

76 Acres m/l, Linn County, IA
Offered in two parcels
Parcel 1 - 35 Acres m/l - SALE PENDING!
Parcel 2 - 41 Acres m/l
Holub Property

Attractive Building Sites on Hard Surface Road East of Central City, Iowa

Property Information
Parcel 1 - 35 Acres m/l
SALE PENDING!

Location

From Central City: 3 ½ miles east on Sawyer Road. Farm is located on the south side of the road.

Legal Description

Parcel A, Plat of Survey No. 2156 located in that part of the SW ½ of the NE ¼ of Section 5, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$262,500
- \$7,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$150.00
Net Taxable Acres: 35
All timber is enrolled in the Forest Reserve Program.

FSA Data

Farm Number 6935, Tract 11317
Crop Acres: 5.5 Acres

Soil Types/Productivity

Primary soils are Lamont, Kenyon and Colo-Ely. See soil map for detail.

- **CSR2:** 55.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 46.7 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 46.9 per County Assessor, based on net taxable acres.

Land Description

Rolling to moderately sloping. Numerous varieties of mature oak, hickory, walnut and other hardwoods.

Solid Waste

There is some old junk and metal located in the southwest corner of the farm.

Comments

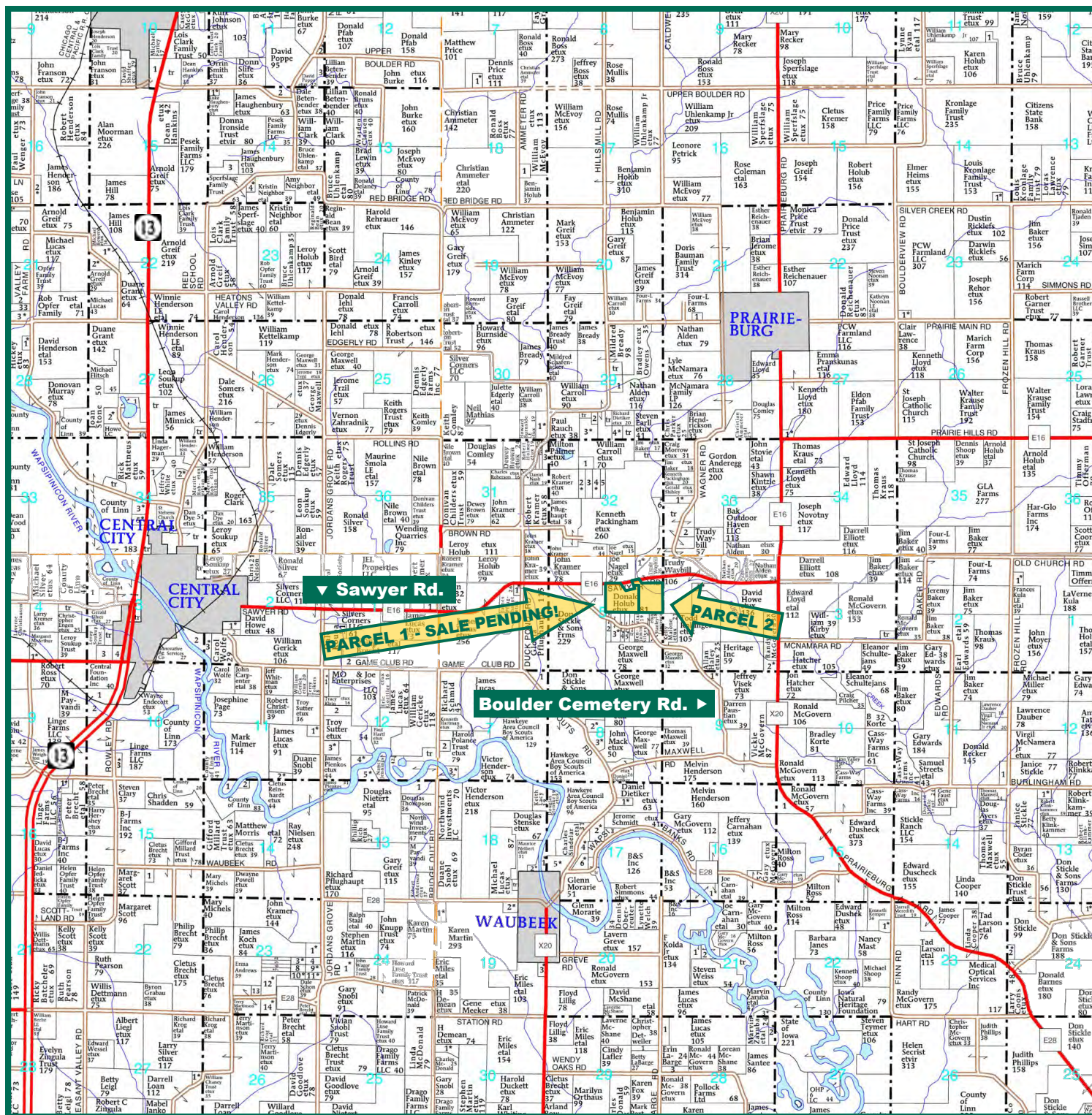
This is a rare opportunity to purchase an attractive building site in rural Linn County along a hard surface road. It includes a mixture of mature timber and cropland. There is an abundance of deer, turkey and other wildlife in and around this area. Build your dream home on this one of a kind property in rural Linn County.

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Plat Map



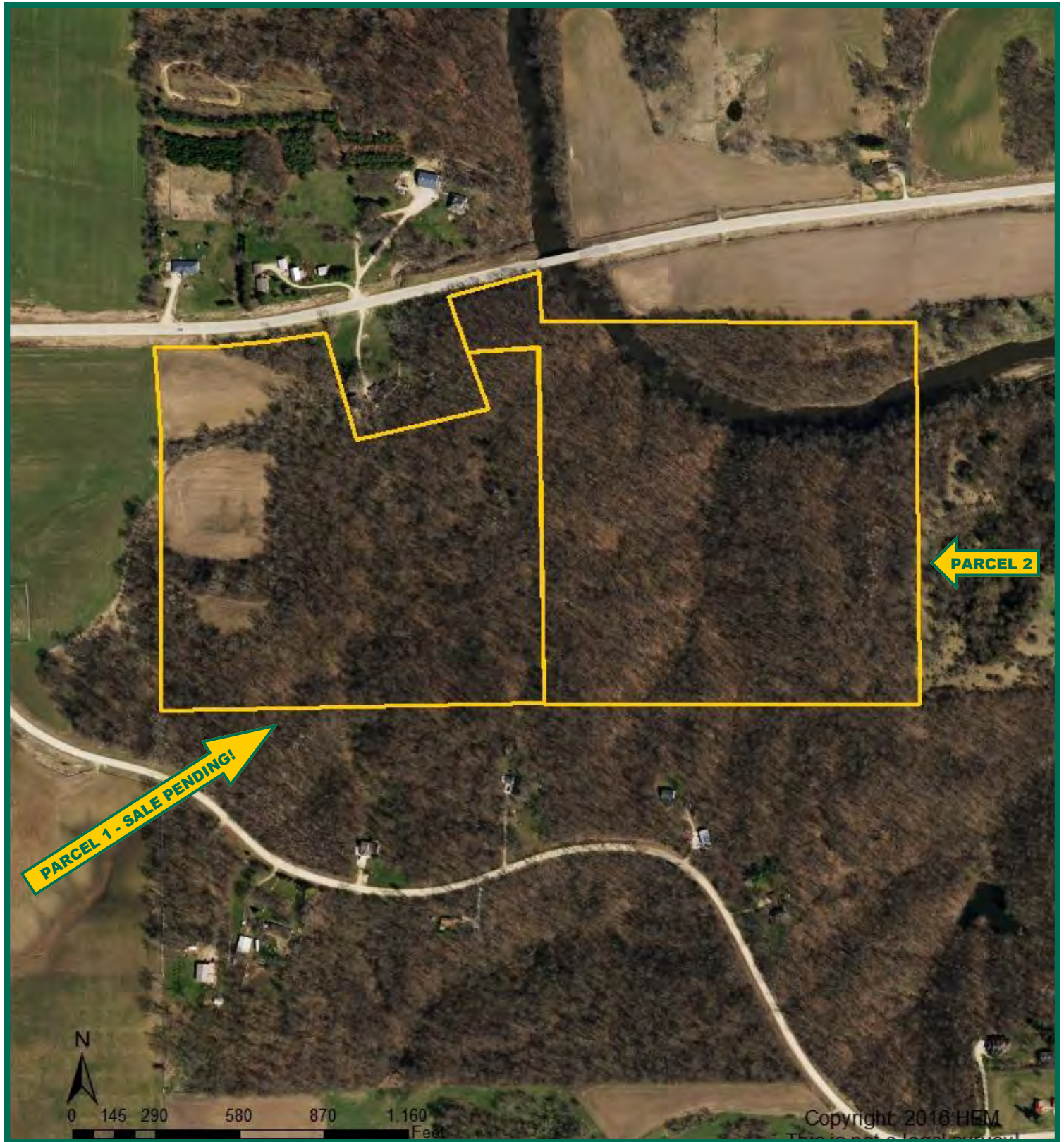
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Aerial Photo: Parcels 1 & 2



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Aerial Photo: Parcel 1 - SALE PENDING!

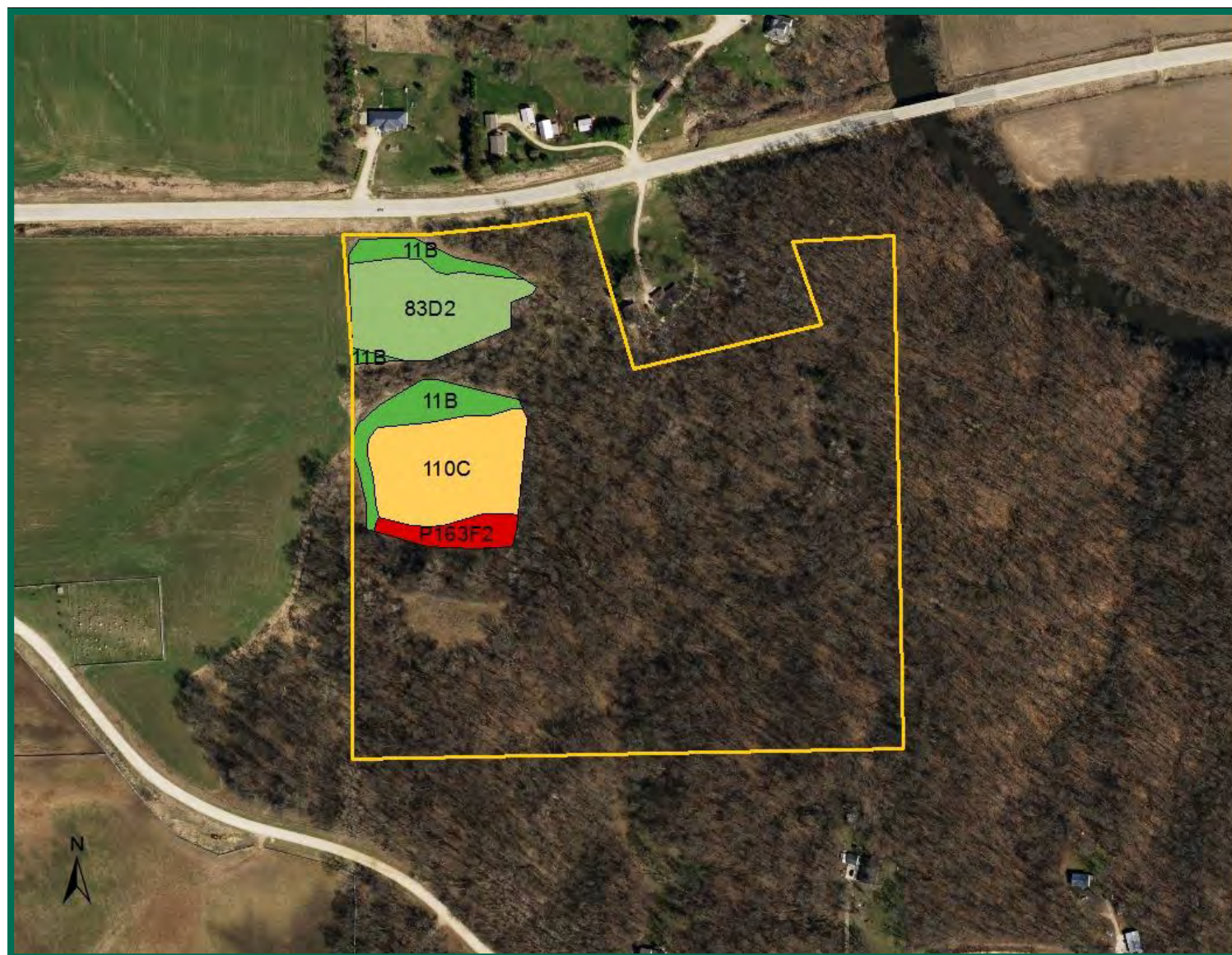


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Soil Map: Parcel 1 - SALE PENDING!



Measured Tillable Acres		5.5	Avg. CSR		46.7	Avg. CSR2*		55.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
110C	Lamont fine sandy loam, 5 to 9	27	47	36.7%	IIle	2.03		
11B	Colo-Ely complex, 2 to 5 percent	68	75	22.1%	Ile	1.22		
83D2	Kenyon loam, 9 to 14 percent	59	61	33.1%	IIle	1.83		
P163F2	Fayette silt loam, paha, 18 to 25	28	19	8.1%	VIle	0.45		

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Photos: Parcel 1 - SALE PENDING!

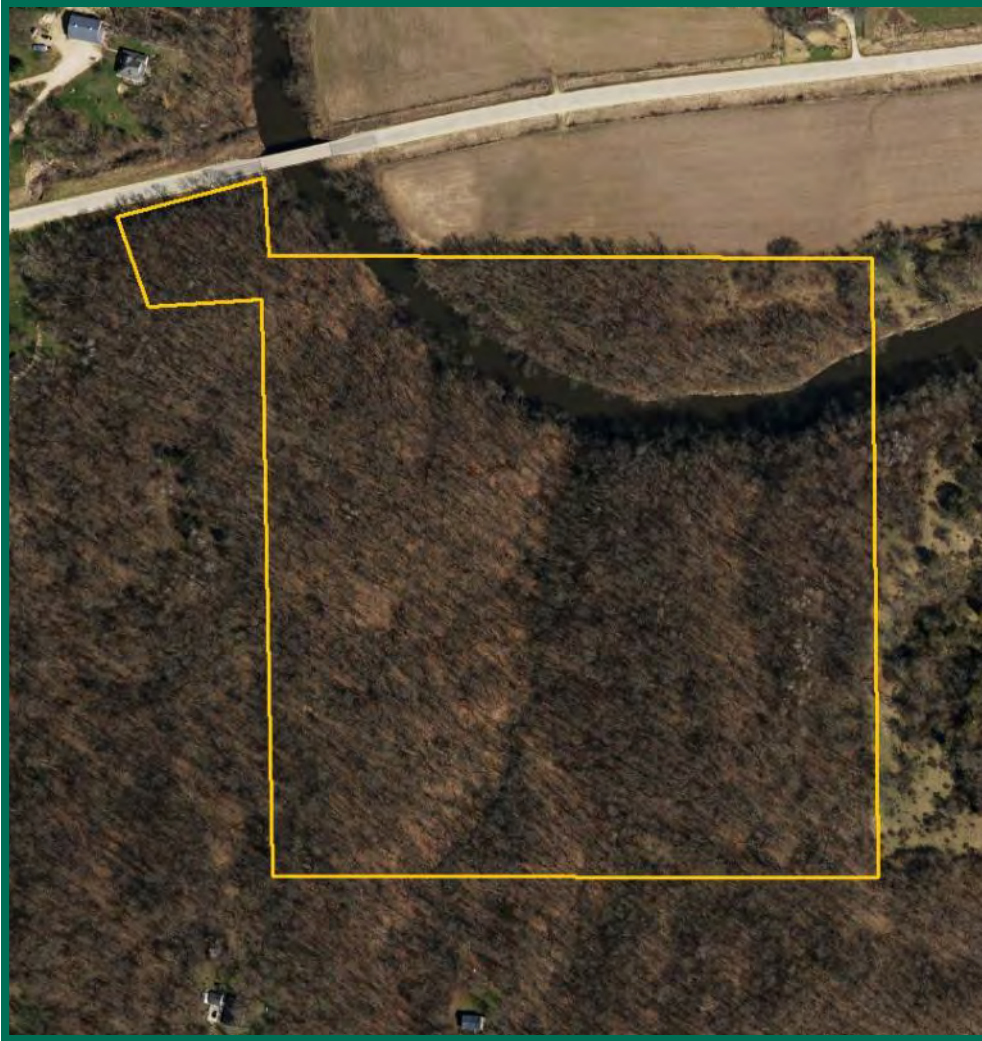


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Aerial Photo: Parcel 2



CNR Zoning

A portion of this farm is zoned Critical Natural Resources (CNR). If buyers are wanting to build a house, they will need to work with the Linn County Planning and Development office to determine the exact location to build.

Comments

This is a rare opportunity to purchase an attractive building site in Linn County along a hard surface road. This parcel overlooks Buffalo Creek and has an abundance of bluff rock. It includes deer, turkey and other wildlife in and around this area.

Property Information Parcel 2 - 41 Acres m/l

Location

From Central City: 3 $\frac{3}{4}$ miles east on Sawyer Road. Farm is located on the south side of the road.

Legal Description

Parcel B, Plat of Survey No. 2156 located in that part of the SE $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$262,500
- \$6,402/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$28.00

Net Taxable Acres: 40.78

All timber is enrolled in the Forest Reserve Program.

Land Description

Rolling to moderately sloping. Numerous varieties of mature oak, hickory, walnut and other hardwoods.

Solid Waste

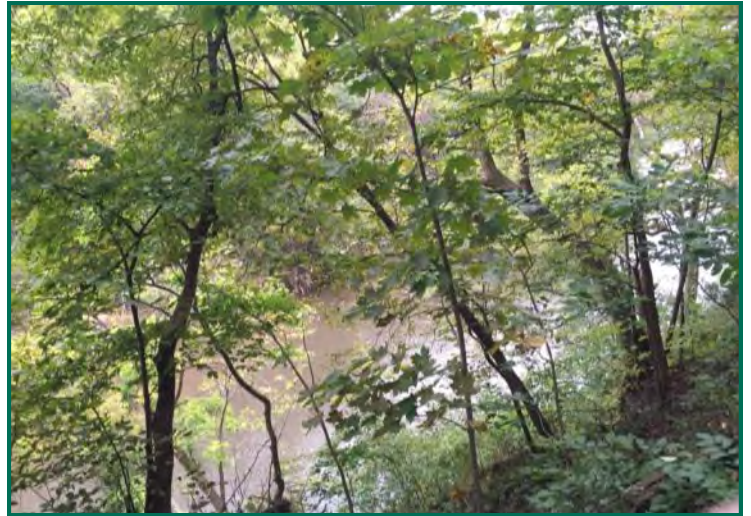
There is some old junk and metal located in the southeast corner of the farm.

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Photos: Parcel 2



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