

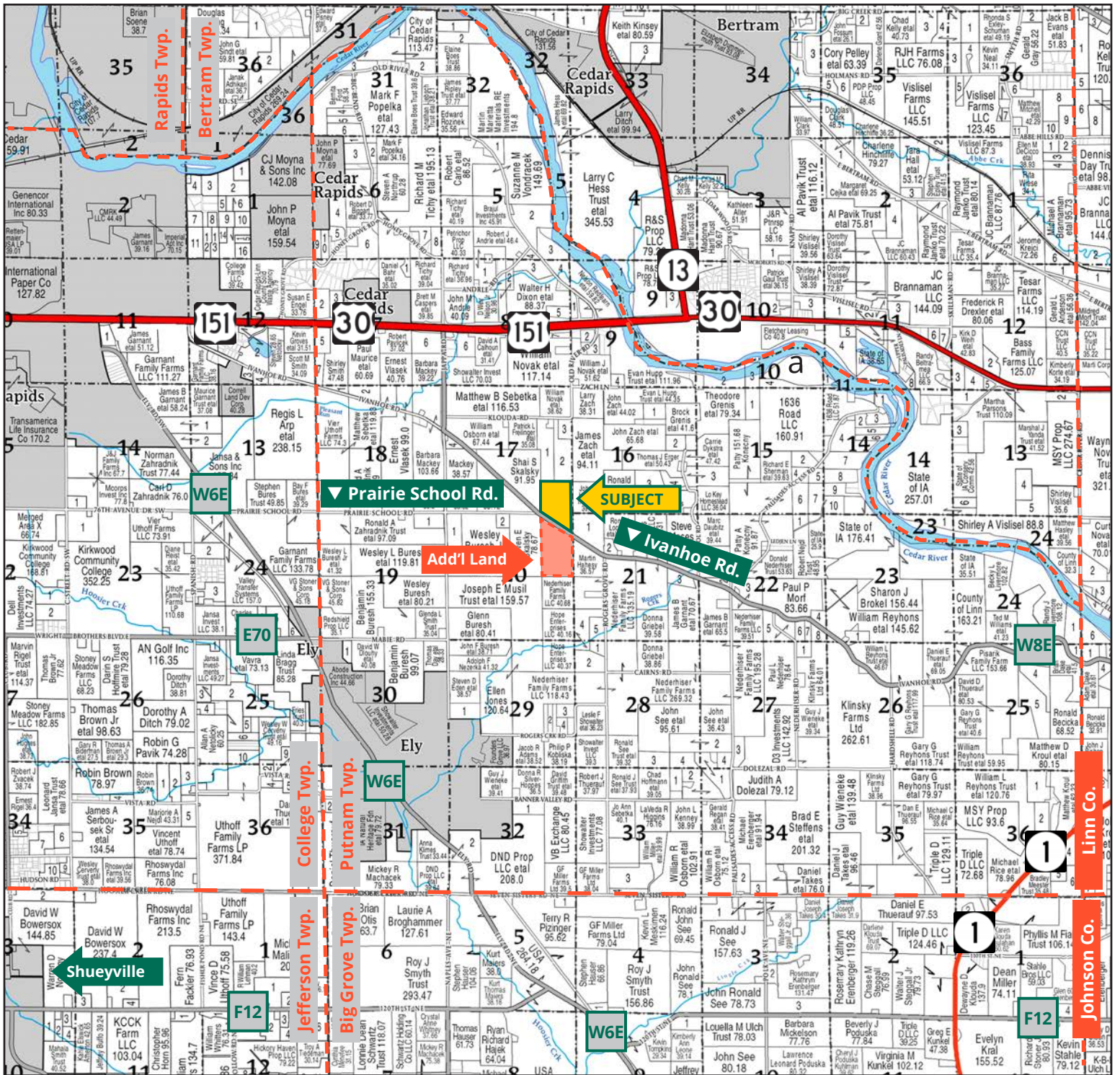
Norman Farm



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

54.99 Acres, m/l
Linn County, IA



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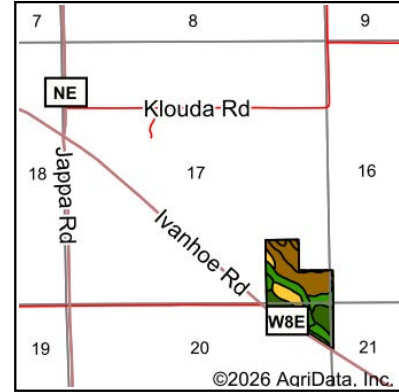
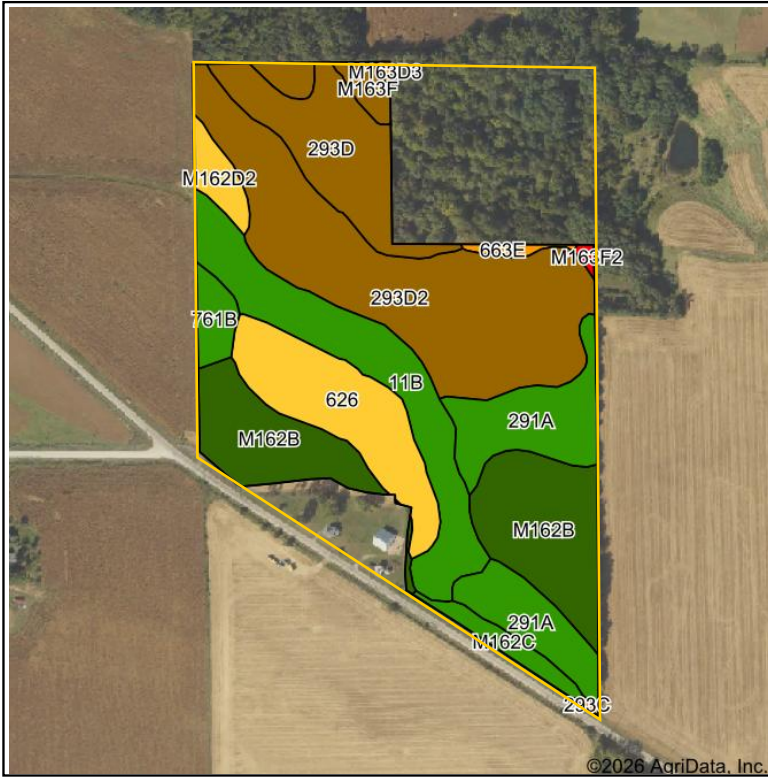
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FSA/Eff. Crop Acres: 43.02 | Soil Productivity: 56.30 CSR2



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State: **Iowa**
 County: **Linn**
 Location: **17-82N-6W**
 Township: **Putnam**
 Acres: **43.02**
 Date: **3/5/2026**



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	CSR2**
293D2	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes, moderately eroded	11.70	27.2%		Vle	20
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	7.75	18.0%		Ile	90
11B	Colo-Ely complex, 0 to 5 percent slopes	5.81	13.5%		Ilw	86
291A	Atterberry silt loam, 1 to 3 percent slopes	5.12	11.9%		Iw	85
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	4.53	10.5%		Ils	53
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	4.21	9.8%		Ive	22
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.99	2.3%		Vle	21
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.85	2.0%		Ive	57
761B	Franklin silt loam, 2 to 5 percent slopes	0.84	2.0%		Ilw	85
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.82	1.9%		Ille	85
663E	Seaton silt loam, 14 to 18 percent slopes	0.24	0.6%		Ive	41
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.10	0.2%		Vle	18
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.06	0.1%		Ive	41
Weighted Average					3.34	56.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cedar Rapids: At the intersection of US-151 N/US-30 E and County Rd. W8E NE/Jappa Rd., 1 mile south on Jappa Rd. and then 2½ miles southeast on Ivanhoe Rd. The property is on the north side of the road.

Simple Legal

SE¼ SE¼ in Section 17, and that part of the E½ NE¼ lying north of the highway in Section 20, all in Township 82 North, Range 6 West of the 5th P.M. Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2037 Ivanhoe Road
Ely, Iowa 52227-9523

Price & Terms

- \$899,086.50
- \$16,350/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,847.00*

Net Taxable Acres: 54.99*

**Taxes estimated due to pending survey of property and tax parcel split. Linn County Treasurer/Assessor will determine final tax figures.*

School District

College Community School District

House & Buildings

Improvements include a two-story home built circa 1920, offering 1,680 finished square feet of living space. The main level features a dining room with pocket doors, a living room, kitchen, and porch. The kitchen was remodeled in 2005.

The second level includes three bedrooms and a full bathroom, along with access to a full walk-up attic.

The home sits on a rock foundation basement equipped with a breaker panel, pressure tank, water softener, hot water heater, furnace, sink, storage cabinets and hookups for washer and dryer.

Exterior features include vinyl siding, asphalt shingles, and replacement vinyl windows.

Outbuildings include a well-maintained barn, corn crib and small utility shed offering a variety of agricultural and storage uses.

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 6336, Part of Tract 1692

FSA/Eff. Crop Acres: 43.02

Corn Base Acres: 27.95*

Corn PLC Yield: 144 Bu.

Bean Base Acres: 14.00*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Downs and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 56.30. 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 farm is gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Water & Well Information

The well is located west of the house.

Septic System

The septic system is located north of the house. We recently completed a time of transfer inspection and the septic system failed the inspection. The buyer will have the option to install a new septic system within 90 days of closing or raze the house within one year of closing.

LP Tank

The LP tank is rented from Kiracofe Oil Company (Swisher, IA).

Grain Bin

Seller reserves the grain bin. It will be removed from the farm before closing.

Comments

This beautiful setting is located southeast of Cedar Rapids on Ivanhoe Road, a hard-surfaced road. This would make an attractive building site with a mixture of rolling cropland and mature timber.

Additional Land for Sale

Seller has an additional tract of land for sale located south 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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Southwest Of The House Looking Northeast



Kitchen



Dining Room



Living Room



Bedroom



Bedroom



Bathroom



Barn



Corn Crib & Shed



Barn Interior



Barn Interior



Northeast of the Acreage Looking Southwest



South of the Acreage Looking North

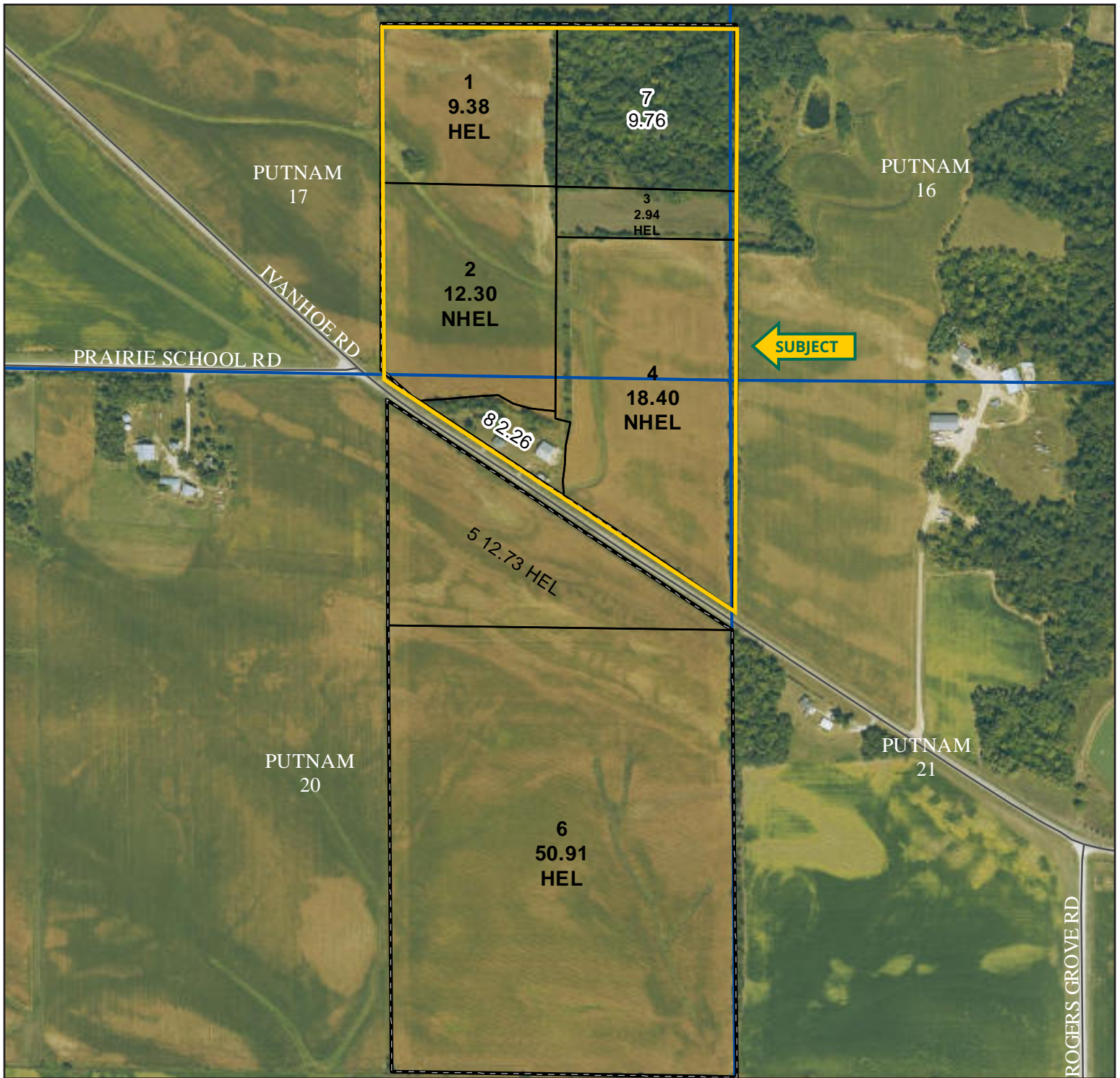


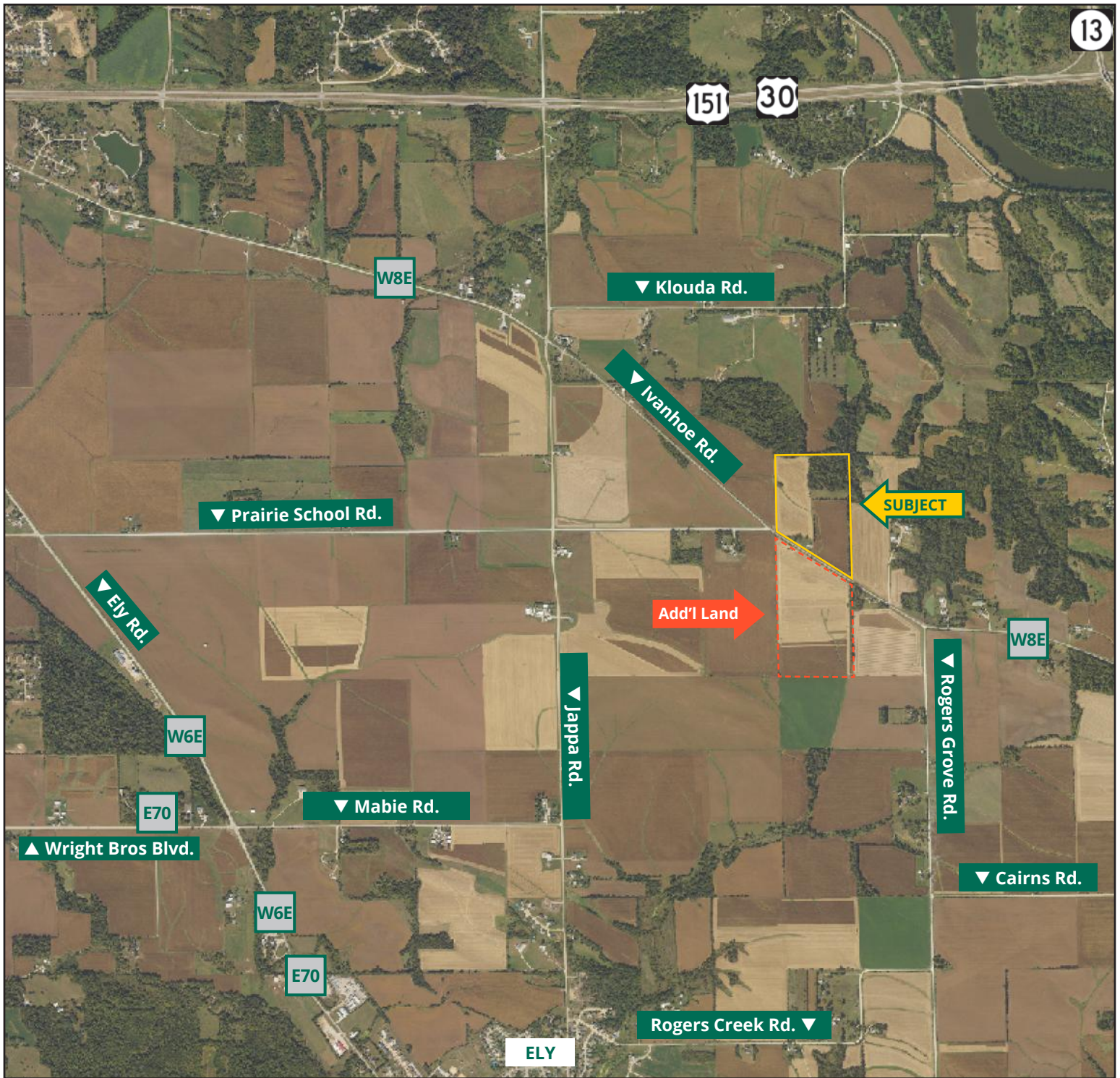
Northwest Corner Looking Southeast



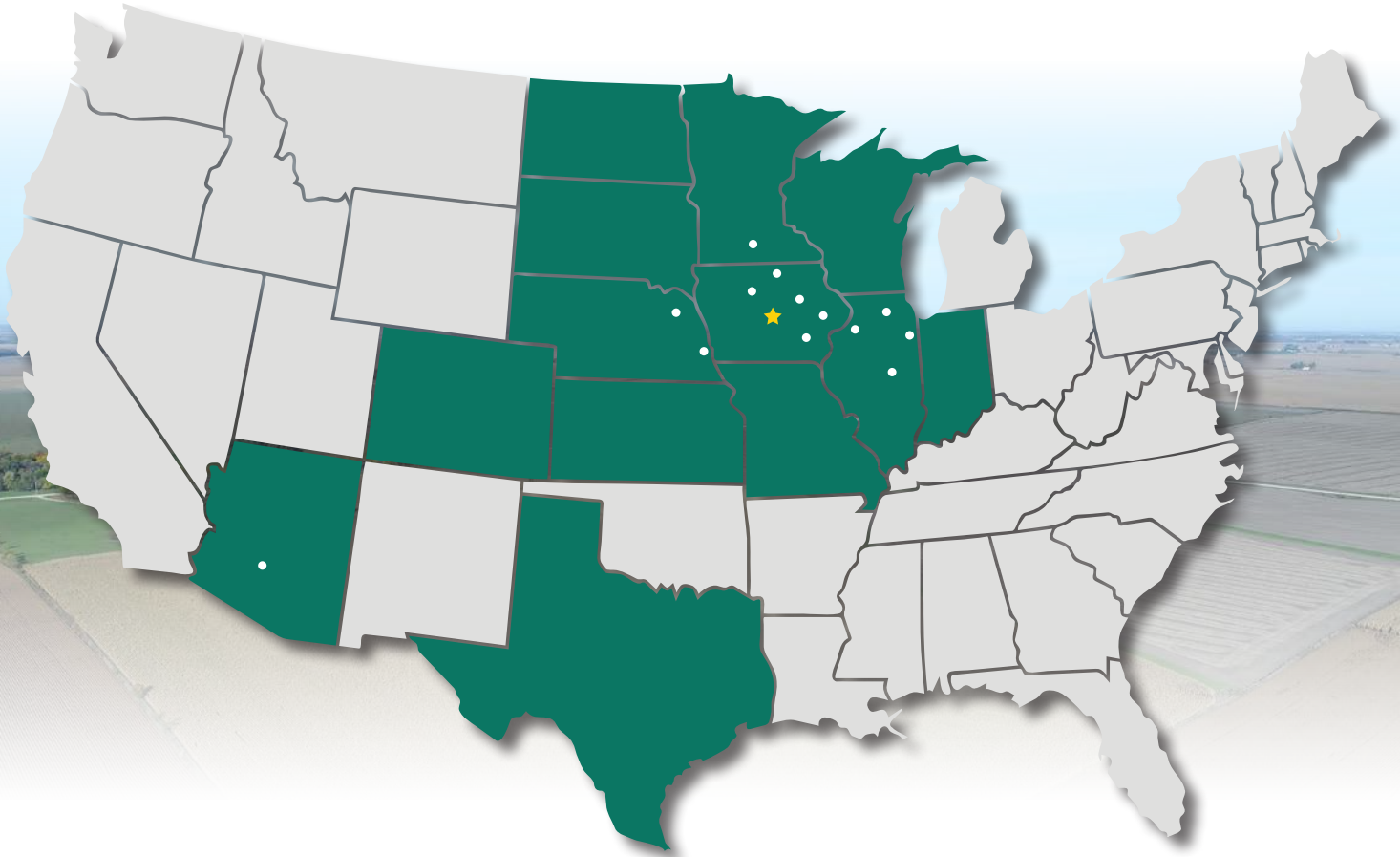
Northeast Corner Looking Southwest







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