

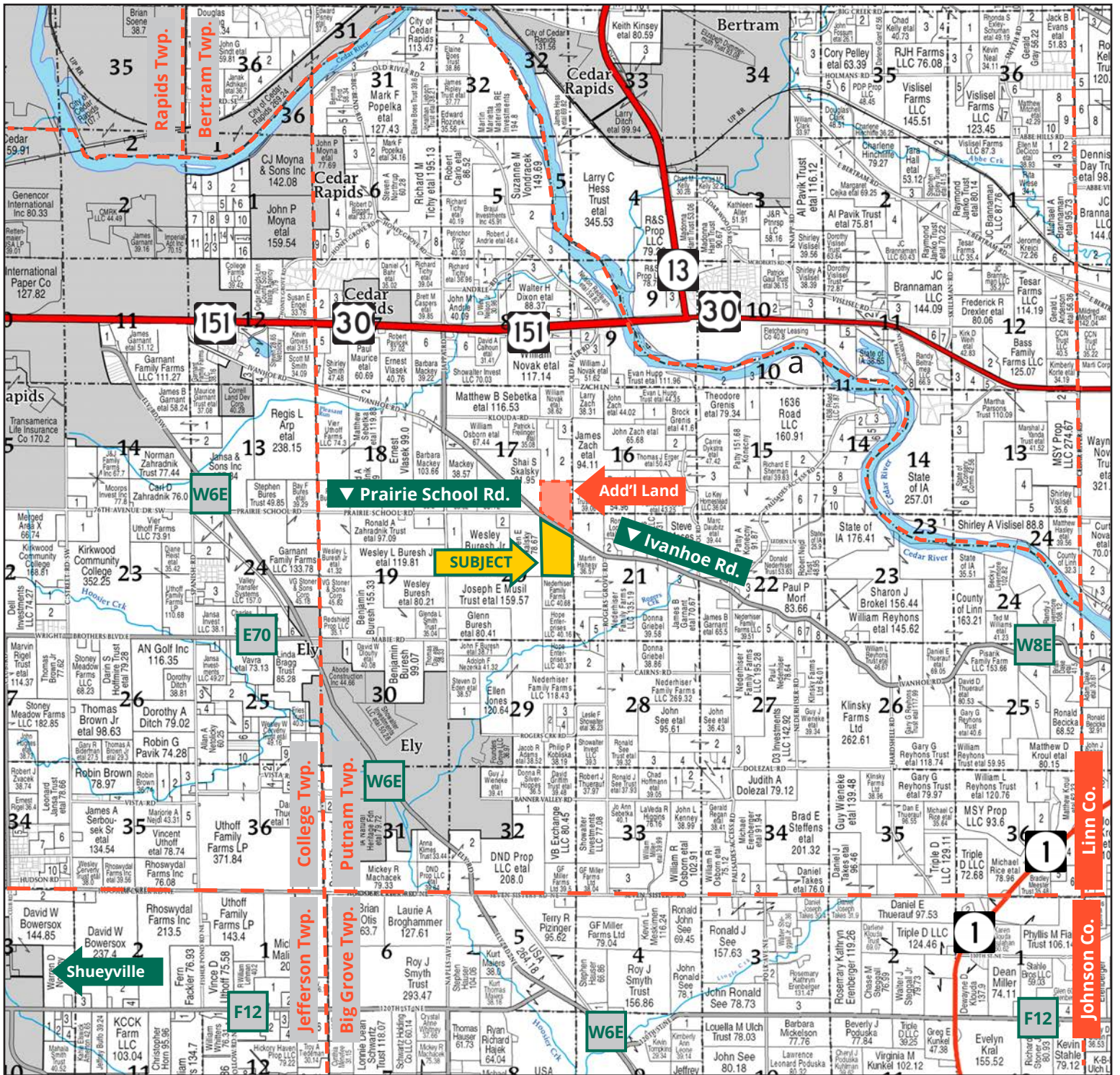
Norman Farm



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

64.11 Acres, m/l
Linn County, IA

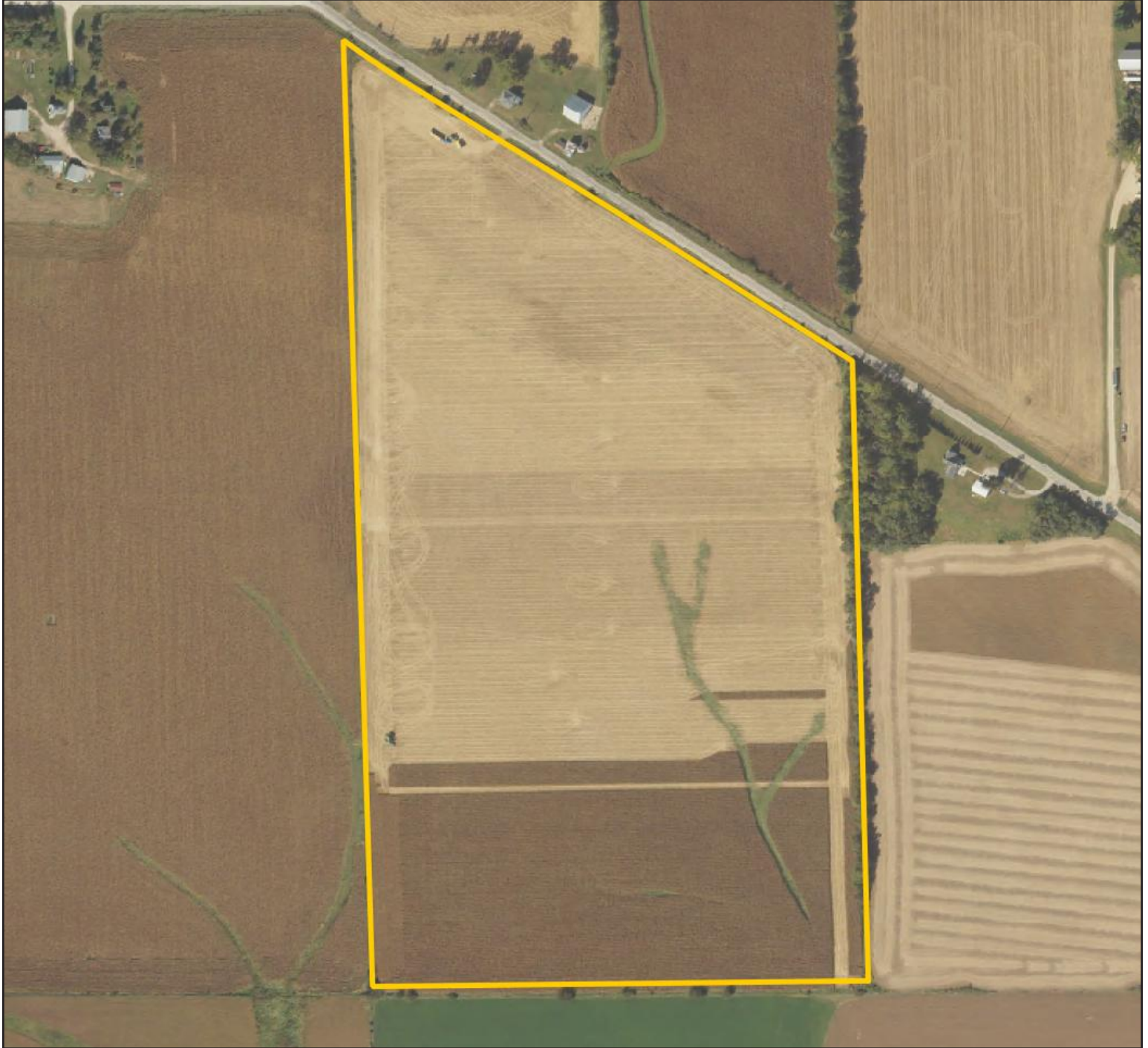


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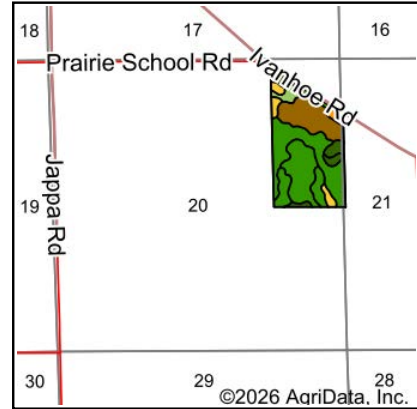
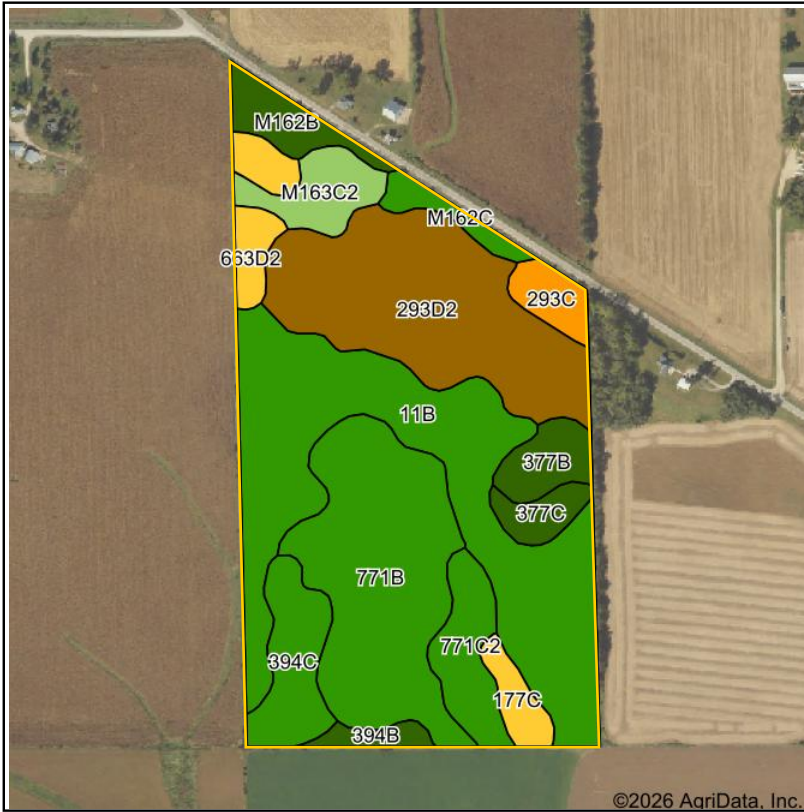
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FSA/Eff. Crop Acres: 63.64 | Soil Productivity: 70.50 CSR2



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State: **Iowa**
 County: **Linn**
 Location: **20-82N-6W**
 Township: **Putnam**
 Acres: **63.64**
 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**
11B	Colo-Ely complex, 0 to 5 percent slopes	18.40	28.9%		IIw	86
293D2	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes, moderately eroded	12.83	20.2%		Vle	20
771B	Waubeek silt loam, 2 to 5 percent slopes	12.42	19.5%		Ile	89
394C	Ostrander loam, 5 to 9 percent slopes	3.38	5.3%		IIIe	86
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	2.91	4.6%		IIIe	82
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.39	3.8%		IIIe	76
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	2.03	3.2%		IIIe	50
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.88	3.0%		Ile	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.80	2.8%		Ile	94
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	1.34	2.1%		IIIe	44
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.23	1.9%		IIIe	90
177C	Saude loam, 5 to 9 percent slopes	1.22	1.9%		IIIe	50
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	1.08	1.7%		IIIe	85
394B	Ostrander loam, 2 to 5 percent slopes	0.73	1.1%		Ile	91
Weighted Average					3.05	70.5

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 south side of the road.

Simple Legal

That part of the E½ NE¼ lying south of the public highway in Section 20, Township 82 North, Range 6 West of the 5th P.M. Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$929,595.00
- \$14,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,531.00*
Net Taxable Acres: 64.11*

**Taxes estimated due to pending survey of property and 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 6336, Part of Tract 1692
FSA/Eff. Crop Acres: 63.64
Corn Base Acres: 41.35*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 34.70*
Bean PLC Yield: 42 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Colo-Ely, Chelsea-Fayette-Lamont and Waubeek. CSR2 on the FSA/Eff. crop acres is 70.50. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive farm located southeast of Cedar Rapids along a hard-surfaced road.

Additional Land for Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Photo.



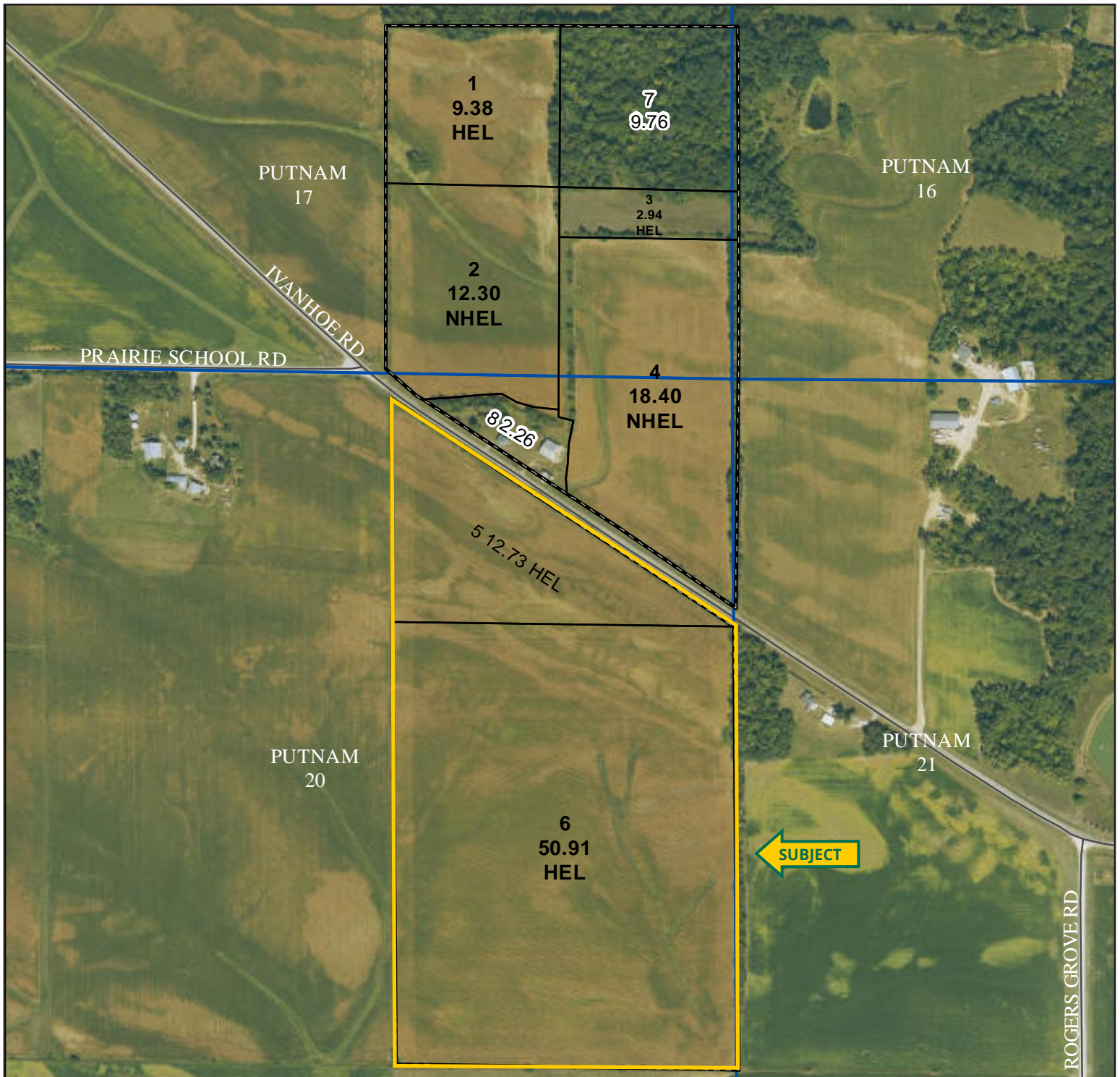
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

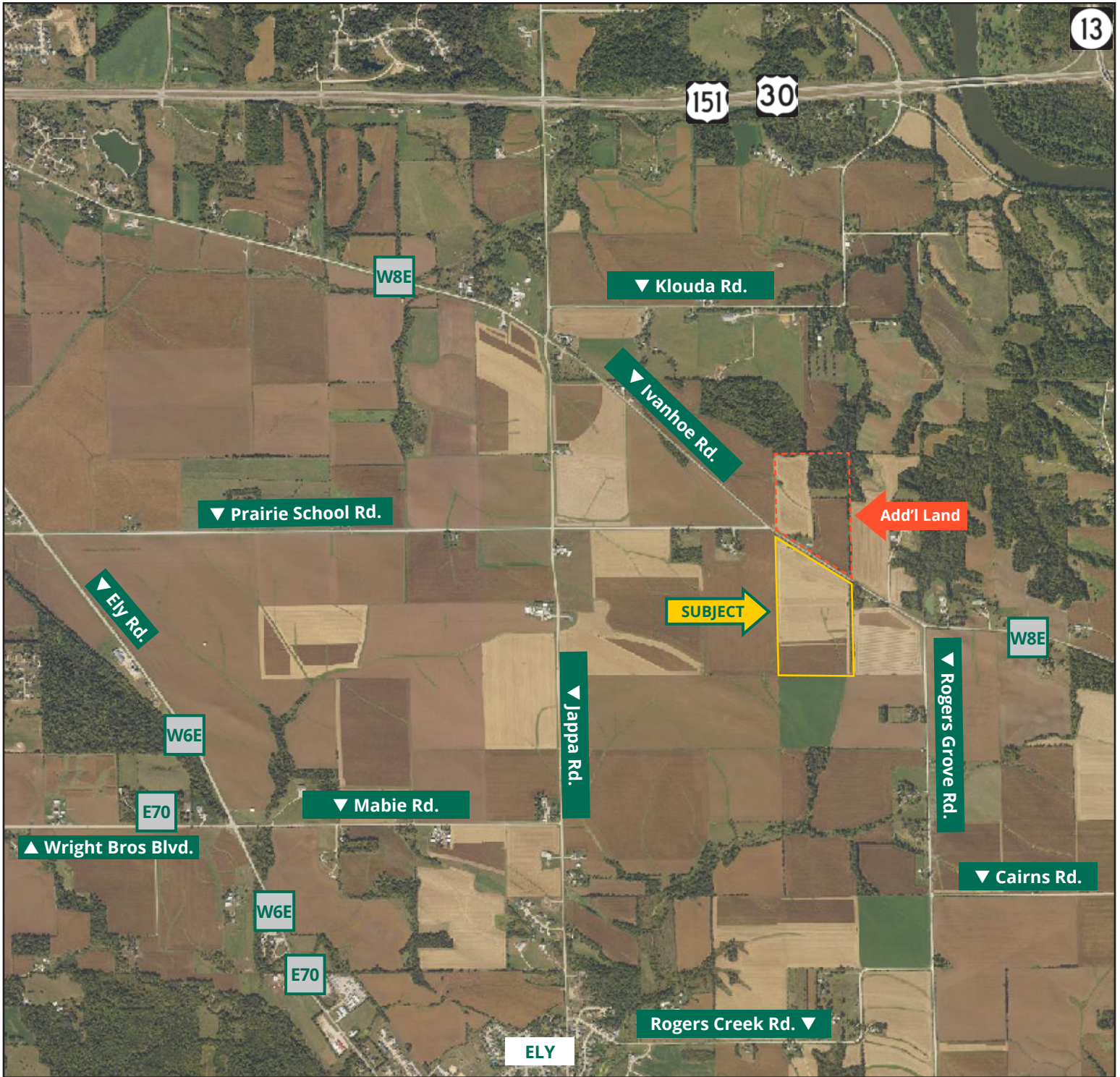
Southeast Corner Looking Northwest



North Side Looking South



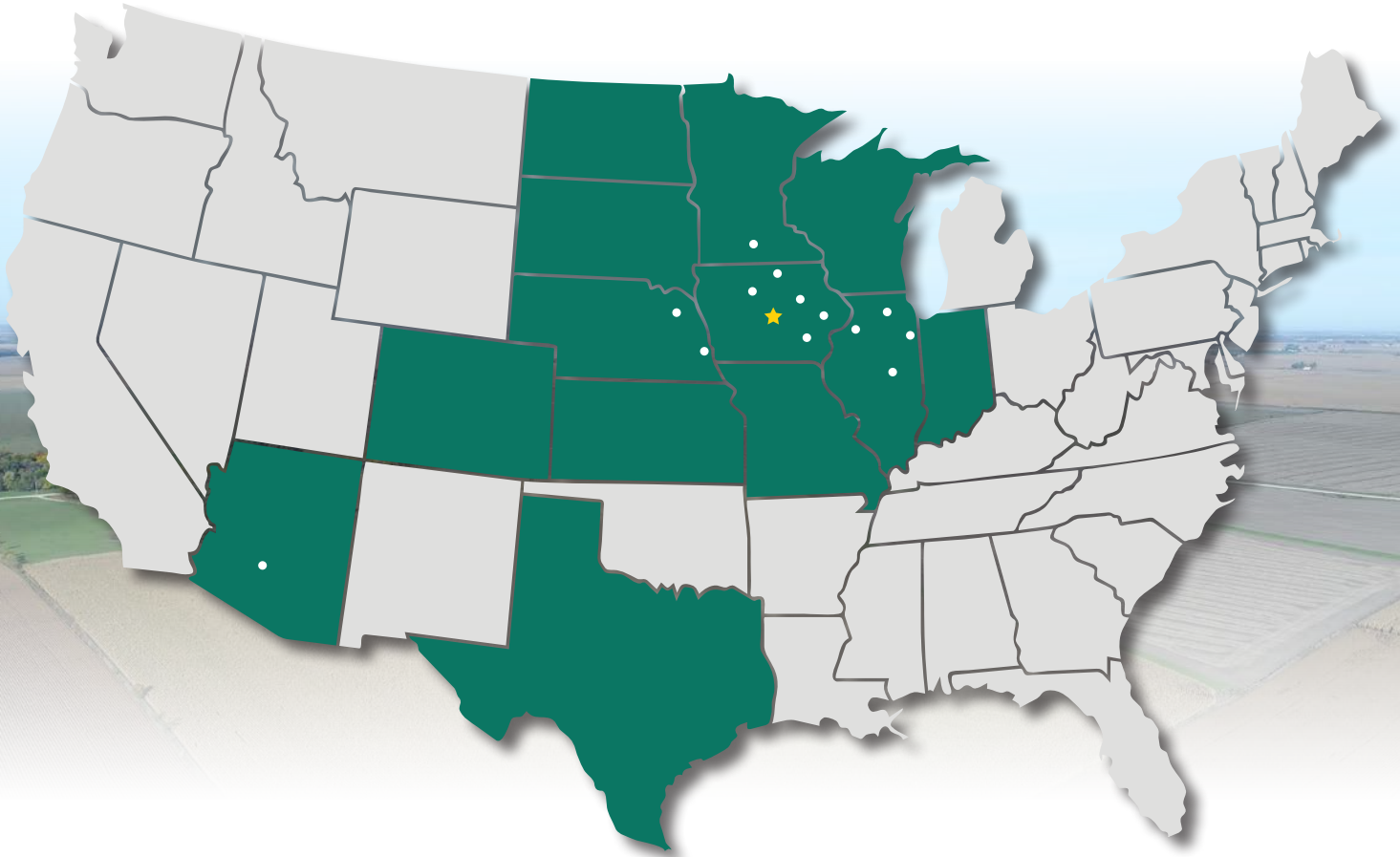




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