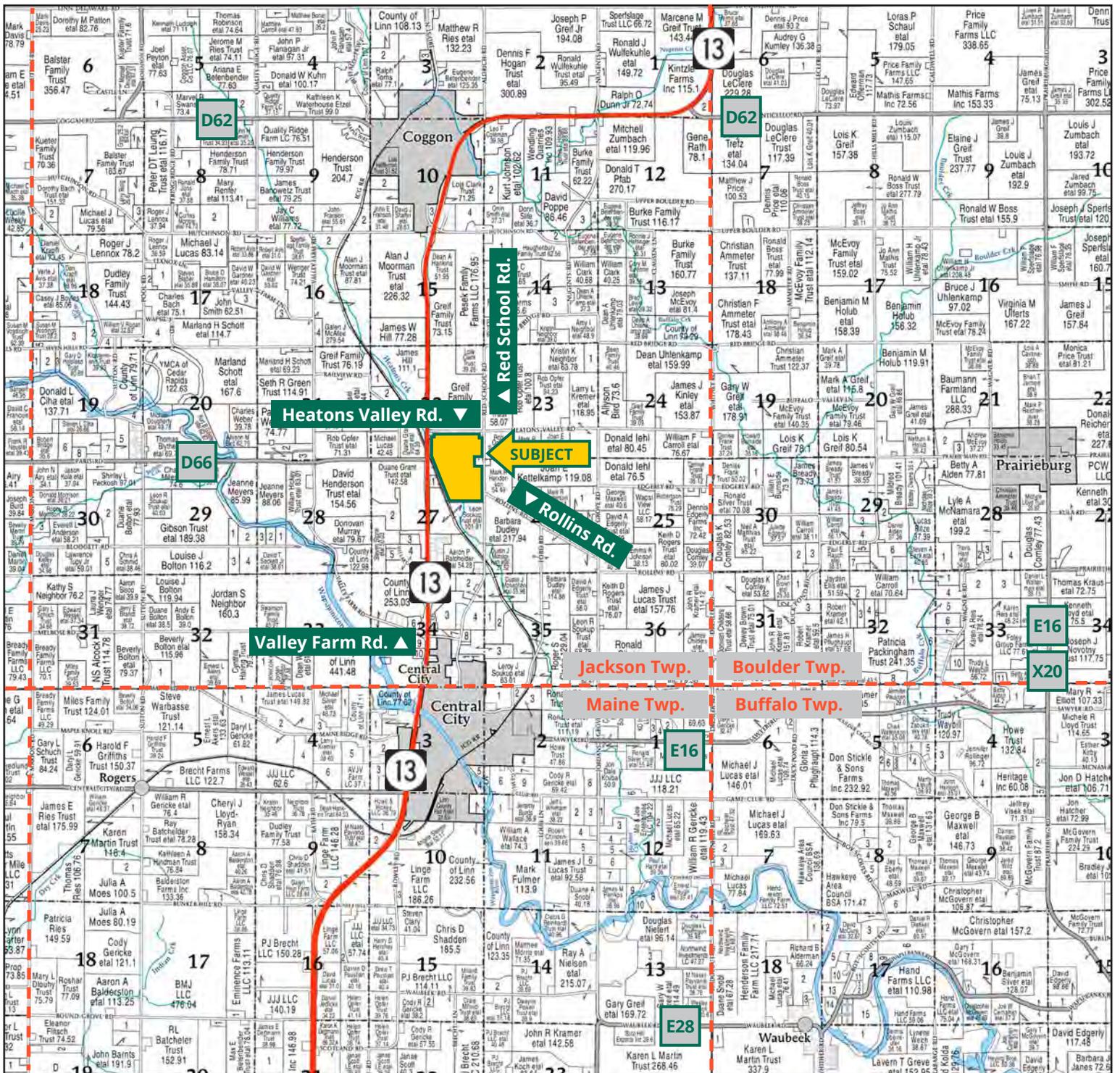
Productive Linn County Farm on a Hard-Surfaced Road



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158.11 Acres, m/l
Linn County, IA

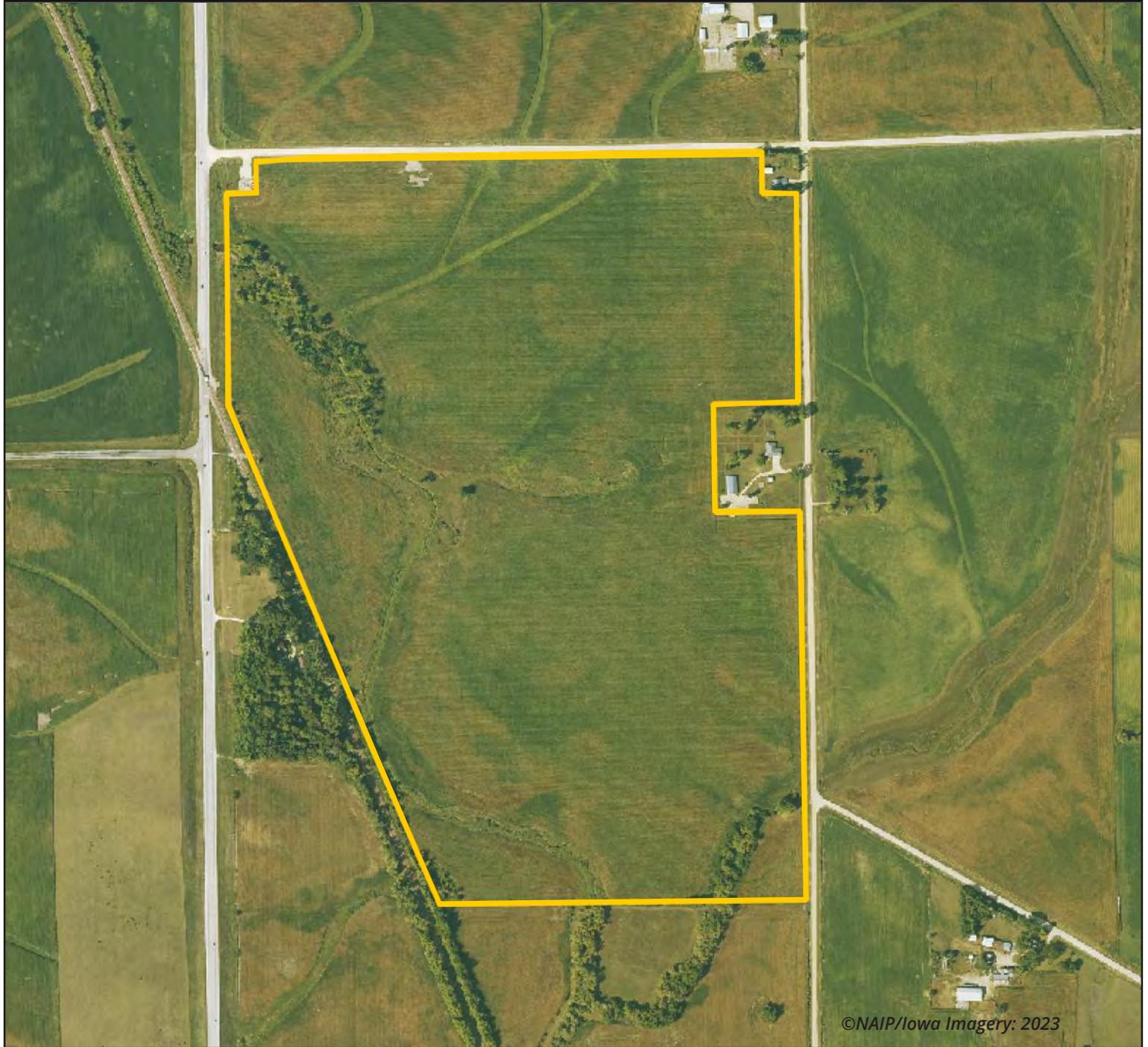


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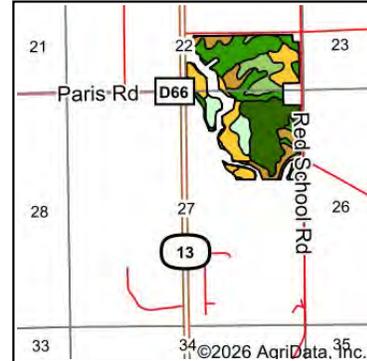
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Est. FSA/Eff. Crop Acres: 138.03 | Soil Productivity: 71.60 CSR2



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State: **Iowa**
 County: **Linn**
 Location: **27-86N-6W**
 Township: **Jackson**
 Acres: **138.03**
 Date: **2/9/2026**



Maps Provided By
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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** |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|-------------|
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 34.58 | 25.0% | | Ilw | | 87 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 29.96 | 21.7% | | Ile | | 90 |
| 393C | Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes | 13.20 | 9.6% | | IVs | Ile | 33 |
| 409C | Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes | 12.46 | 9.0% | | IIIe | | 70 |
| 178A | Waukee loam, 0 to 2 percent slopes | 11.15 | 8.1% | | IIs | | 69 |
| 408C | Olin sandy loam, 5 to 9 percent slopes | 9.32 | 6.8% | | Ile | | 59 |
| 778B | Sattre loam, 2 to 5 percent slopes | 9.07 | 6.6% | | Ile | | 50 |
| 1226 | Lawler loam, 0 to 2 percent slopes, rarely flooded | 4.91 | 3.6% | | IIs | | 59 |
| 284A | Flagler sandy loam, 0 to 2 percent slopes | 3.07 | 2.2% | | IIIs | | 56 |
| 485 | Spillville loam, 0 to 2 percent slopes, occasionally flooded | 2.54 | 1.8% | | Ilw | | 76 |
| 41C | Sparta loamy sand, 5 to 9 percent slopes | 2.34 | 1.7% | | IVs | Ile | 37 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 2.14 | 1.6% | | IIIe | | 85 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 2.00 | 1.4% | | Ilw | | 54 |
| 284B | Flagler sandy loam, 2 to 5 percent slopes | 0.88 | 0.6% | | IIIe | | 51 |
| 213B | Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes | 0.41 | 0.3% | | Ile | | 49 |
| Weighted Average | | | | | 2.36 | *- | 71.6 |

**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 Central City: At the intersection of Valley Farm Rd. and IA-13, 1½ miles north on IA-13. The farm is southeast of the intersection with Heaton's Valley Rd.

Simple Legal

That part of the NE¼ of Section 27 and the S½ SE¼ of Section 22 in Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,051,477.25
- \$12,975/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,676.00
Net Taxable Acres: 158.11
Tax per Net Taxable Acre: \$16.92

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 3913, Part of Tract 856
FSA/Eff. Crop Acres: 138.03*
Corn Base Acres: 87.33*
Corn PLC Yield: 171 Bu.
Bean Base Acres: 20.40*
Bean PLC Yield: 42 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Clyde Floyd and Kenyon. CSR2 on the estimated FSA/Eff. crop acres is 71.60. 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

This farm is gently rolling.

Drainage

This farm is well-tiled. See tile map for detail.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Linn County farm located on a hard-surfaced road.



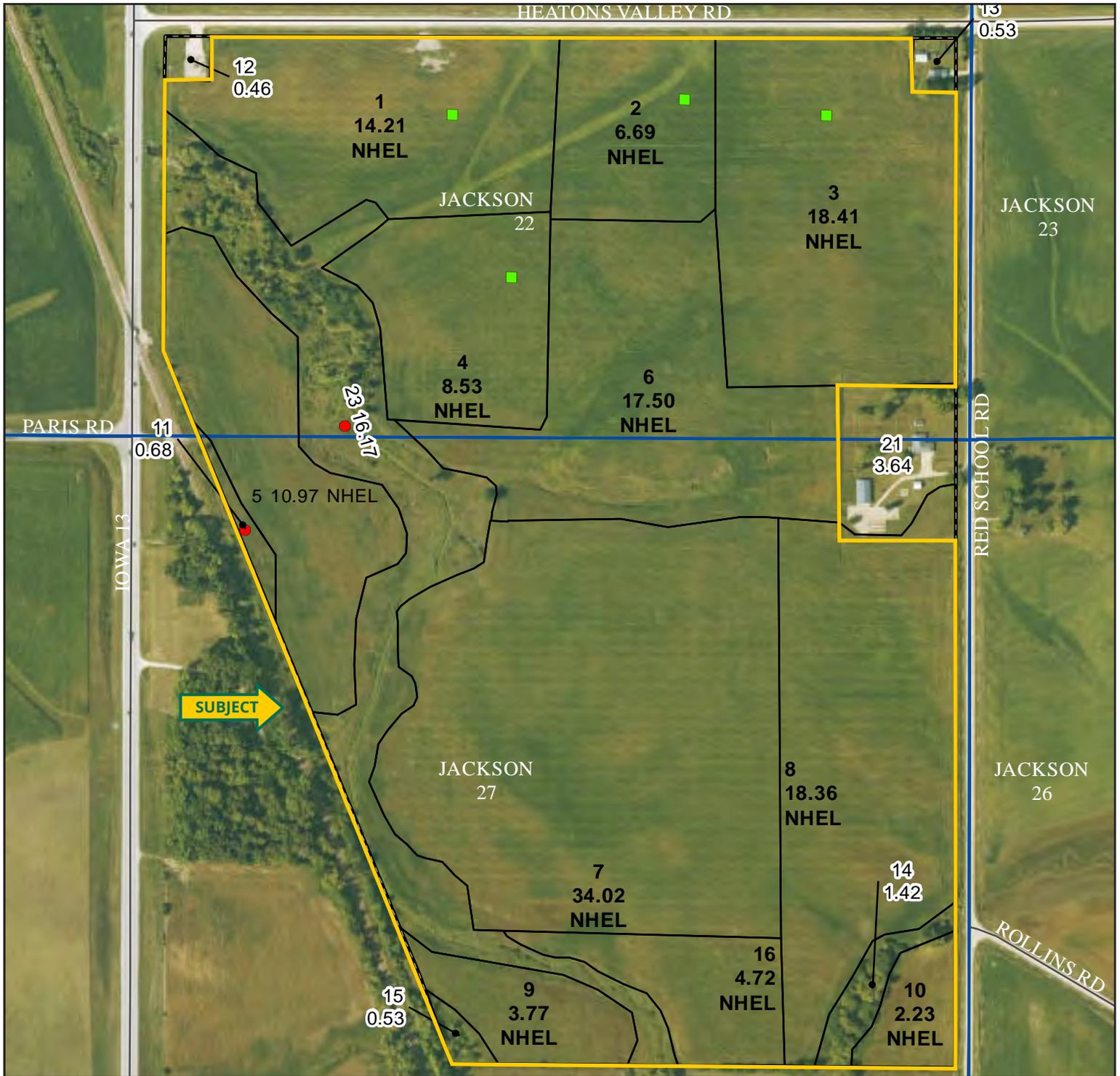
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

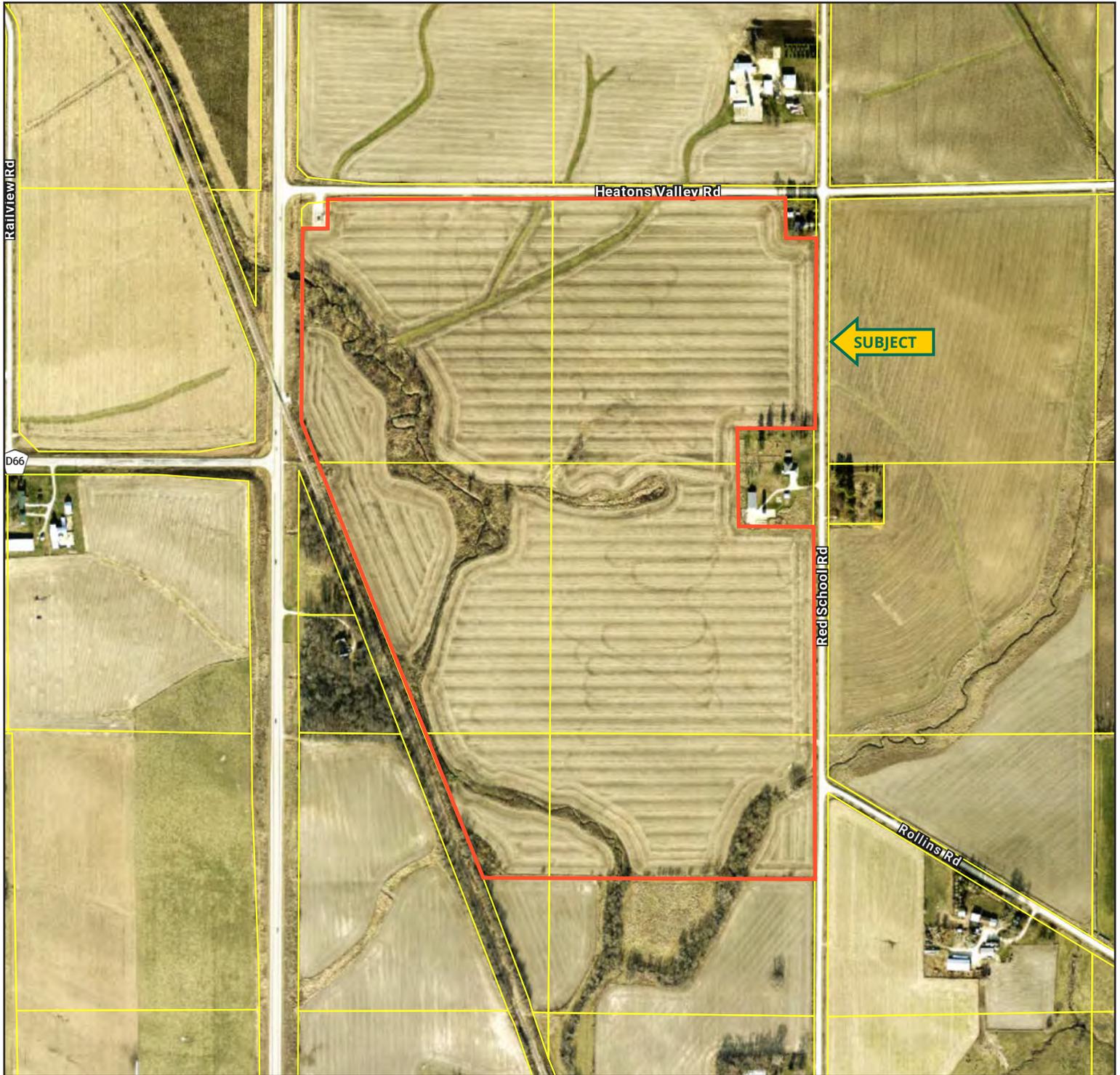
Northwest Corner Looking Southeast



Northeast Corner Looking Southwest

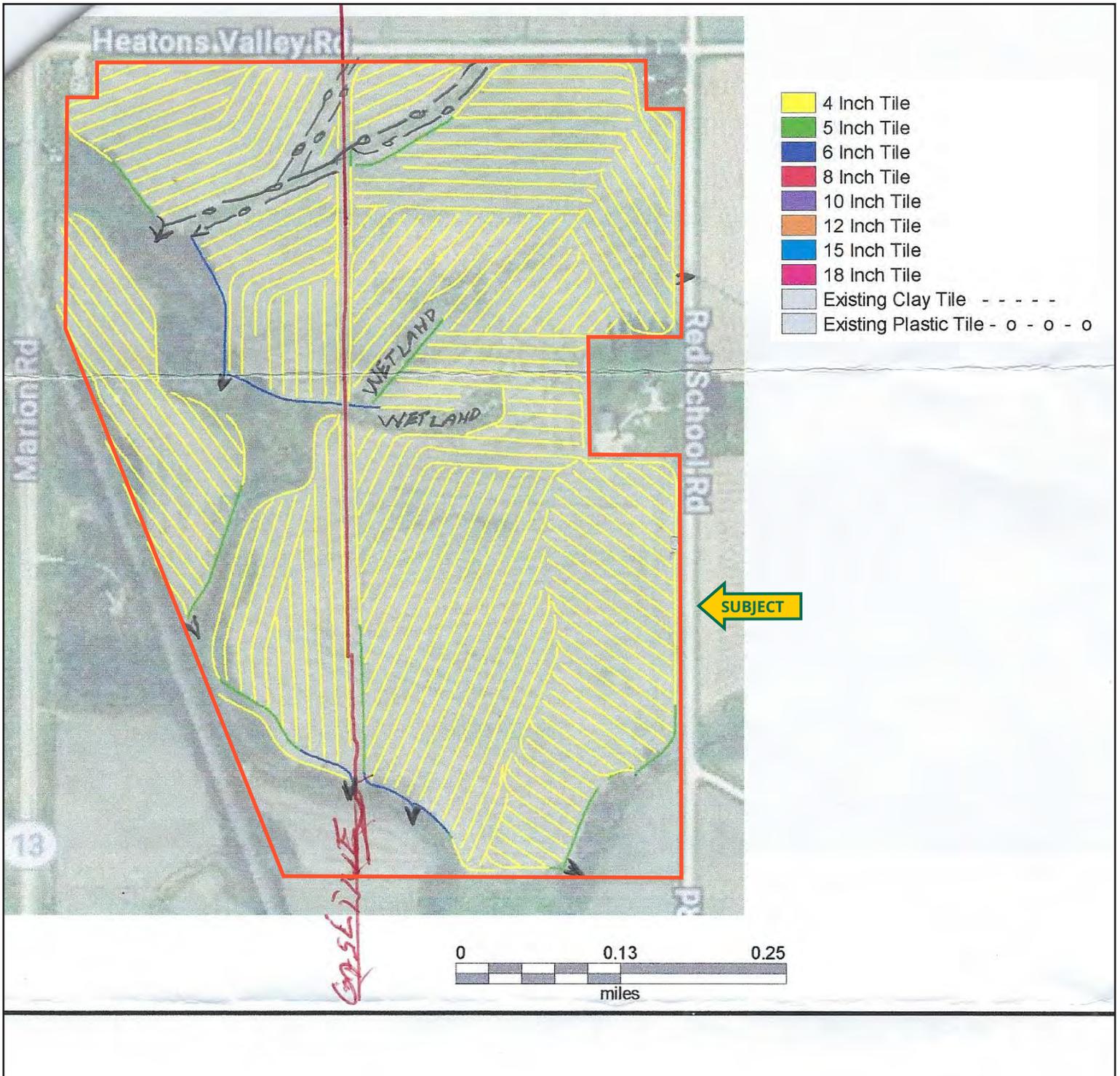




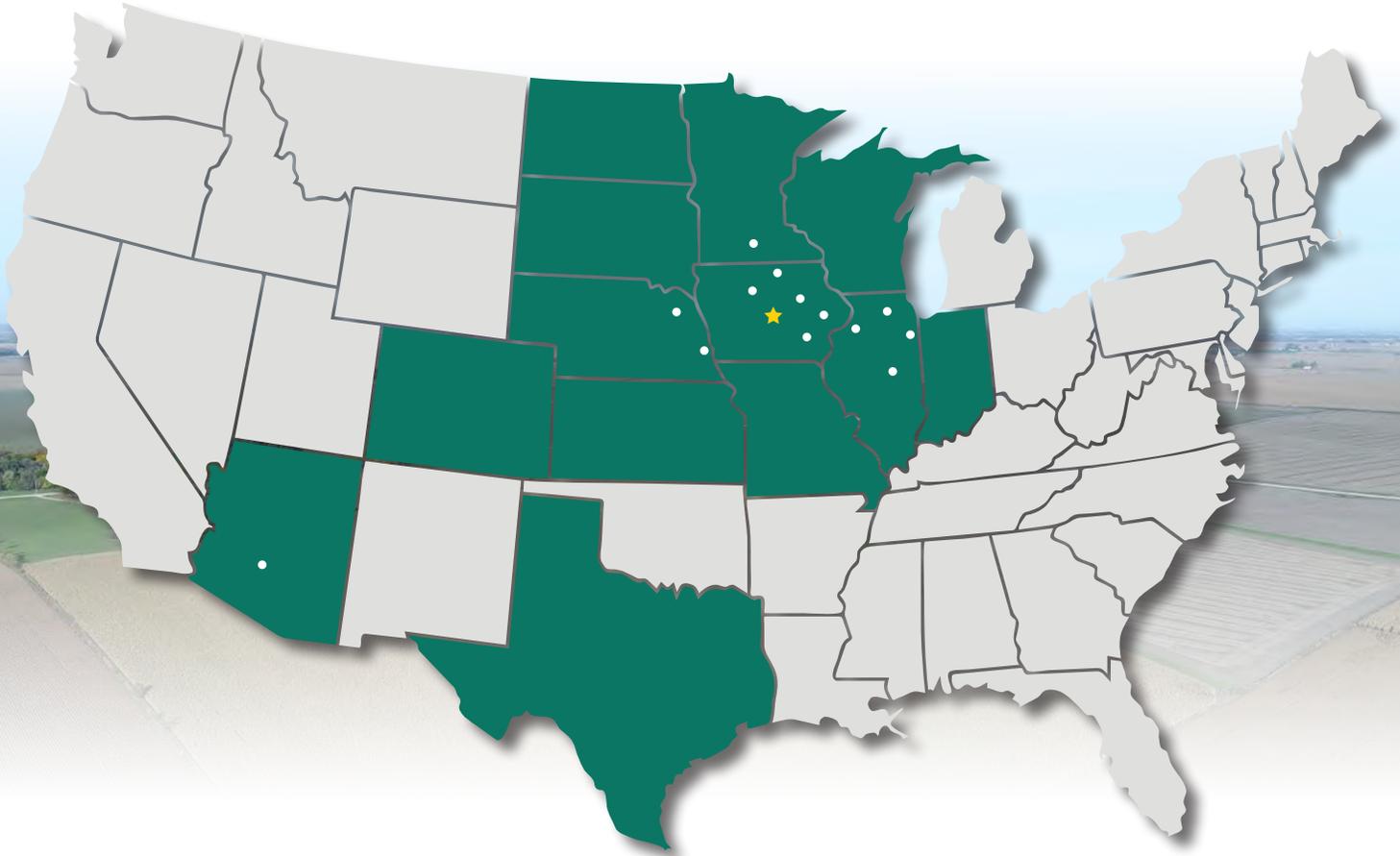


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