

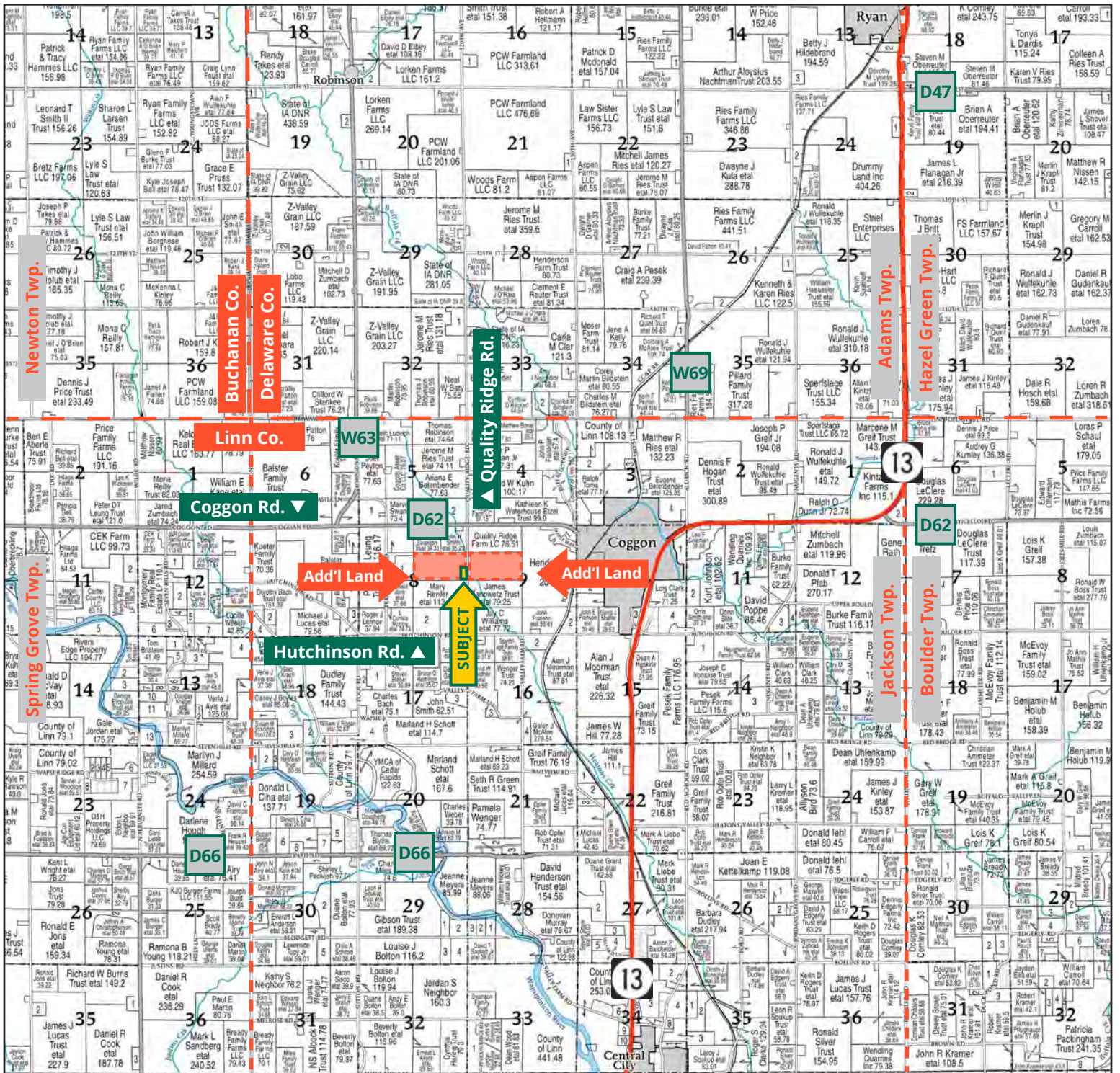
## Henderson Acreage



**TROY LOUWAGIE, ALC**  
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**5.26 Acres, m/l**  
**Linn County, IA**

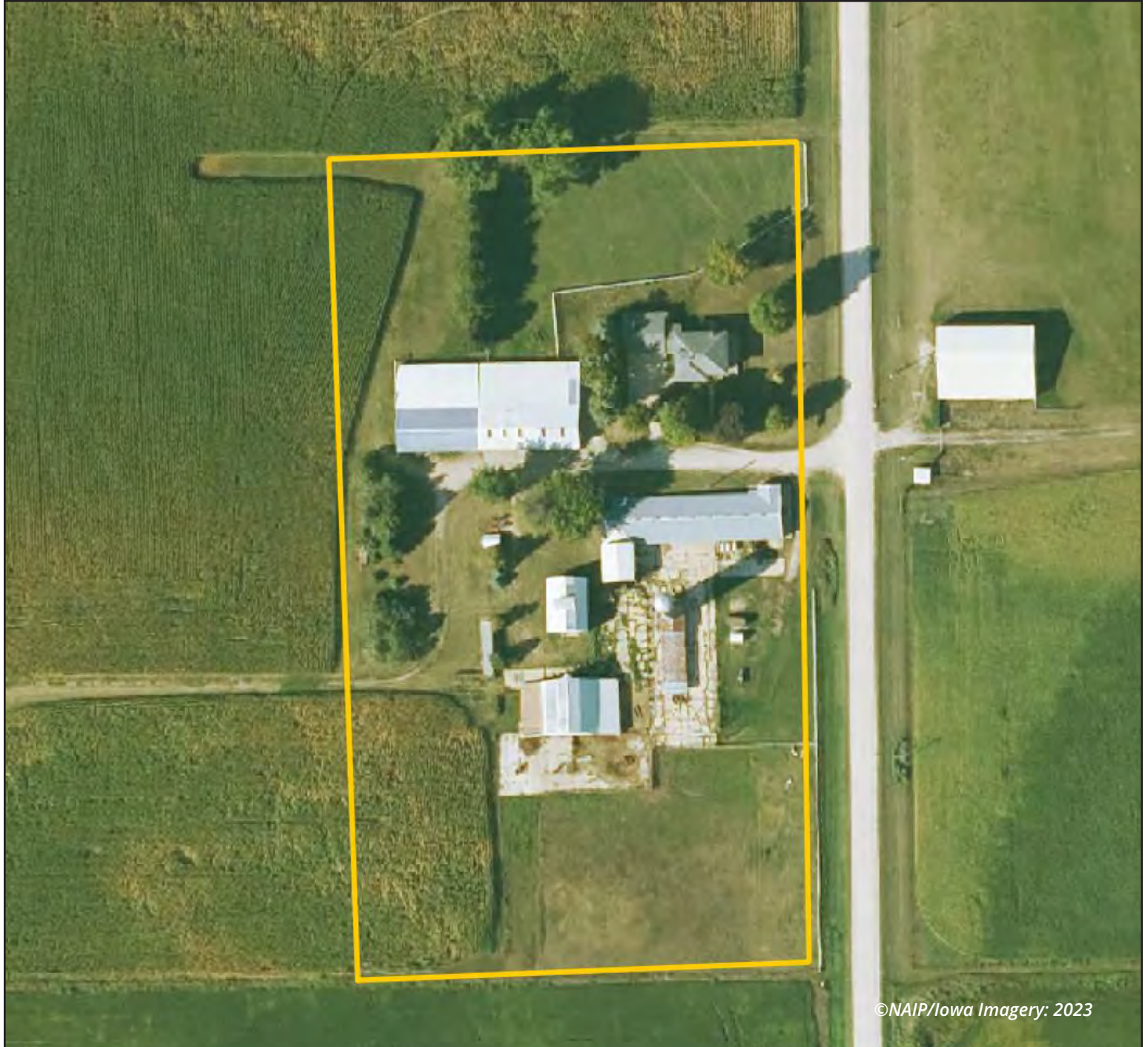


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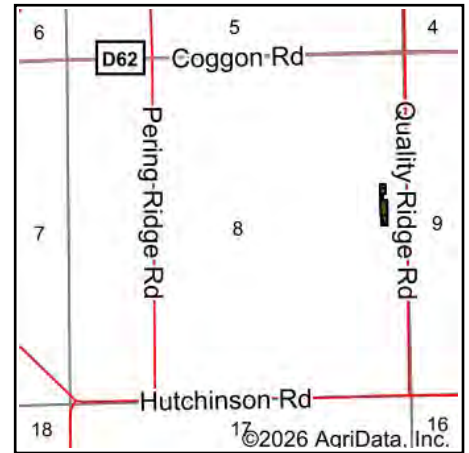
Est. FSA/Eff. Crop Acres: 1.26 | Soil Productivity: 88.30 CSR2



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State: **Iowa**  
 County: **Linn**  
 Location: **8-86N-6W**  
 Township: **Jackson**  
 Acres: **1.26**  
 Date: **4/24/2026**






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	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	0.65	51.6%		Ile	90
83C	Kenyon loam, 5 to 9 percent slopes	0.37	29.4%		IIIe	85
198B	Floyd loam, 1 to 4 percent slopes	0.24	19.0%		IIw	89
<b>Weighted Average</b>					<b>2.29</b>	<b>88.3</b>

\*\*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 west side of the road.

### Simple Legal

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

### Address

5718 Quality Ridge Road  
Coggon, Iowa 52218-9798

### Price & Terms

- \$439,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable. Cropland is leased for the 2026 crop year.

### Real Estate Tax

Taxes Payable 2025-2026: \$2,716.00\*  
Net Taxable Acres: 5.26

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

### School District

North Linn CSC

### FSA Data

Farm 921, Part of Tract 811  
FSA/Eff. Crop Acres: 1.26\*  
Oats Base Acres: 0.13\*  
Oats PLC Yield: 57 Bu.  
Corn Base Acres: 0.54\*  
Corn PLC Yield: 176 Bu.

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

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.

### Soil Types/Productivity

Primary soils are Kenyon and Floyd. CSR2 on the estimated FSA/Eff. crop acres is 88.30. 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 acreage is level to gently rolling.

### Drainage

Drainage is natural.

### Home

Originally built around 1912, this two-story home offers 2,245 square feet of finished living space. The main level features an eat-in kitchen, living room, family room, laundry/office, and a full bathroom. The second level includes four bedrooms and an additional full bath.

The home offers a full basement equipped with a furnace, pressure tank, and water softener. Interior finishes include a mix of carpet, vinyl, and hardwood flooring, along with attractive woodwork throughout. A masonry fireplace adds character to the living space, and the home is updated with all vinyl windows.

Exterior features include vinyl siding, a hip-style asphalt roof, enclosed porches, and a wood deck for outdoor enjoyment. A 2008 addition provides additional living space, and a two-stall attached garage (2000) provides convenience and ample storage.

### Buildings

A 24' x 30' steel utility building (720 SF, built in 2003) features post-frame construction, electric service, and two sliding doors. A 4,888 SF steel utility building (built in 1981) includes electric service, heat, insulation, and interior

liner. Additional lean-to structures include a 35' x 64' building (2,240 SF, built in 1980) with electric and multiple sliding doors, a 22' x 78' building (1,716 SF, built in 1980) with partial concrete floor and overhead door, and a 13' x 78' building (1,014 SF, built in 1982) with electric service.

Steel utility buildings from the late 1970s include a 30' x 64' building (1,920 SF, built in 1979) with electric and three sliding doors, a 30' x 32' building (960 SF, built in 1977) with electric, heat, insulation, and overhead door, and a 30' x 46' building (1,380 SF, built in 1976) with electric, partial insulation, loft space, and overhead door.

Older improvements include a 16' x 60' concrete stave silo (built in 1969) with approximately 9,694 bushels of capacity. A 40' x 42' flat barn (1,680 SF, built in 1920), a 30' x 40' double crib (1,200 SF, built in 1920), and two enclosed lean-tos (640 SF and 720 SF, built in 1920) with dirt floors.

### Water & Well Information

The well is located south of the house.

### Septic System

The septic is located north of the house.

### LP Tank

The LP tank is located west of the house and will be included in the sale.

### Comments

This is a well-maintained acreage with an attractive four-bedroom home and many nice outbuildings for storage or livestock.

### Additional Land for Sale

Seller has two additional tracts of land for sale located east and west of this property. See Additional Land Aerial Photo.

Southeast Corner of House



Living Room



Eat-In Kitchen



Bedroom



Southeast of Buildings



Corn Crib



Shop



Hay Barn



Livestock Barn



Dairy Barn



Northeast Corner Looking Southwest



South Side Looking North



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East Side Looking West

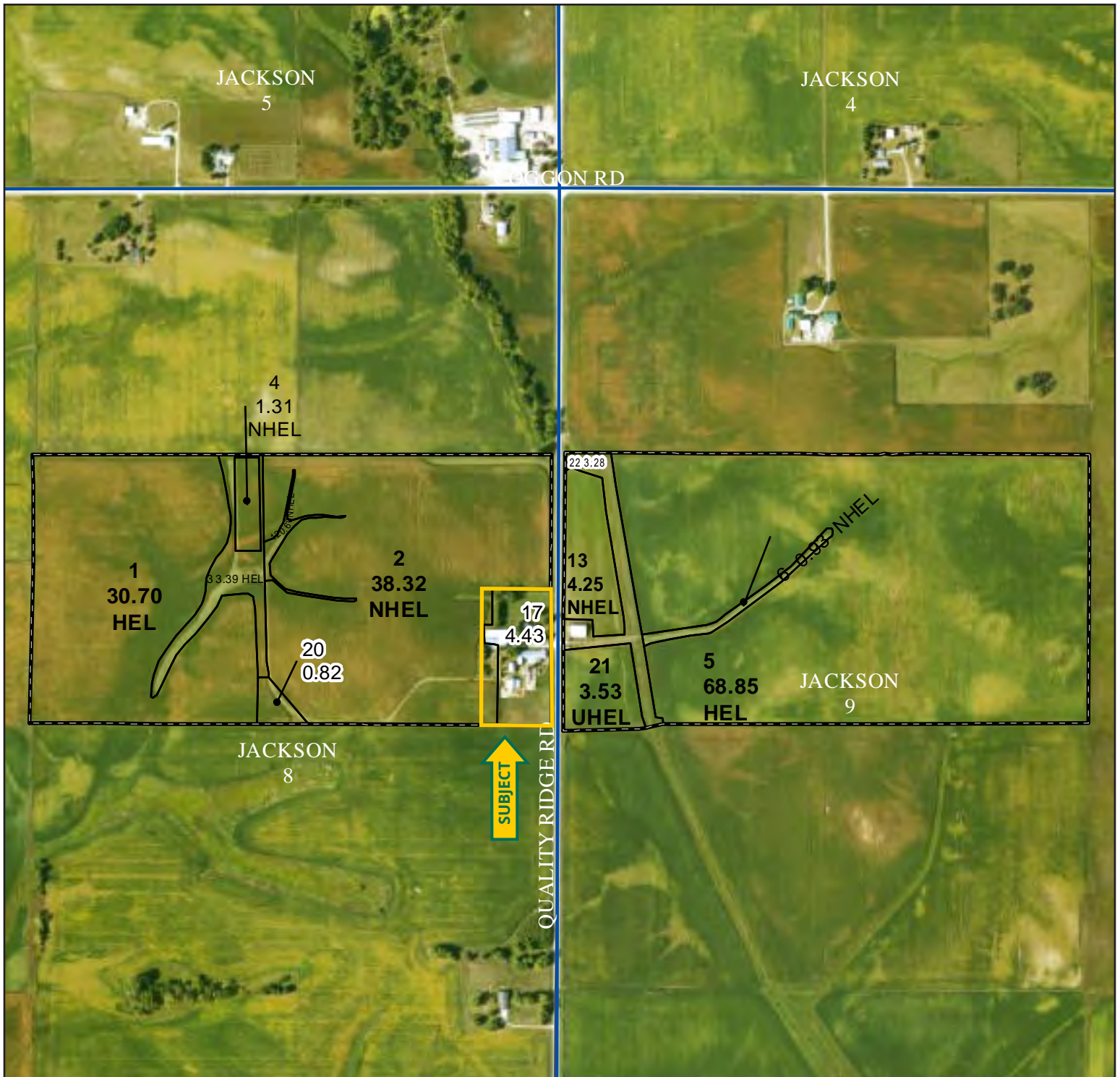


South Side of House



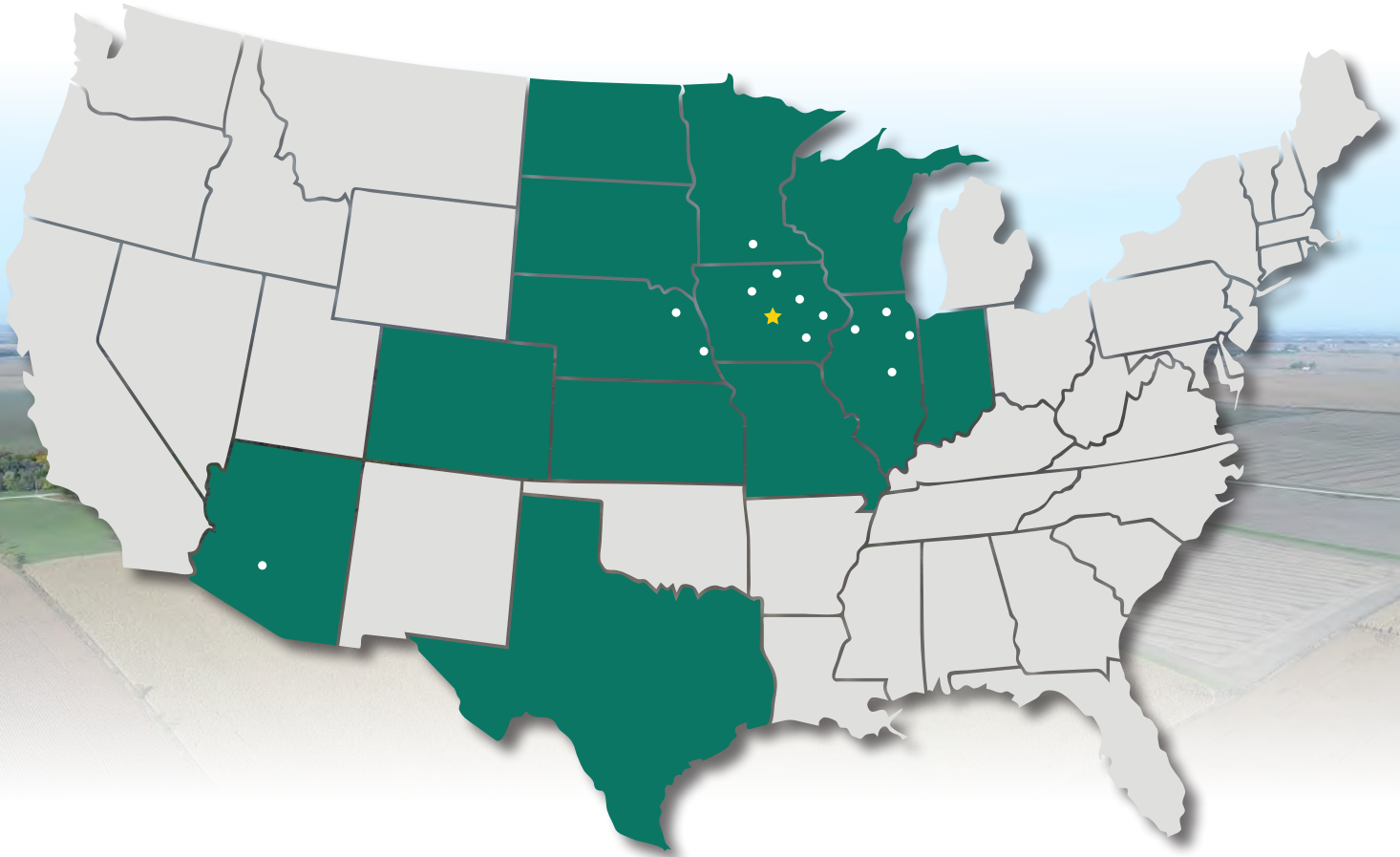
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