



LAND FOR SALE

High-Quality Linn County Farm, Located Along IA-13

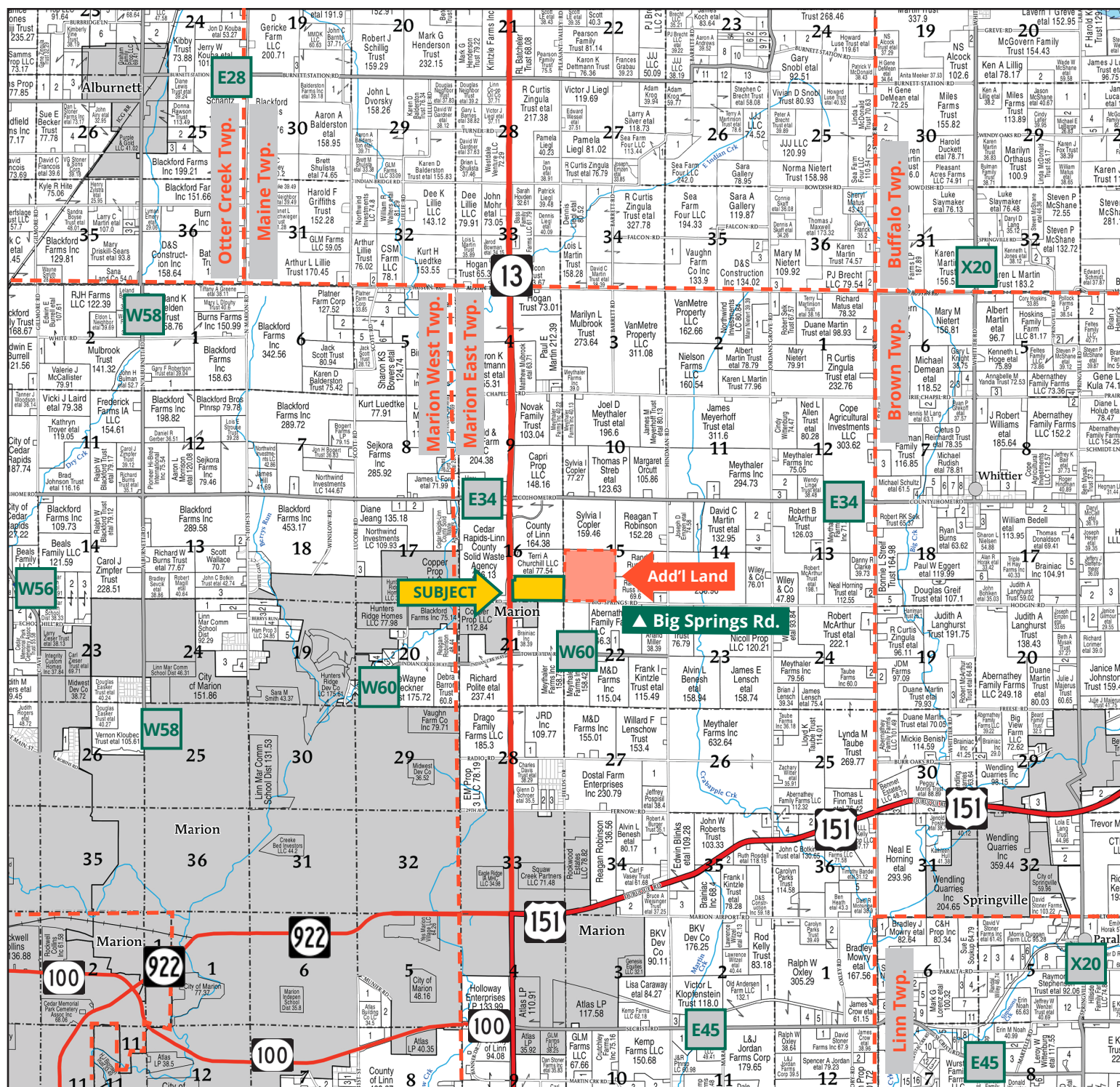


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76.50 Acres, m/l
Linn County, IA

Marion East Township, Linn County, IA



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FSA/Eff. Crop Acres: 71.30 | CRP Acres: 1.39 | Soil Productivity: 91.20 CSR2

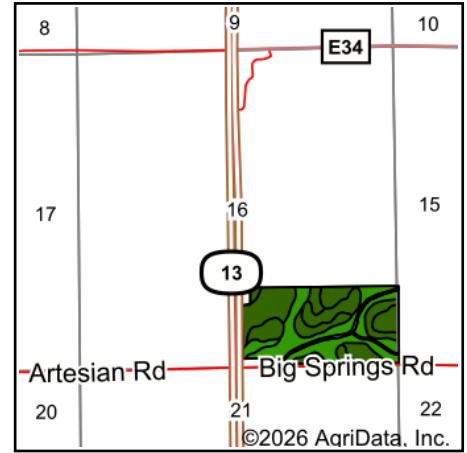


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Linn**
 Location: **16-84N-6W**
 Township: **Marion**
 Acres: **71.3**
 Date: **9/9/2026**



Maps Provided By:



Area Symbol: IA113, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	25.22	35.4%		IIw	88
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.27	27.0%		IIe	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	12.89	18.1%		Iw	95
83B	Kenyon loam, 2 to 5 percent slopes	9.77	13.7%		IIe	90
761	Franklin silt loam, 1 to 3 percent slopes	2.12	3.0%		Iw	85
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.31	1.8%		IIIe	90
T119A	Muscataine silty clay loam, terrace, 0 to 2 percent slopes	0.72	1.0%		Iw	100
Weighted Average					1.80	91.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marion: At the intersection of US-151 and IA-13, 3 miles north on IA-13. The property is northeast of the intersection with Big Springs Rd.

Simple Legal

S½ SE¼, except the W 10 Rods of the N 16 Rods thereof, Section 16, Township 84 North, Range 6 West Of The 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,721,250.00
- \$22,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$3,764.00
Net Taxable Acres: 76.50
Tax per Net Taxable Acre: \$49.20

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 4920, Part of Tract 1321
FSA/Eff. Crop Acres: 71.30
CRP Acres: 1.39
Corn Base Acres: 47.32*
Corn PLC Yield: 177 Bu.
Bean Base Acres: 23.17*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

CRP Contracts

There are 1.39 acres enrolled in a CP-21S contract that pays \$217.00/acre, a total of \$302.00 annually, and expires September 30, 2030.

Soil Types/Productivity

Primary soils are Clyde, Dinsdale and Klinger. CSR2 on the FSA/Eff. crop acres is 91.20. 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. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Buffer Strip

There is a saturated buffer strip located in the southwest portion of this farm.

Comments

This is a high-quality farm located in a rapidly developing area northeast of Marion, along Highway 13.

Additional Land for Sale

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



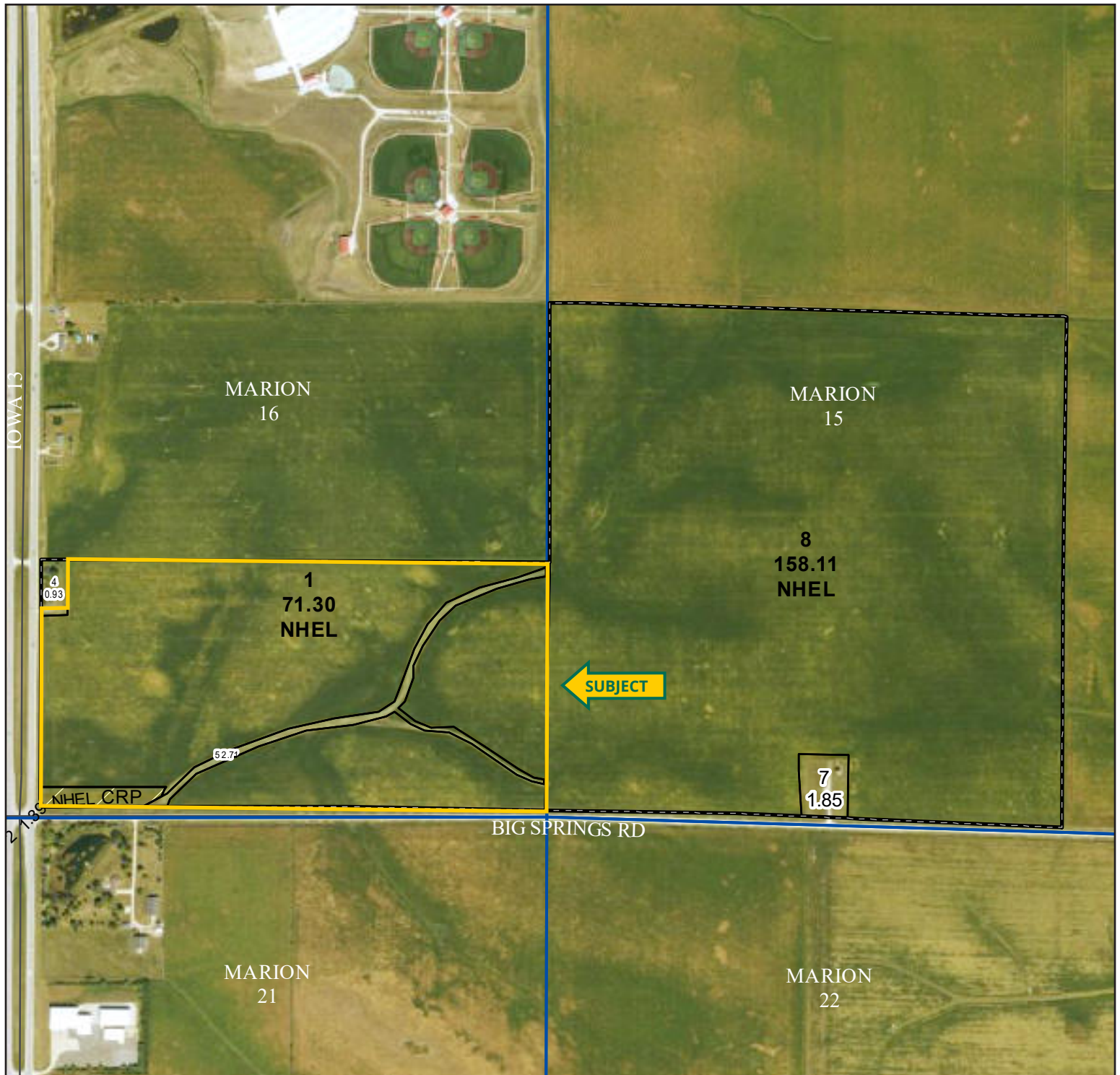
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

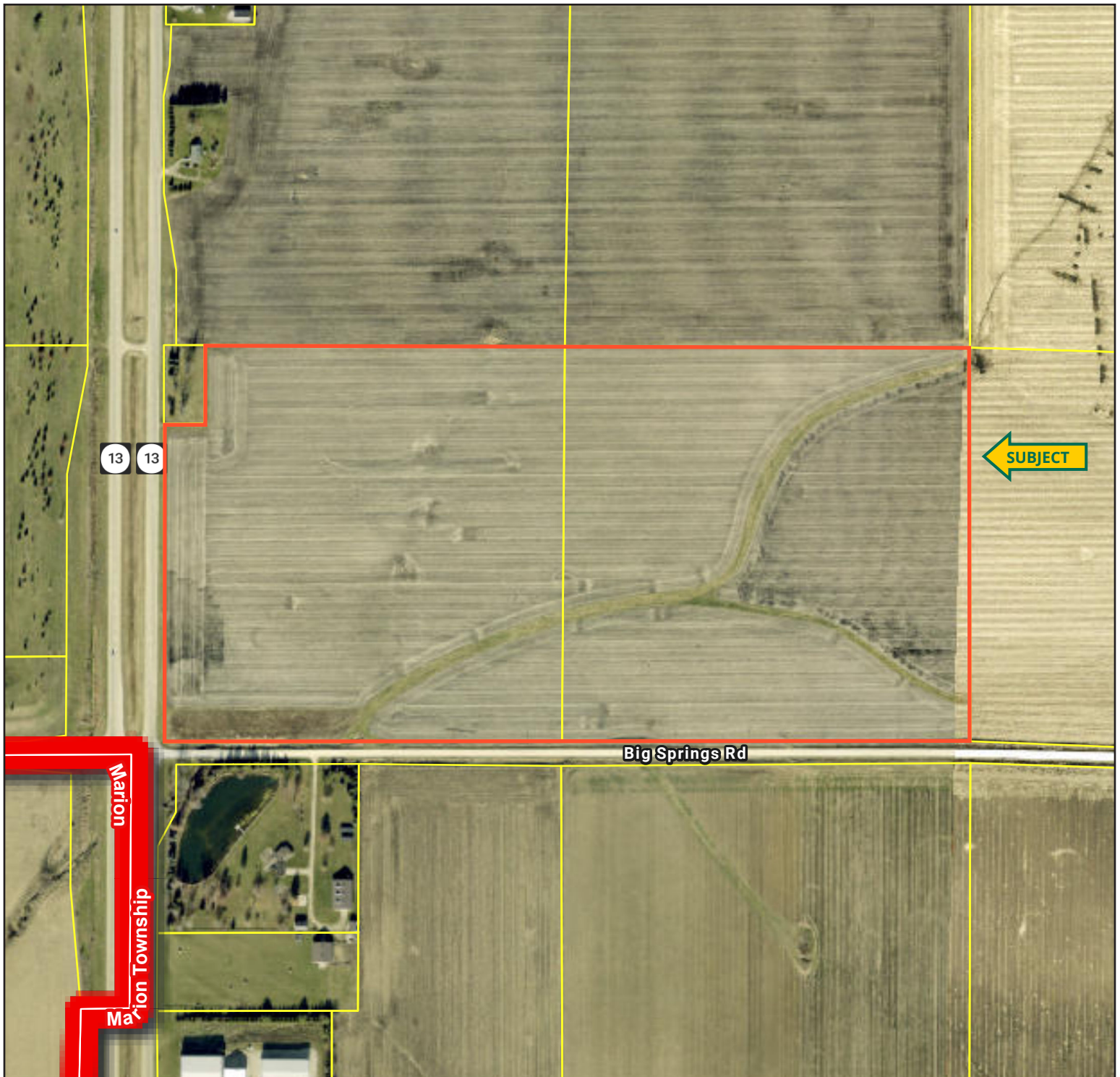
Southeast Corner Looking Northwest



Southwest Corner Looking Northeast

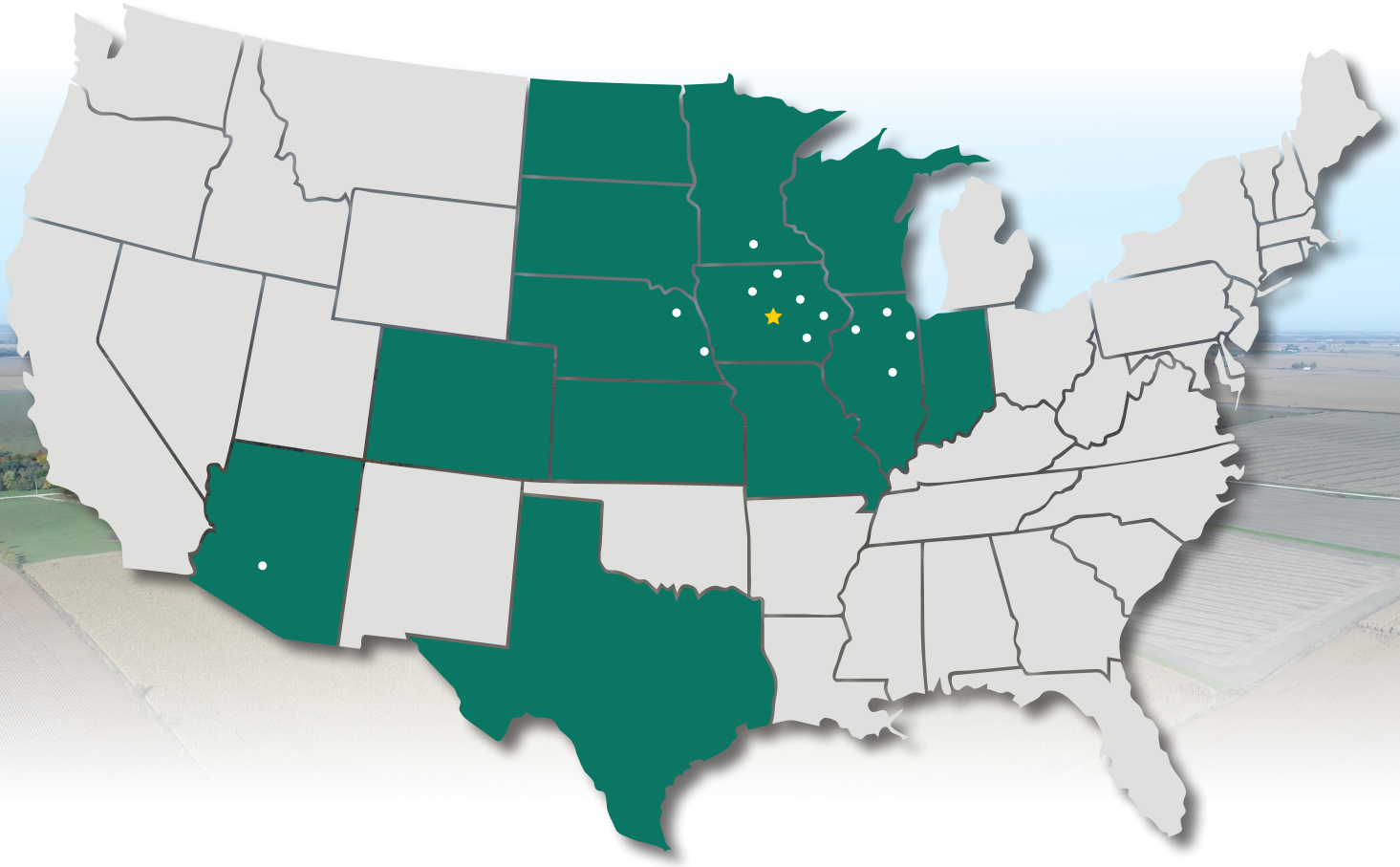








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