

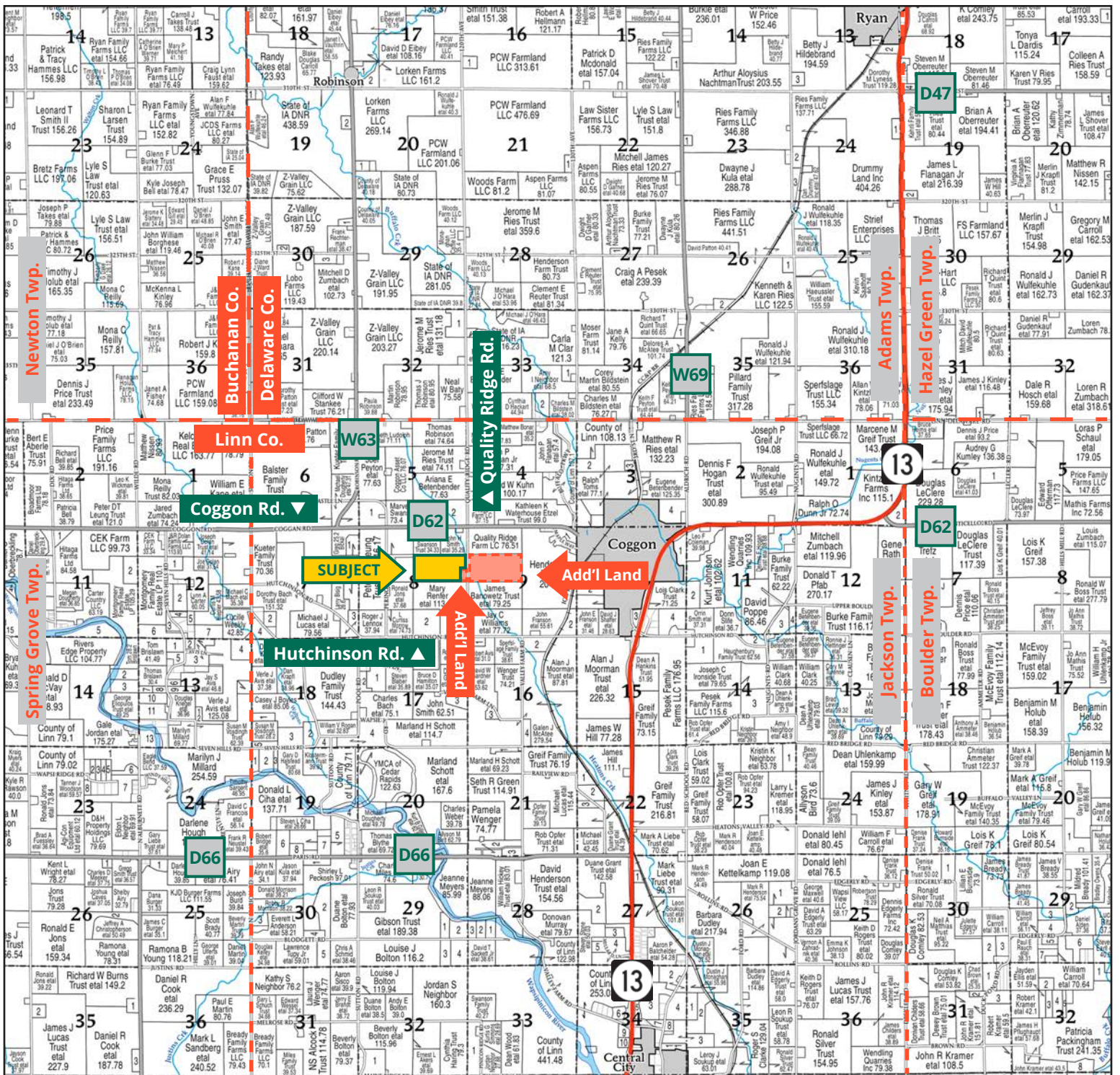
Henderson Farm



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

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

74.08 Acres, m/l
Linn County, IA

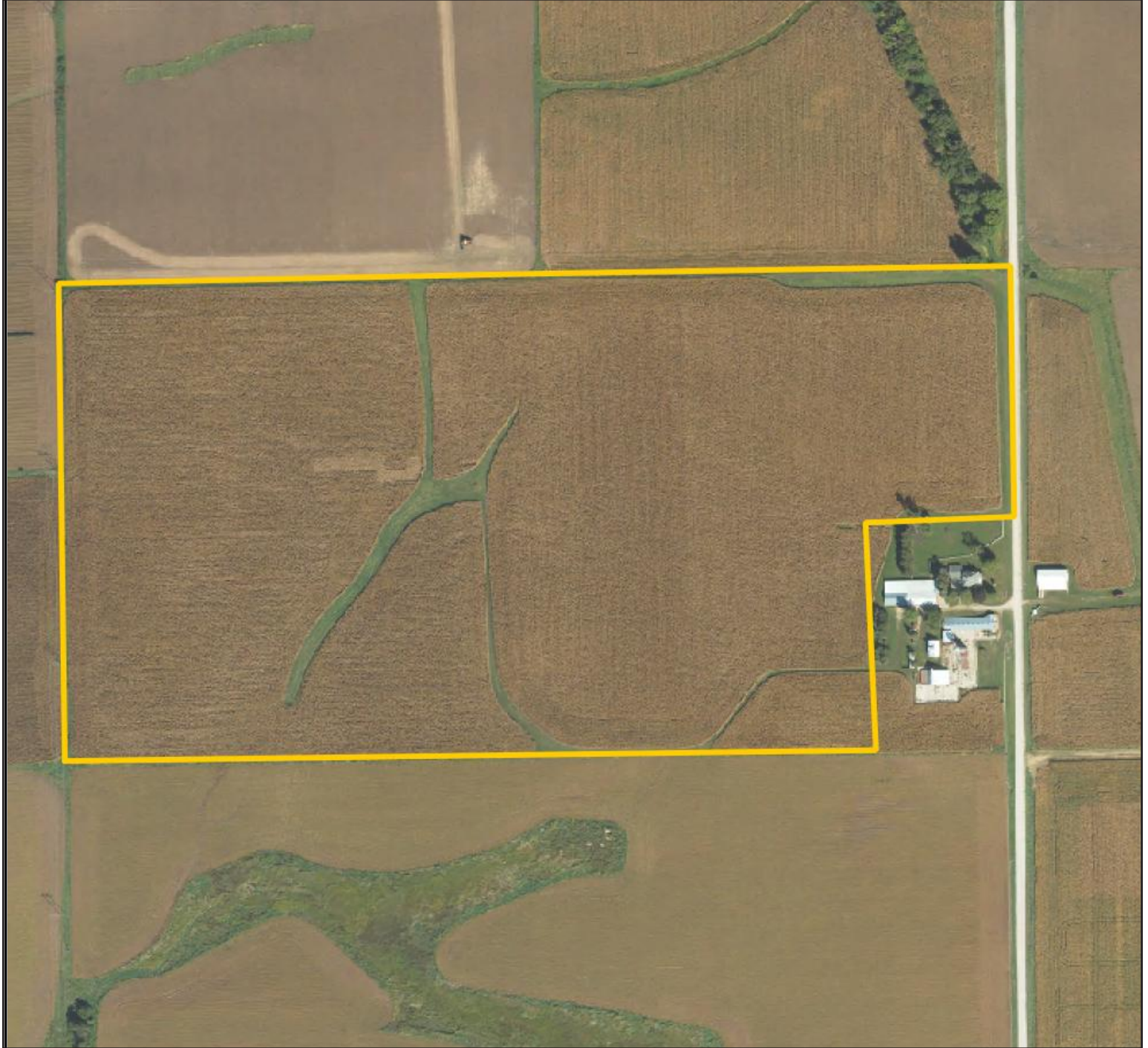


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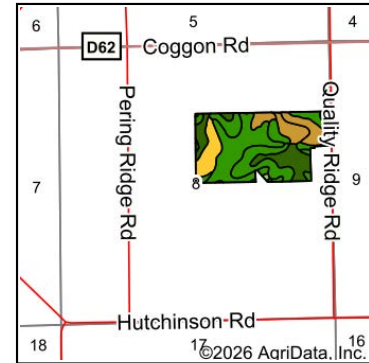
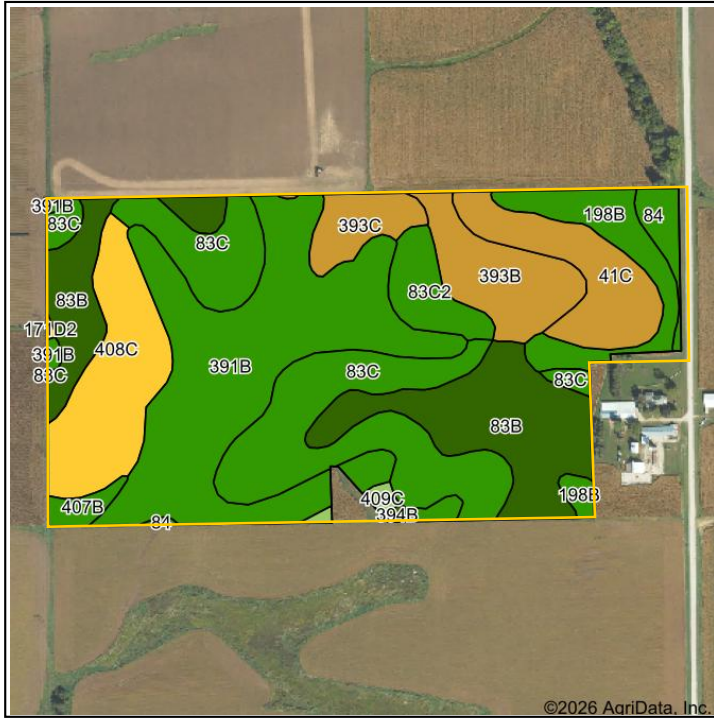
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Est. FSA/Eff. Crop Acres: 73.06 | Grass Acres: 4.92 | Soil Productivity: 76.10 CSR2



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State: **Iowa**
 County: **Linn**
 Location: **8-86N-6W**
 Township: **Jackson**
 Acres: **73.06**
 Date: **4/24/2026**



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	Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.03	26.0%		IIw		87
83C	Kenyon loam, 5 to 9 percent slopes	14.05	19.2%		IIIe		85
83B	Kenyon loam, 2 to 5 percent slopes	11.97	16.4%		IIe		90
408C	Olin sandy loam, 5 to 9 percent slopes	7.14	9.8%		IIe		59
41C	Sparta loamy sand, 5 to 9 percent slopes	5.02	6.9%		IVs	IIe	37
393B	Sparta loamy fine sand, loamy substratum, 2 to 5 percent slopes	4.61	6.3%		IVs	IIe	38
198B	Floyd loam, 1 to 4 percent slopes	4.23	5.8%		IIw		89
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.36	3.2%		IIIe		84
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	2.24	3.1%		IVs	IIe	33
84	Clyde silty clay loam, 0 to 3 percent slopes	1.18	1.6%		IIw		88
407B	Schley loam, 1 to 4 percent slopes	0.74	1.0%		IIw		81
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	0.38	0.5%		IIIe		70
394B	Ostrander loam, 2 to 5 percent slopes	0.11	0.2%		IIe		91
Weighted Average					2.55	*-	76.1

**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 Coggon: At the intersection of IA-13/Marion Rd. and Hutchinson Rd., 1½ miles west on Hutchinson Rd. and ½ mile north on Quality Ridge Rd. The property is on the west side of the road.

Simple Legal

Parcel A, Plat of Survey No. 2999, a part of the SE¼ NE¼ and the SW¼ NE¼, Section 8, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa, excluding Lot 1. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,092,680.00
- \$14,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,906.00*
Gross Acres: 74.08

Net Taxable Acres: 73.56

Tax per Net Taxable Acre: \$39.51*

**Taxes estimated due to recent 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 921, Part of Tract 811

FSA/Eff. Crop Acres: 73.06*

Cert. Grass Acres: 4.92

Oats Base Acres: 7.84*

Oats PLC Yield: 57 Bu.

Corn Base Acres: 31.32*

Corn PLC Yield: 176 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 76.10. 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. No tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Linn County farm with a 76.10 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located east 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.

Southwest Corner Looking Northeast



West Side Looking East

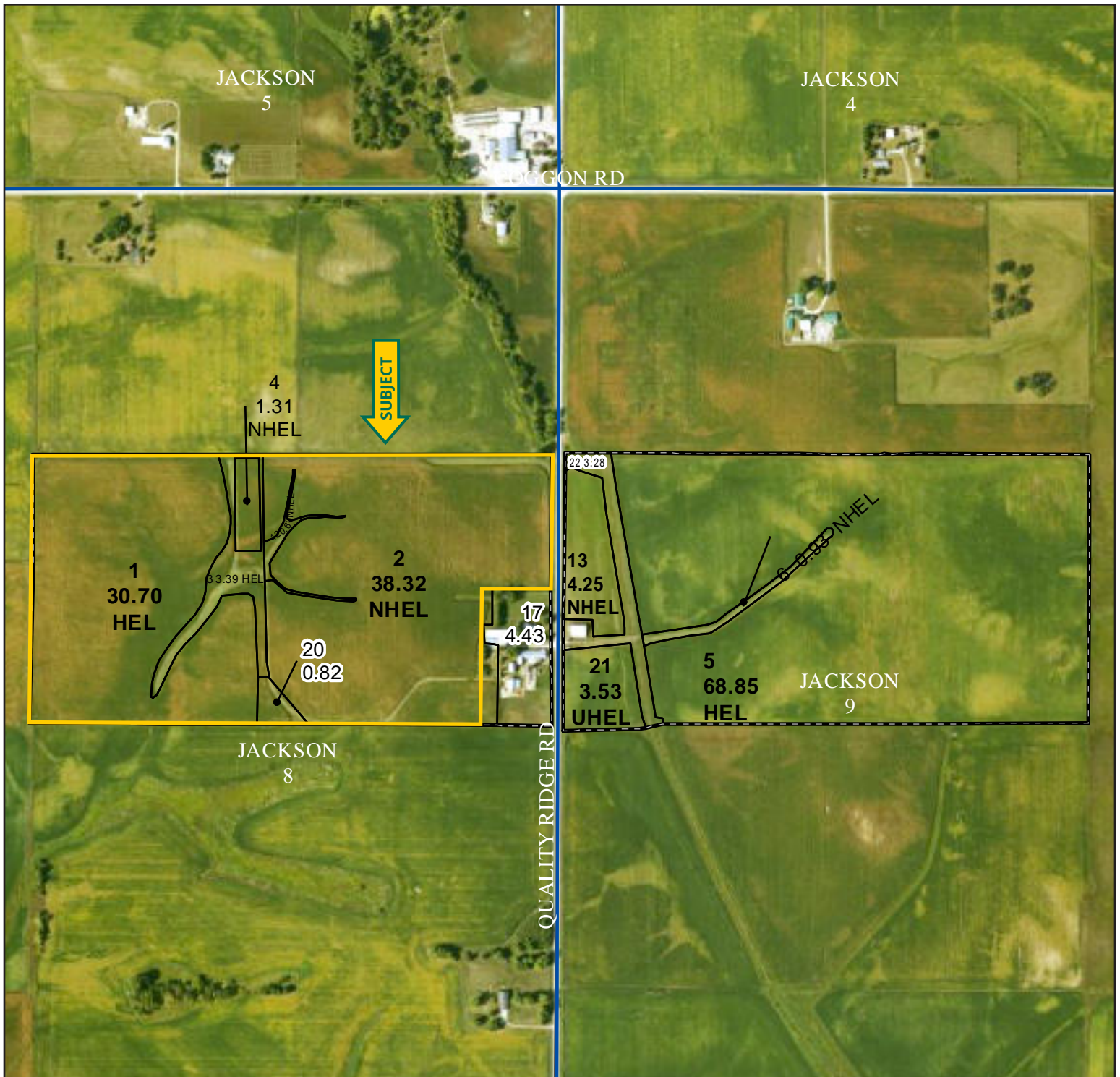


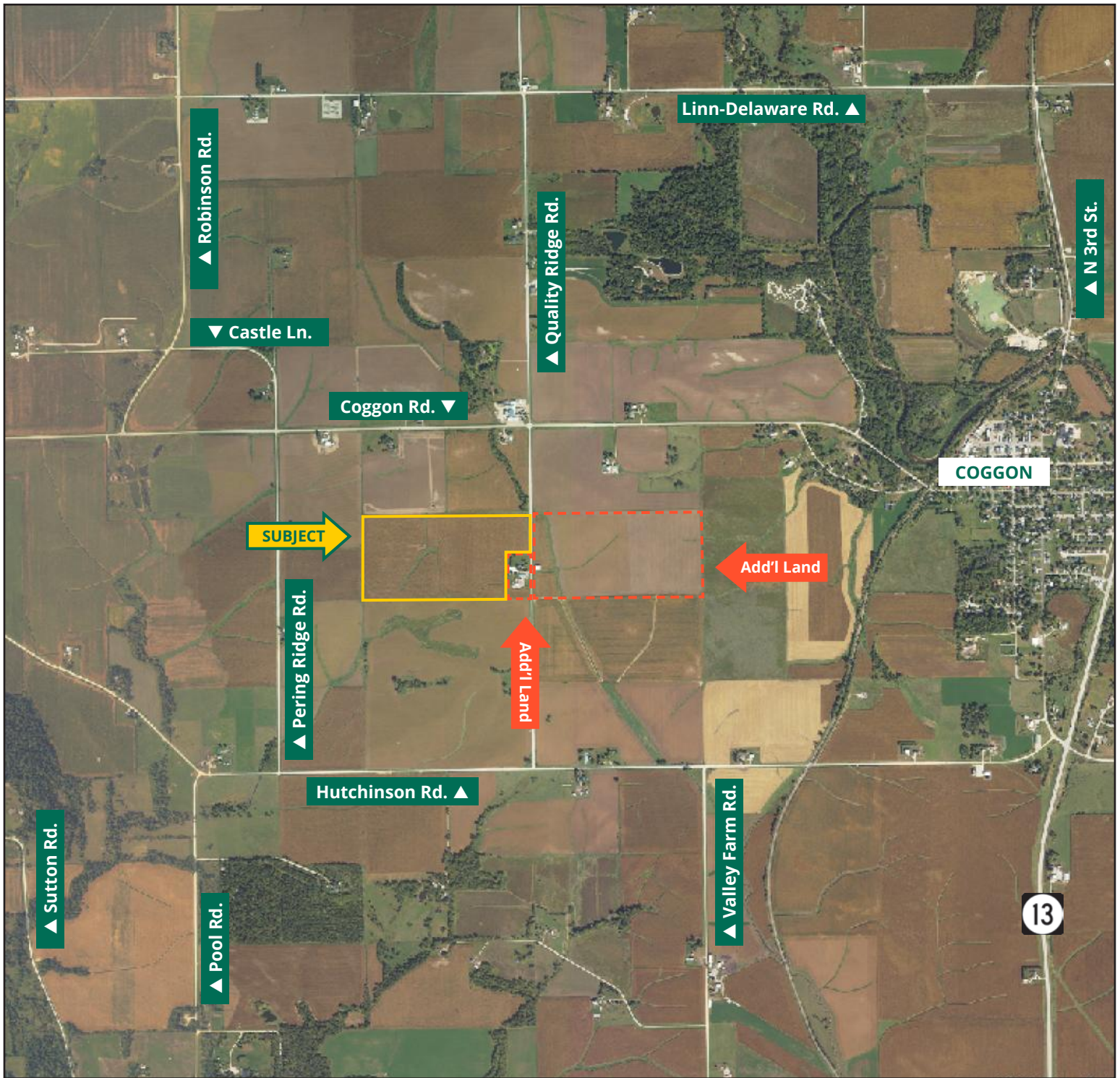
East Side Looking West



Southeast Corner Looking Northwest



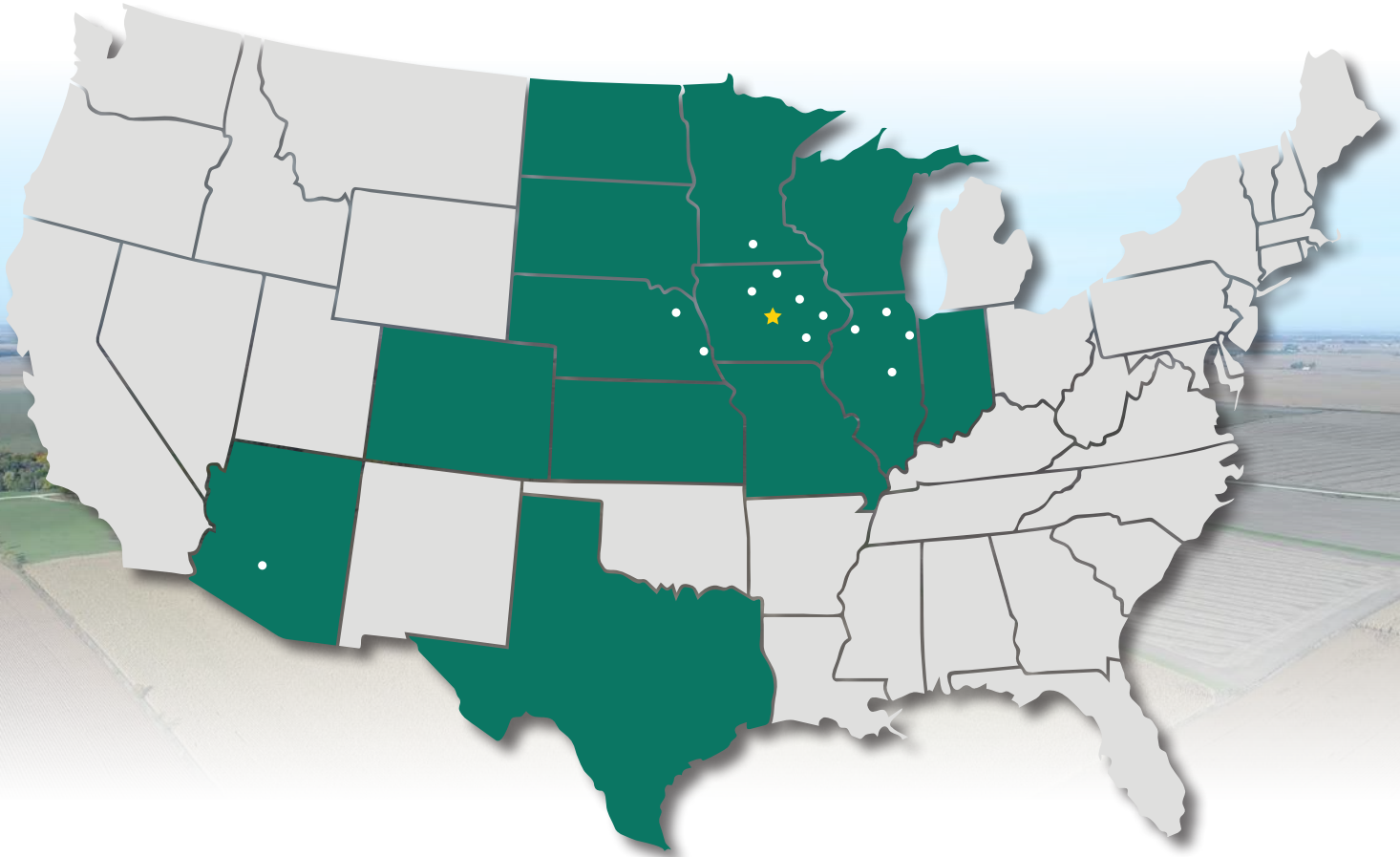




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