

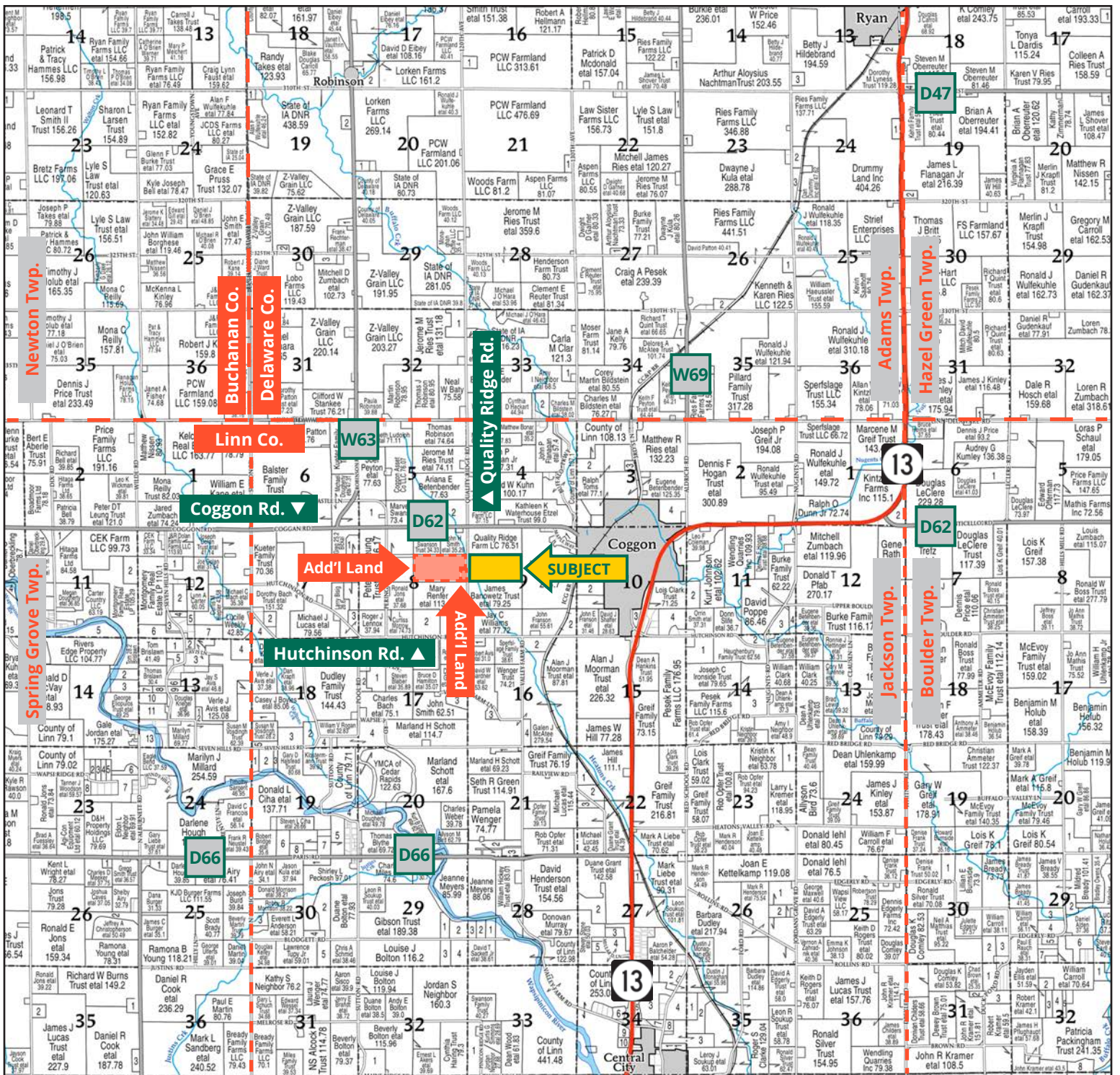
Henderson Farm



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

80.00 Acres, m/l
Linn County, IA

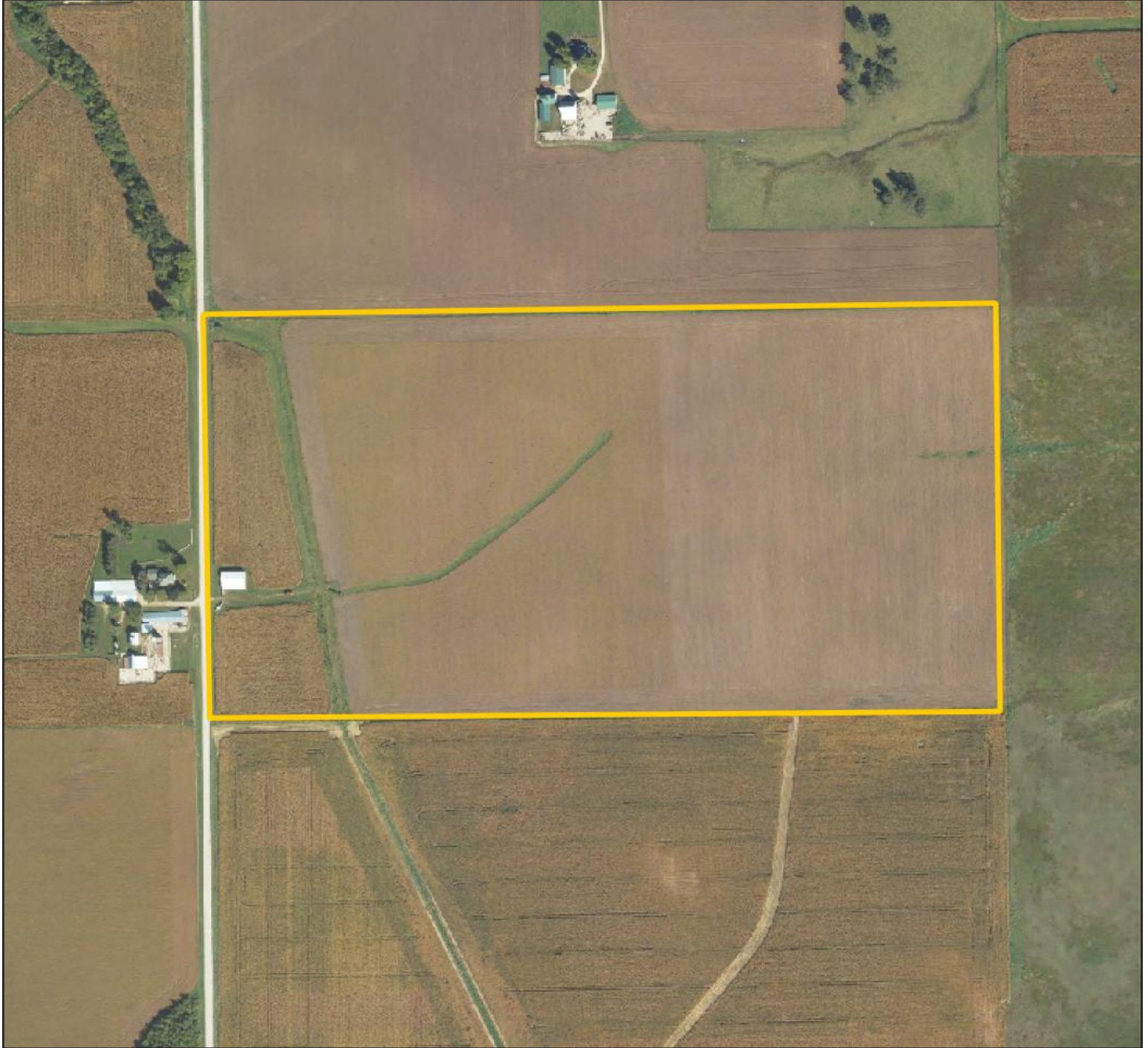


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

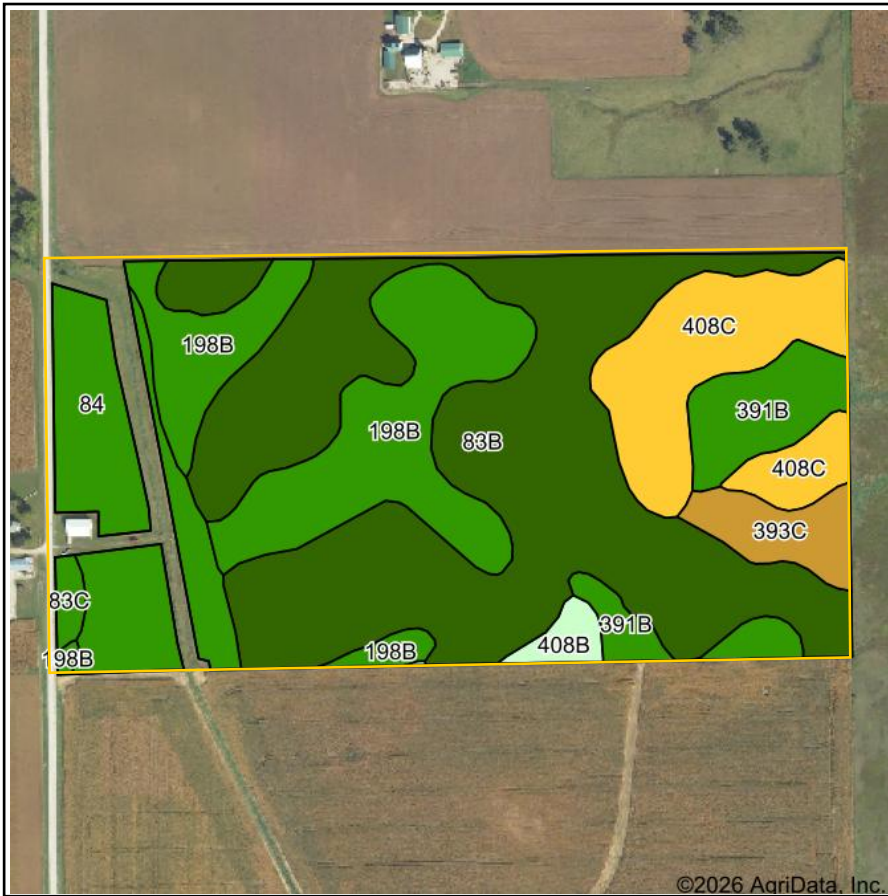
TROY LOUWAGIE, ALIC
 319.721.4068
 TroyL@Hertz.ag

FSA/Eff. Crop Acres: 77.56 | Soil Productivity: 83.40 CSR2



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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



State: **Iowa**
 County: **Linn**
 Location: **9-86N-6W**
 Township: **Jackson**
 Acres: **77.56**
 Date: **4/27/2026**









Maps Provided By:



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**	
83B	Kenyon loam, 2 to 5 percent slopes	35.00	45.2%			Ile	90	
198B	Floyd loam, 1 to 4 percent slopes	14.63	18.9%			IIw	89	
408C	Olin sandy loam, 5 to 9 percent slopes	9.26	11.9%			Ile	59	
84	Clyde silty clay loam, 0 to 3 percent slopes	9.21	11.9%			IIw	88	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.33	6.9%			IIw	87	
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	2.59	3.3%			IVs	Ile	33
408B	Olin sandy loam, 2 to 5 percent slopes	0.96	1.2%			Ile	64	
83C	Kenyon loam, 5 to 9 percent slopes	0.58	0.7%			IIIe	85	
Weighted Average						2.07	*-	83.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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 east side of the road.

Simple Legal

The S½ NW¼ of Section 9, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,216,000.00
- \$15,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,502.00
Gross Acres: 80.00
Net Taxable Acres: 79.00

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 921, Part of Tract 811
FSA/Eff. Crop Acres: 77.56
Oats Base Acres: 8.32*
Oats PLC Yield: 57 Bu.
Corn Base Acres: 33.24*
Corn PLC Yield: 176 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon, Floyd and Olin. CSR2 on the FSA/Eff. crop acres is 83.40. 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 level to gently rolling.

Drainage

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

Buildings/Improvements

The property includes two buildings constructed in 2001. A 56' x 75' steel utility building (4,200 SF) features post-frame construction, electric service, four sliding doors, a small loft area, and partial open sidewall. The majority of the building has a dirt floor. The 10' x 10' pole barn (100 SF) has a concrete floor and open sides/end.

Water & Well Information

Currently, well water is piped under the road to the buildings.

Heatons Creek runs through the west portion of the farm.

Comments

This Linn County farm includes good-quality cropland with an 83.40 CSR2 and a nice outbuilding for storage or livestock.

Additional Land for Sale

Seller has two additional tracts of land for sale located west 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



East Side Looking West



Northwest Corner Looking Southeast



Southwest Corner Looking Northeast

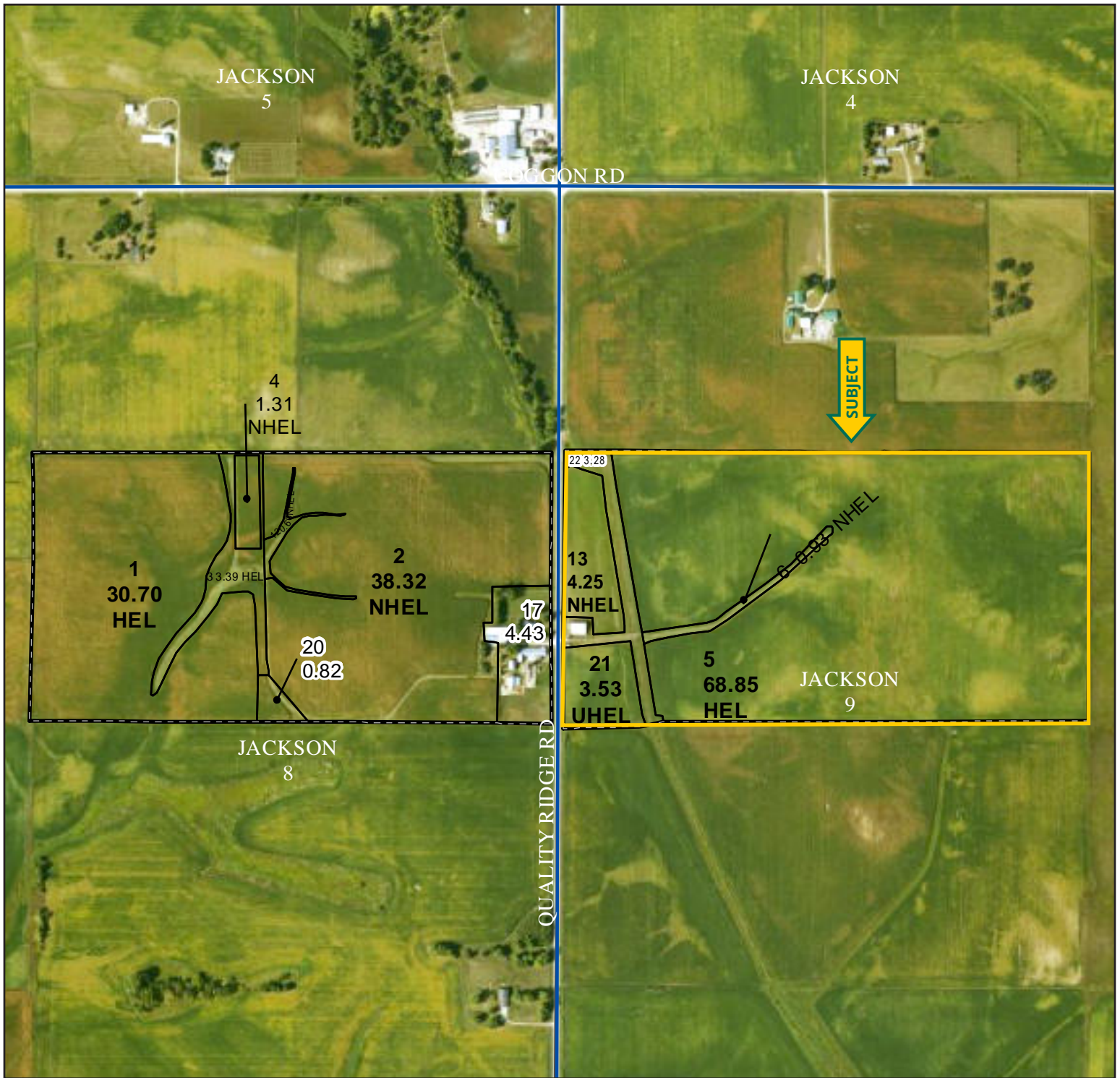


Southwest of Buildings Looking Northeast



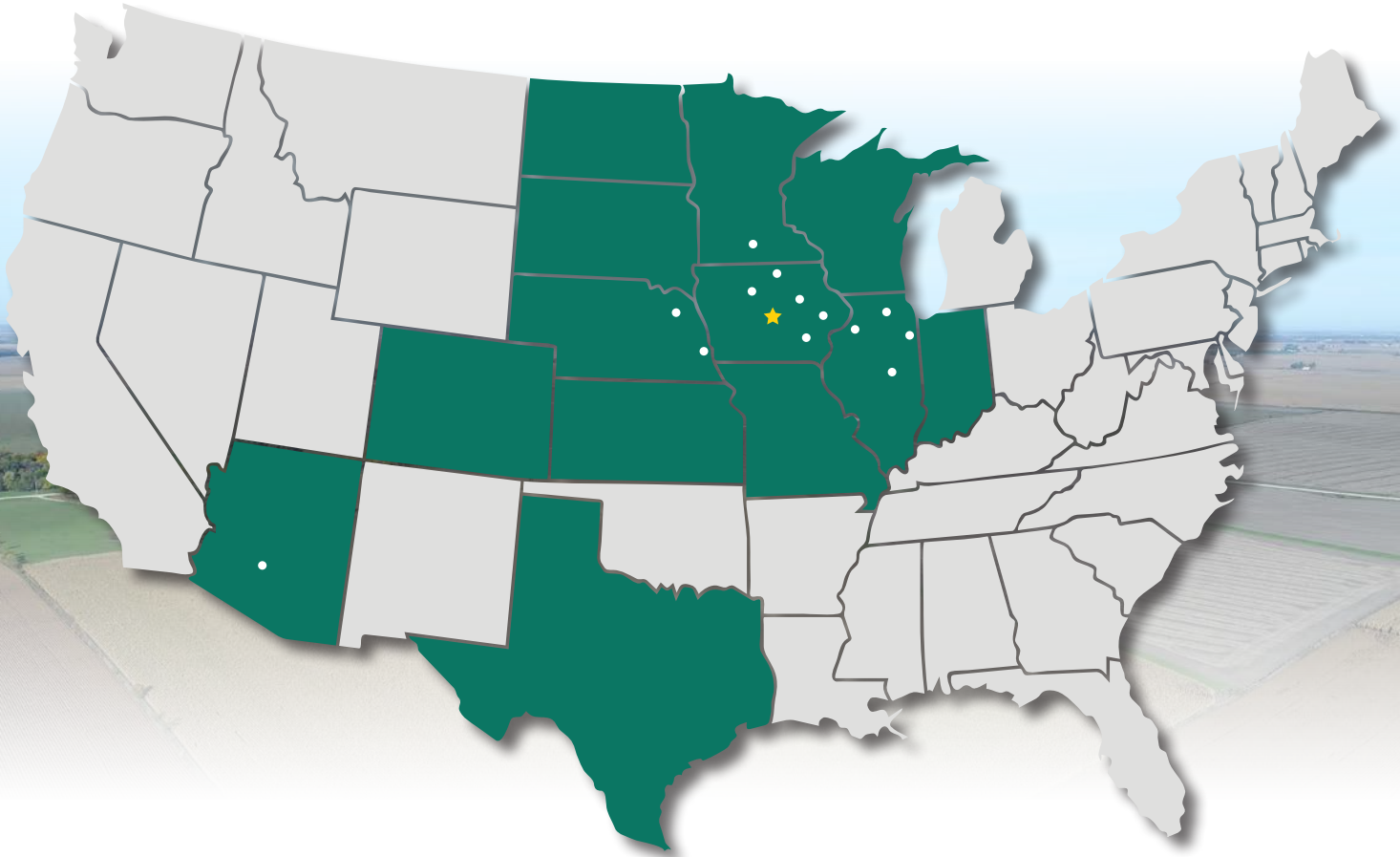
South of Buildings Looking North







MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag