



LAND FOR SALE

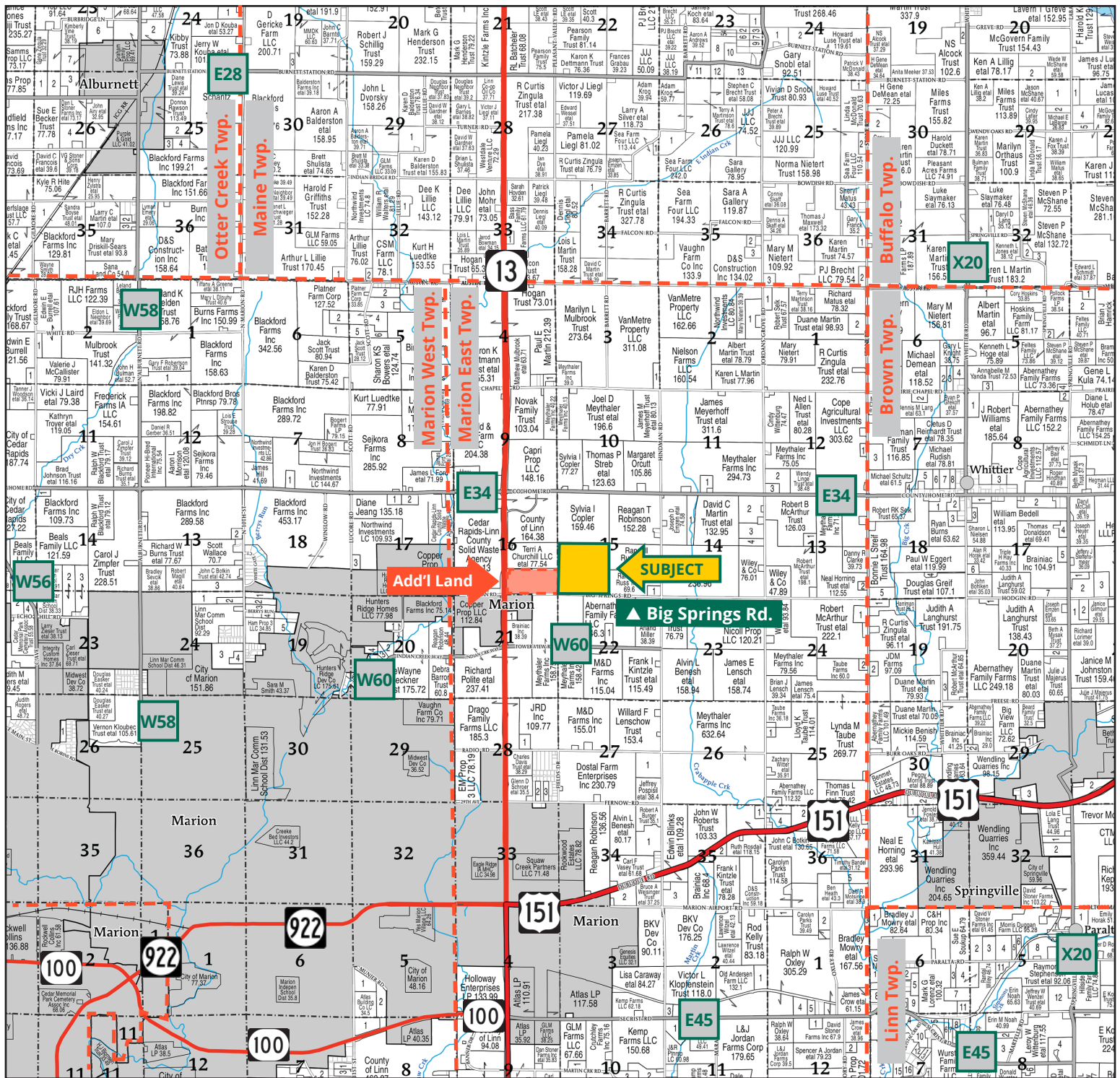
A High-Quality Linn County Farm



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

160.00 Acres, m/l
Linn County, IA



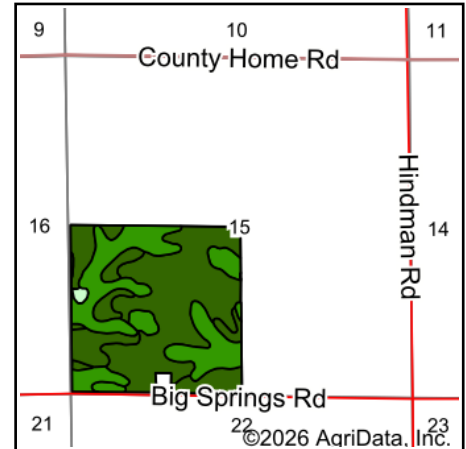
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FSA/Eff. Crop Acres: 158.11 | Soil Productivity: 92.00 CSR2





State: **Iowa**
 County: **Linn**
 Location: **15-84N-6W**
 Township: **Marion**
 Acres: **158.11**
 Date: **9/9/2026**



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	CSR2**
184A	Klinger silty clay loam, 1 to 4 percent slopes	77.51	49.1%		Iw	95
84	Clyde silty clay loam, 0 to 3 percent slopes	30.72	19.4%		IIw	88
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	25.46	16.1%		Ile	94
382	Maxfield silty clay loam, 0 to 2 percent slopes	14.50	9.2%		IIw	87
761	Franklin silt loam, 1 to 3 percent slopes	8.90	5.6%		Iw	85
408B	Olin sandy loam, 2 to 5 percent slopes	1.02	0.6%		Ile	64
Weighted Average					1.45	92

**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 and ½ mile east on Big Springs Rd. The property is on the north side of the road.

Simple Legal

SW¼ of Section 15, Township 84 North, Range 6 West Of The 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1747 Big Springs Rd.
Marion, IA 52302

Price & Terms

- \$3,280,000.00
- \$20,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$7,816.00
Gross Acres: 160.00
Net Taxable Acres: 158.00
Tax per Net Taxable Acre: \$49.47

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 4920, Part of Tract 1321
FSA/Eff. Crop Acres: 158.11
Corn Base Acres: 104.93*
Corn PLC Yield: 177 Bu.
Bean Base Acres: 51.38*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Klinger, Clyde and Dinsdale. CSR2 on the FSA/Eff. crop acres is 92.00. 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

Considerable drainage tile has been installed in this farm. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

There is a well located at the old building site.

Comments

This is a highly productive Linn County farm with a 92.00 CSR2 located just northeast of Marion, Iowa.

Additional Land for Sale

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



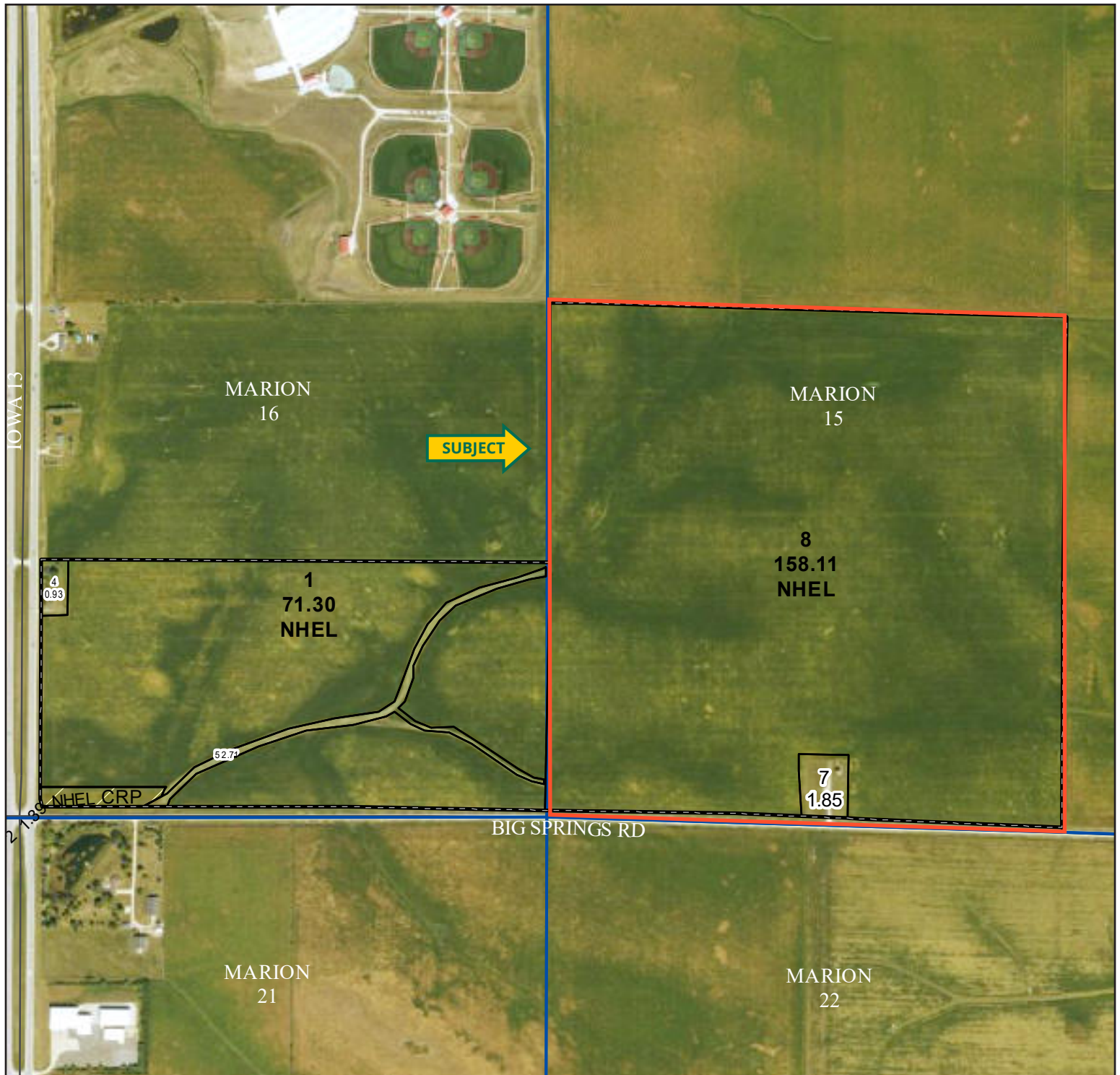
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southwest Corner Looking Northeast



Southeast Corner Looking Northwest

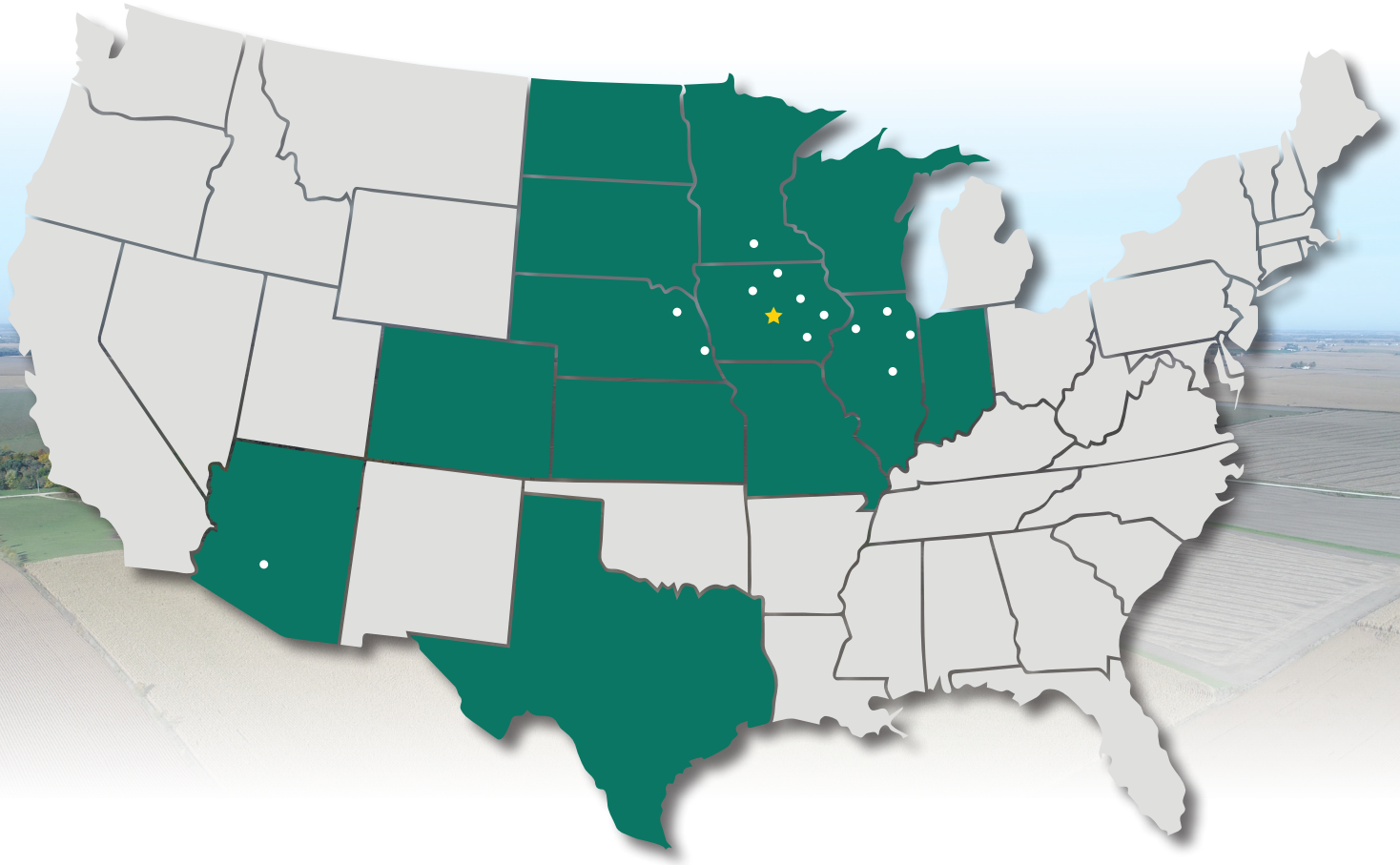








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