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LAND FOR SALE

Trpkosh Farm



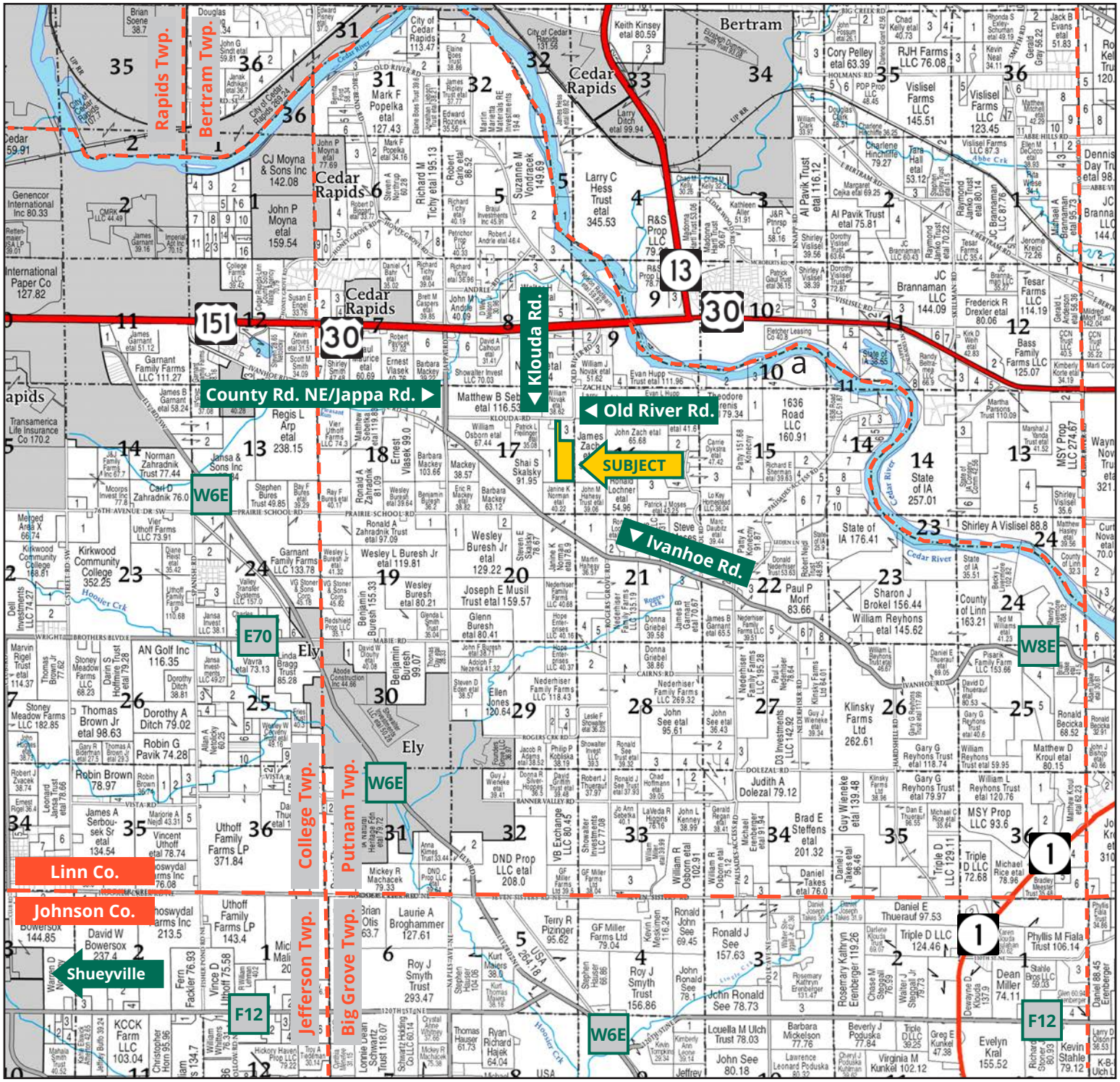
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35.24 Acres, m/l
Linn County, IA

PLAT MAP

Putnam Township, Linn County, IA



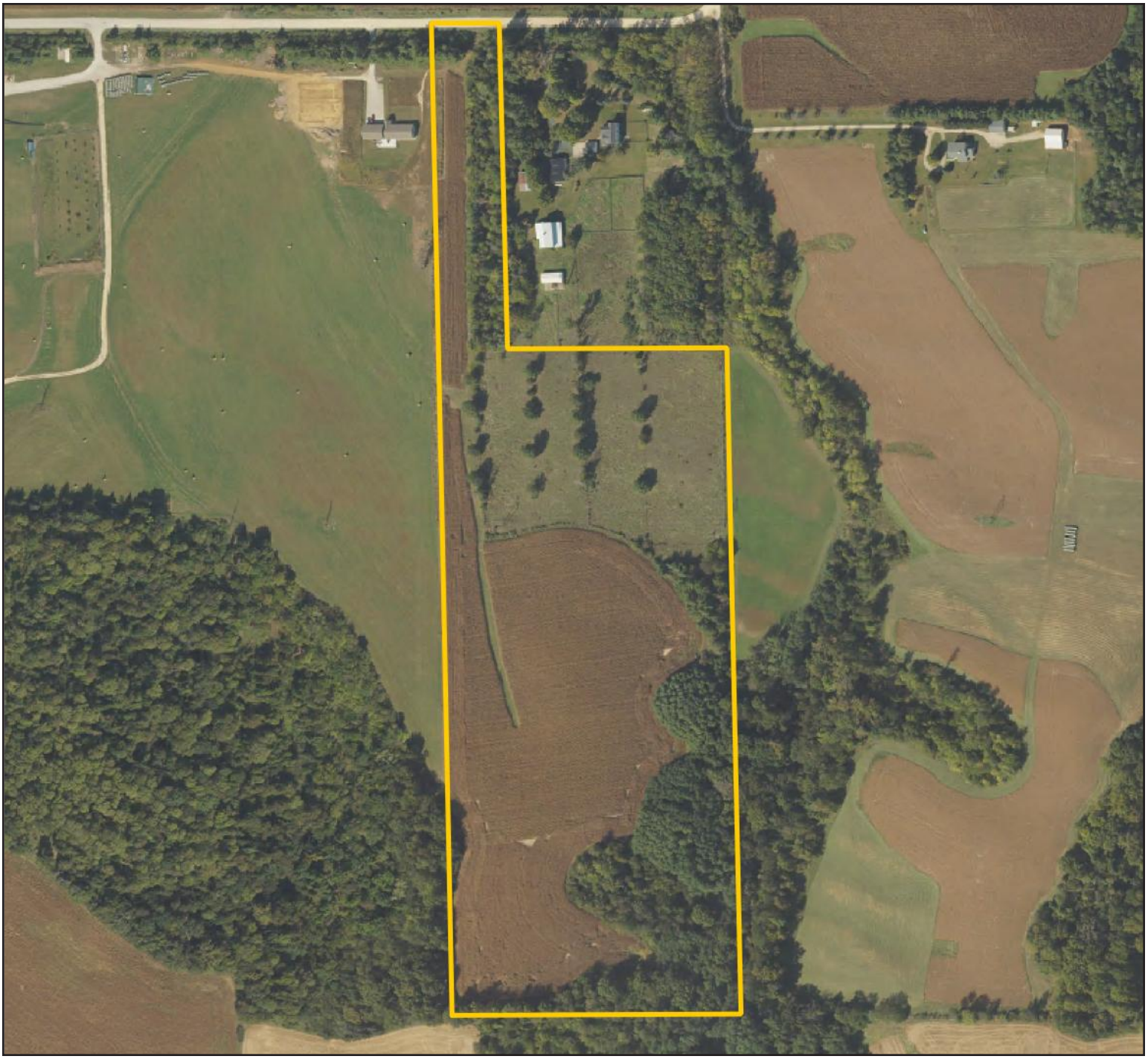
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AERIAL PHOTO

35.24 Acres, m/l, Linn County, IA

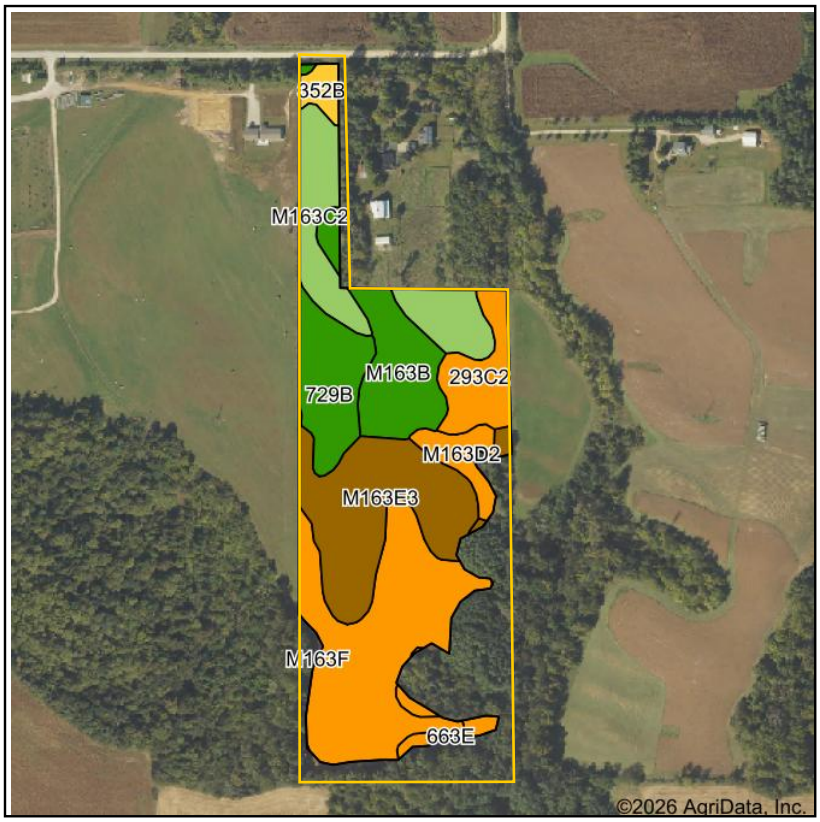
FSA/Eff. Crop Acres: 27.55 | Soil Productivity: 52.70 CSR2



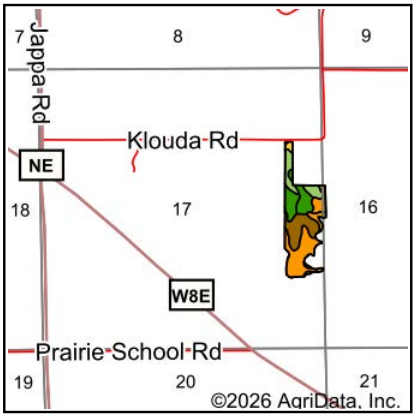
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SOIL MAP

27.55 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **17-82N-6W**
Township: **Putnam**
Acres: **27.55**
Date: **10/9/2026**

Maps Provided By:

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Area Symbol: IA113, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	7.81	28.3%		IVe	41
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	5.69	20.7%		VIe	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	3.79	13.8%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	3.31	12.0%		IIe	84
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	2.78	10.1%		IIw	80
293C2	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes, eroded	1.94	7.0%		IIIe	41
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	1.00	3.6%		IIIe	47
352B	Whittier silt loam, 2 to 5 percent slopes	0.53	1.9%		IIe	50
663E	Seaton silt loam, 14 to 18 percent slopes	0.52	1.9%		IVe	41
293D2	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes, moderately eroded	0.18	0.7%		VIe	20
				Weighted Average	**3.70**	**52.7**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

35.24 Acres, m/l, Linn County, IA

Location
From Cedar Rapids: 1½ miles east on Hwy 30. At Exit 254, ¾ mile south on County Rd. NE/Jappa Rd. and 1 mile east on Klouda Rd. The property is on the south side of the road.

Simple Legal
Parcel B, Plat of Survey No. 2010, a part of the SE¼ NE¼ and NE¼ SE¼, all in Section 17, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms
- $526,838.00
- $14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $882.00
Gross Acres: 35.24
Net Taxable Acres: 35.10
Tax per Net Taxable Acre: $25.13

Lease Status
Lease is open for the 2027 crop year.

FSA Data
Farm 7296, Tract 11632
FSA/Eff. Crop Acres: 27.55
Oats Bse Acres: 1.11
Oats PLC Yield: 55 Bu.
Corn Base Acres: 25.10
Corn PLC Yield: 109 Bu.
Bean Base Acres: 0.12
Bean PLC Yield: 41 Bu.

Soil Types/Productivity
Primary soils are Fayette and Ackmore. CSR2 on the FSA/Eff. crop acres is 52.70. 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 to rolling.

Drainage
Drainage is natural.

Buildings/Improvements
None.

Water & Well Information
None.

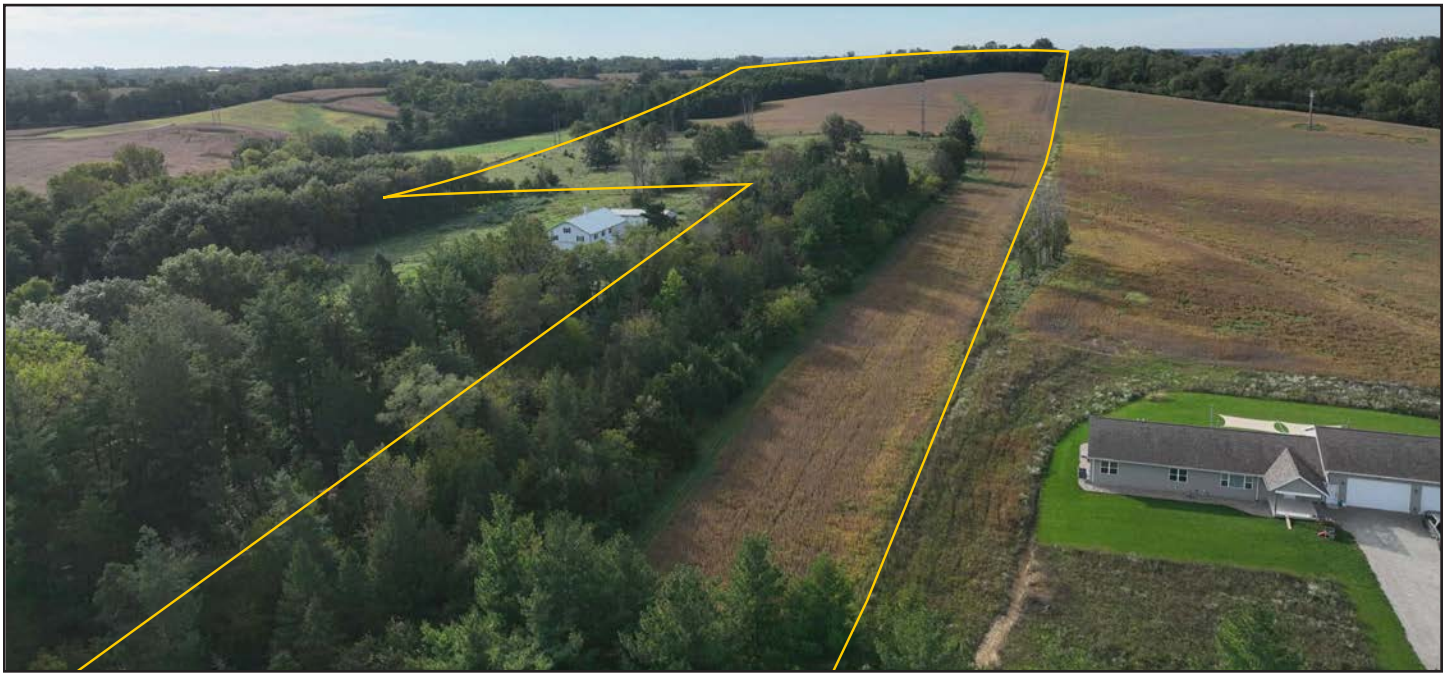
Comments
This attractive building site is located in rural Linn County, just minutes from Cedar Rapids. The property features a mixture of mature timber, cropland and pasture, offering an appealing setting for the home of your dreams overlooking rolling countryside and bluffs of the Cedar River.



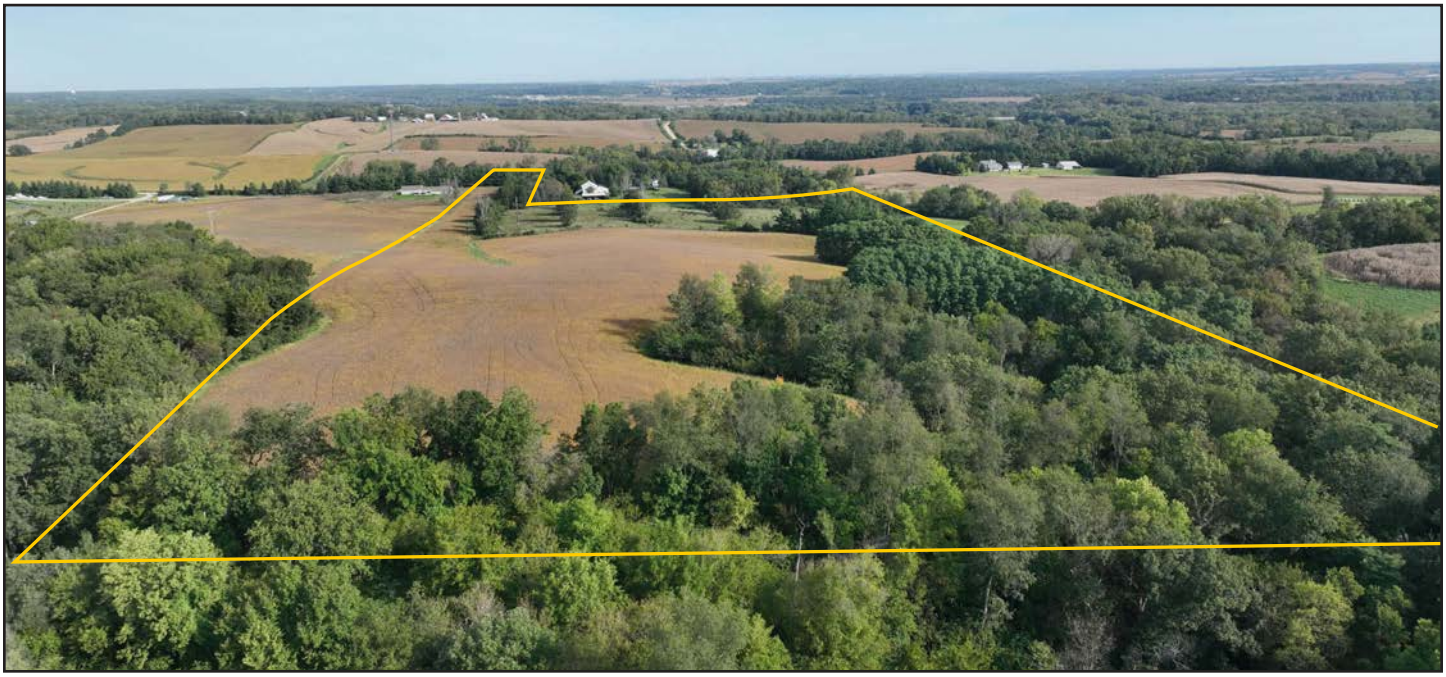
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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North Looking South



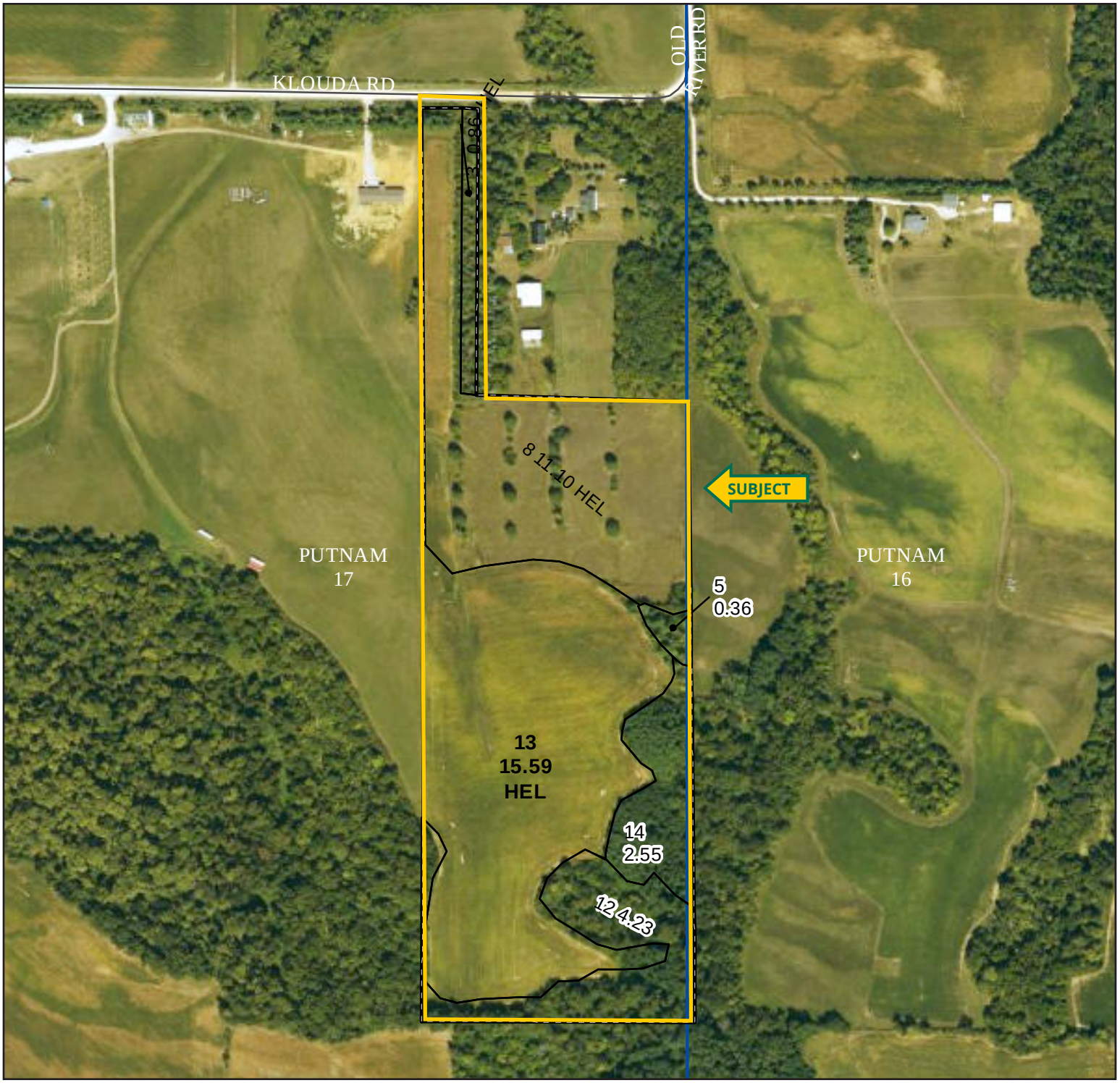
South Looking North



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FSA MAP

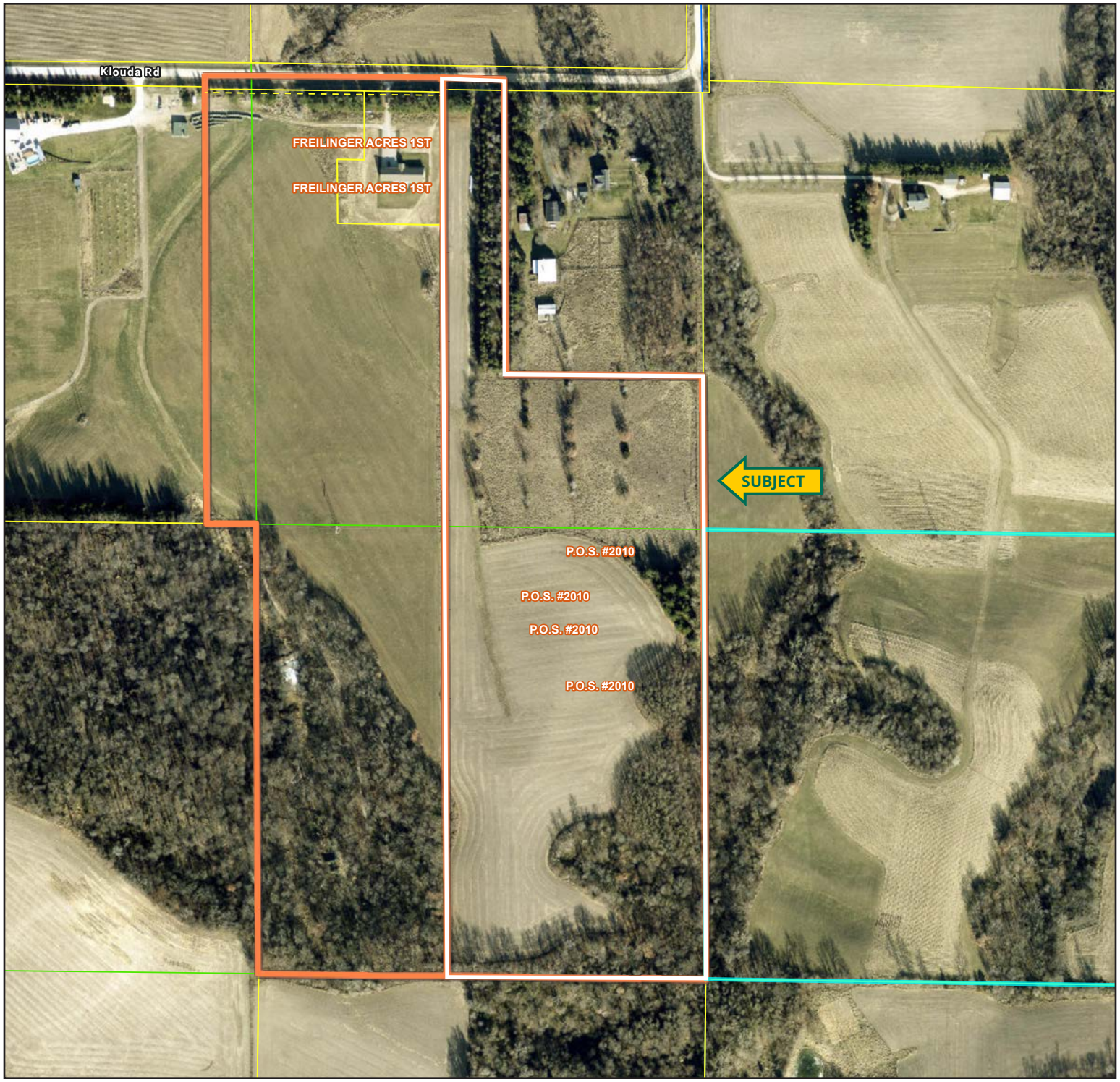
27.55 FSA/Eff. Crop Acres



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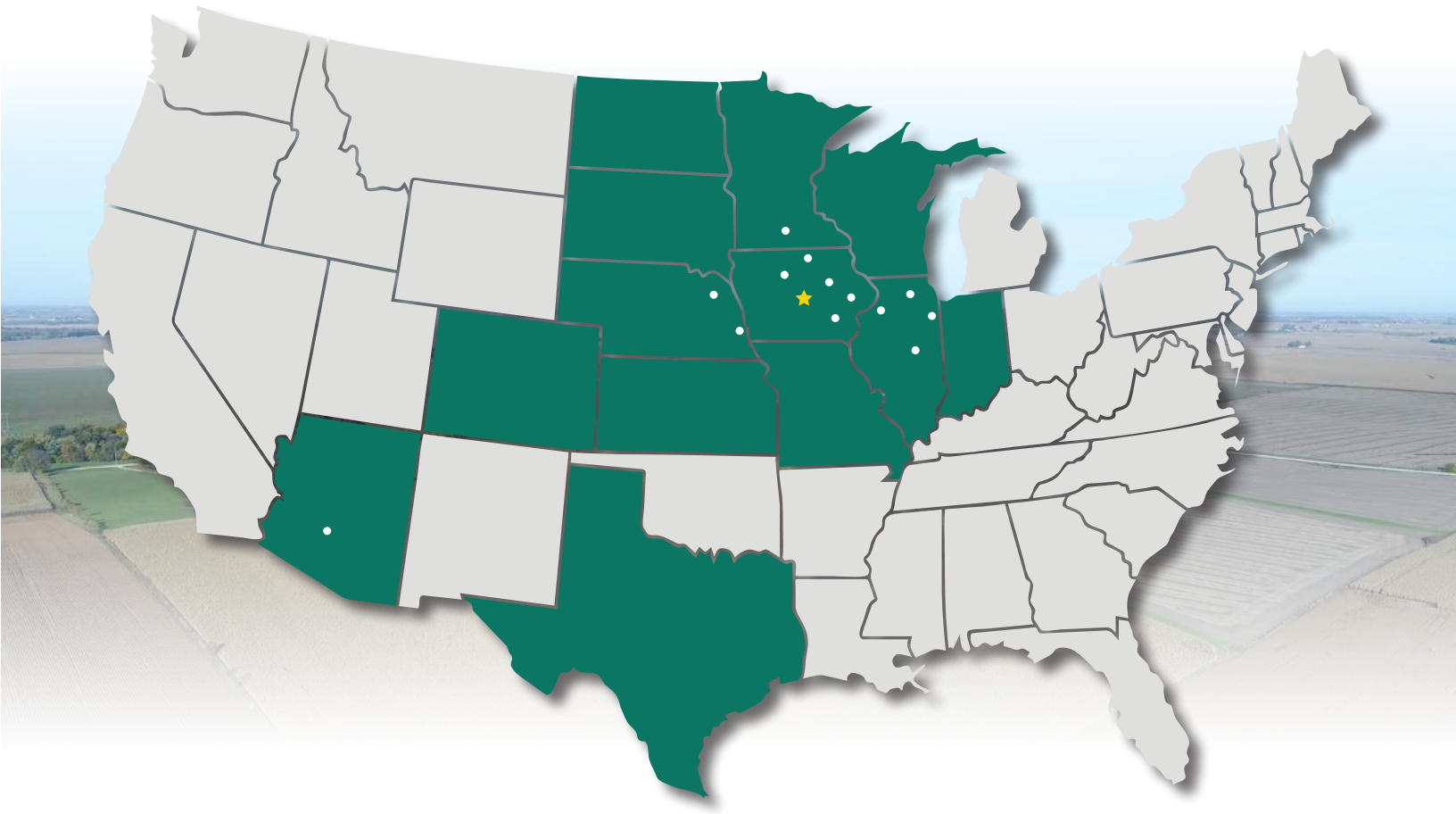
ASSESSOR MAP

35.24 Acres, m/l, Linn County, IA



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