

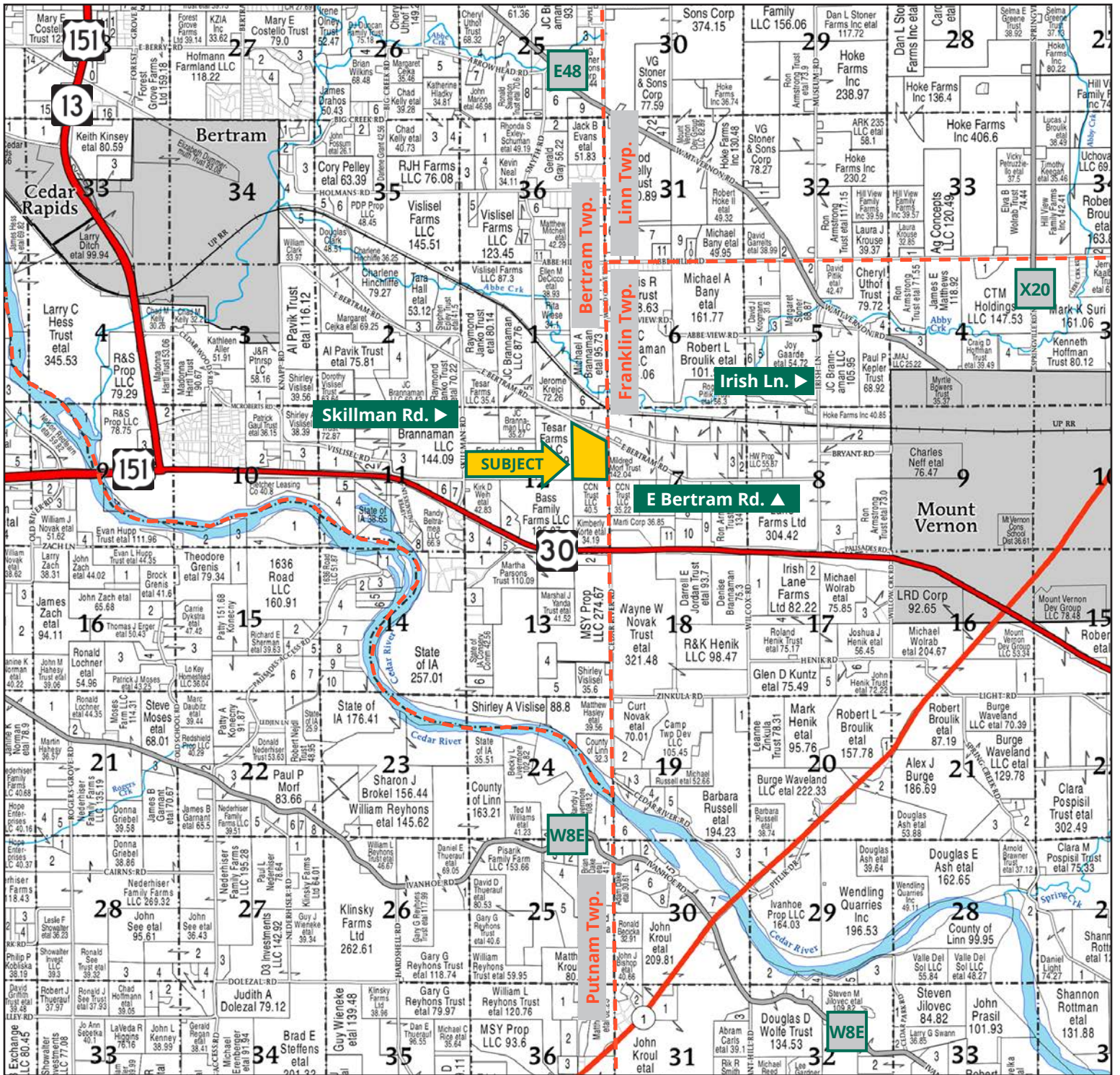
Anderson Farm



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56.06 Acres, m/l
Linn County, IA



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FSA/Eff. Crop Acres: 55.39 | Soil Productivity: 72.30 CSR2



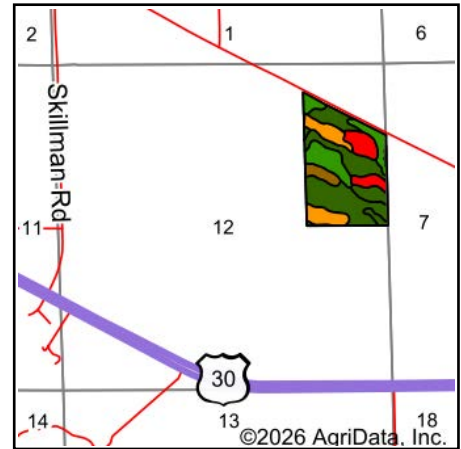
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Soils data provided by USDA and NRCS.


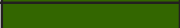







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State: **Iowa**
 County: **Linn**
 Location: **12-82N-6W**
 Township: **Bertram**
 Acres: **55.39**
 Date: **5/12/2026**



Area Symbol: IA113, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C	Tama silty clay loam, 5 to 9 percent slopes	20.05	36.3%		IIIe	90
120B	Tama silty clay loam, 2 to 5 percent slopes	7.77	14.0%		Ile	95
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	7.69	13.9%		IIIe	45
41D	Sparta loamy fine sand, 9 to 18 percent slopes	6.33	11.4%		IVs	17
8B	Judson silty clay loam, 2 to 5 percent slopes	5.84	10.5%		Ile	84
11B	Colo-Ely complex, 0 to 5 percent slopes	5.16	9.3%		IIw	86
442D	Dickinson-Sparta-Tama complex, 9 to 14 percent slopes	2.55	4.6%		IVe	29
Weighted Average					2.82	72.3

**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 and US-30, 2½ miles east on US-30, 1 mile north on Skillman Rd. and 1 mile southeast on E Bertram Rd. The property is on the south side of the road.

Simple Legal

Part of the E½ of the NE¼, lying south of the highway, in Section 12, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$838,097.00
- \$14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,314.00
Net Taxable Acres: 56.06
Tax per Net Taxable Acre: \$41.28

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 5812, Tract 3190
FSA/Eff. Crop Acres: 55.39
Corn Base Acres: 34.90
Corn PLC Yield: 127 Bu.
Bean Base Acres: 19.80
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Tama and Dickinson. CSR2 on the FSA/Eff. crop acres is 72.30. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This productive Linn County farm is in an ideal location just west of Mount Vernon.



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



South Side Looking North



Northeast Corner Looking Southwest



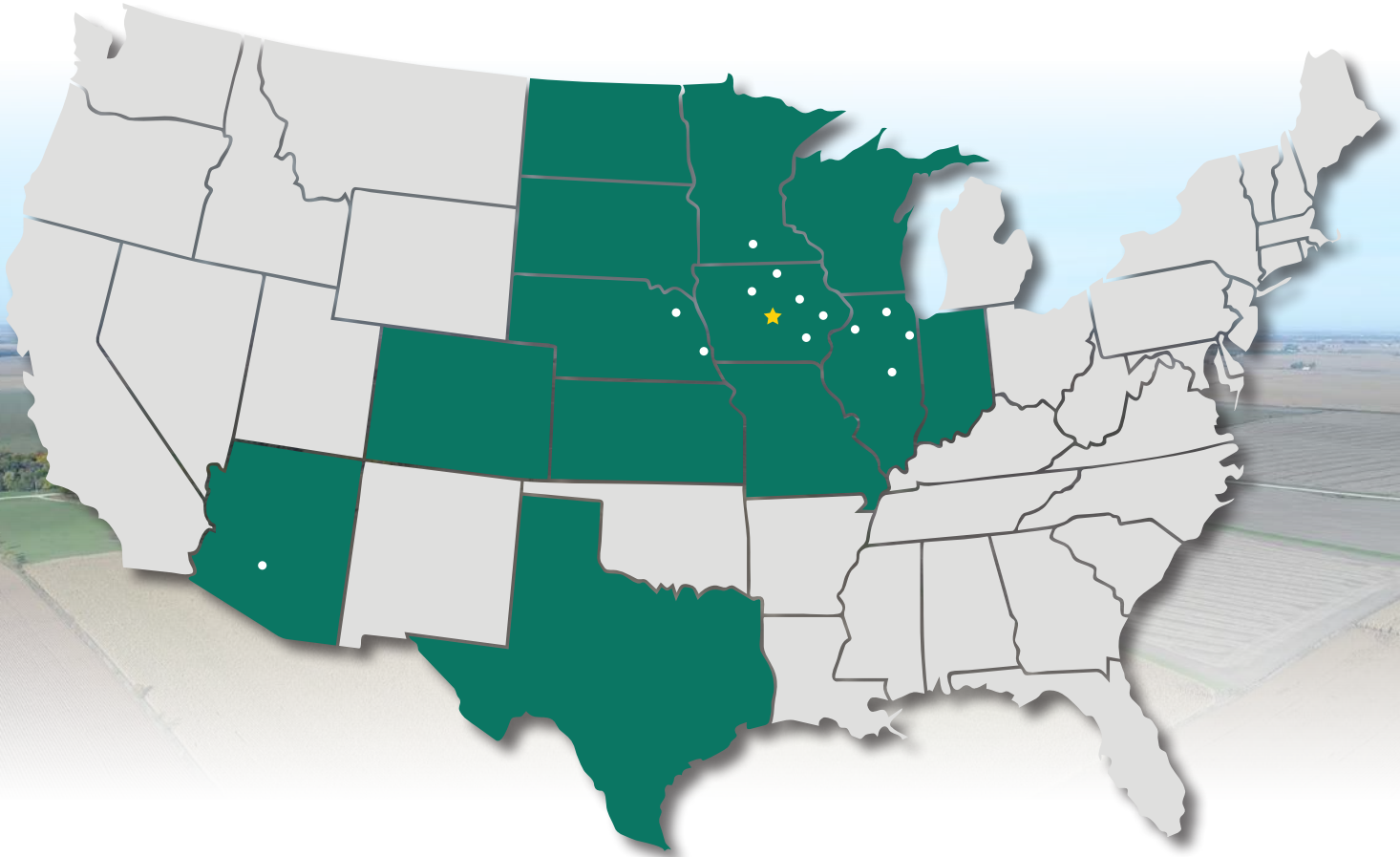
Northwest Corner Looking Southeast







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