



## House, Buildings and 25 Acres m/l, Linn Co., IA

601 West Main Street, Prairieburg, IA 52219

### Property Information

#### Location

**From Prairieburg:** One block west on West Main Street.

#### Address

601 West Main Street  
Prairieburg, IA 52219

#### Legal Description

The West 52 rods of the NW ¼ NE ¼ of Section 28, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa.

#### Price

**Price Reduced!**

~~\$229,900~~ \$219,900

#### Sellers

Pranskunas Family

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,290.00  
Net Taxable Acres: 24.21

#### School District

Central City School District

#### House

This is a well-cared-for three bedroom home that was built around 1890. It consists of 1,319 finished square feet. The home includes a newer forced-air furnace, central air conditioner and city sewer and water. It is located on 25 acres of pasture and cropland and includes nice outbuildings. This property is ideal for anyone wanting to live in the country and have a small livestock farm.

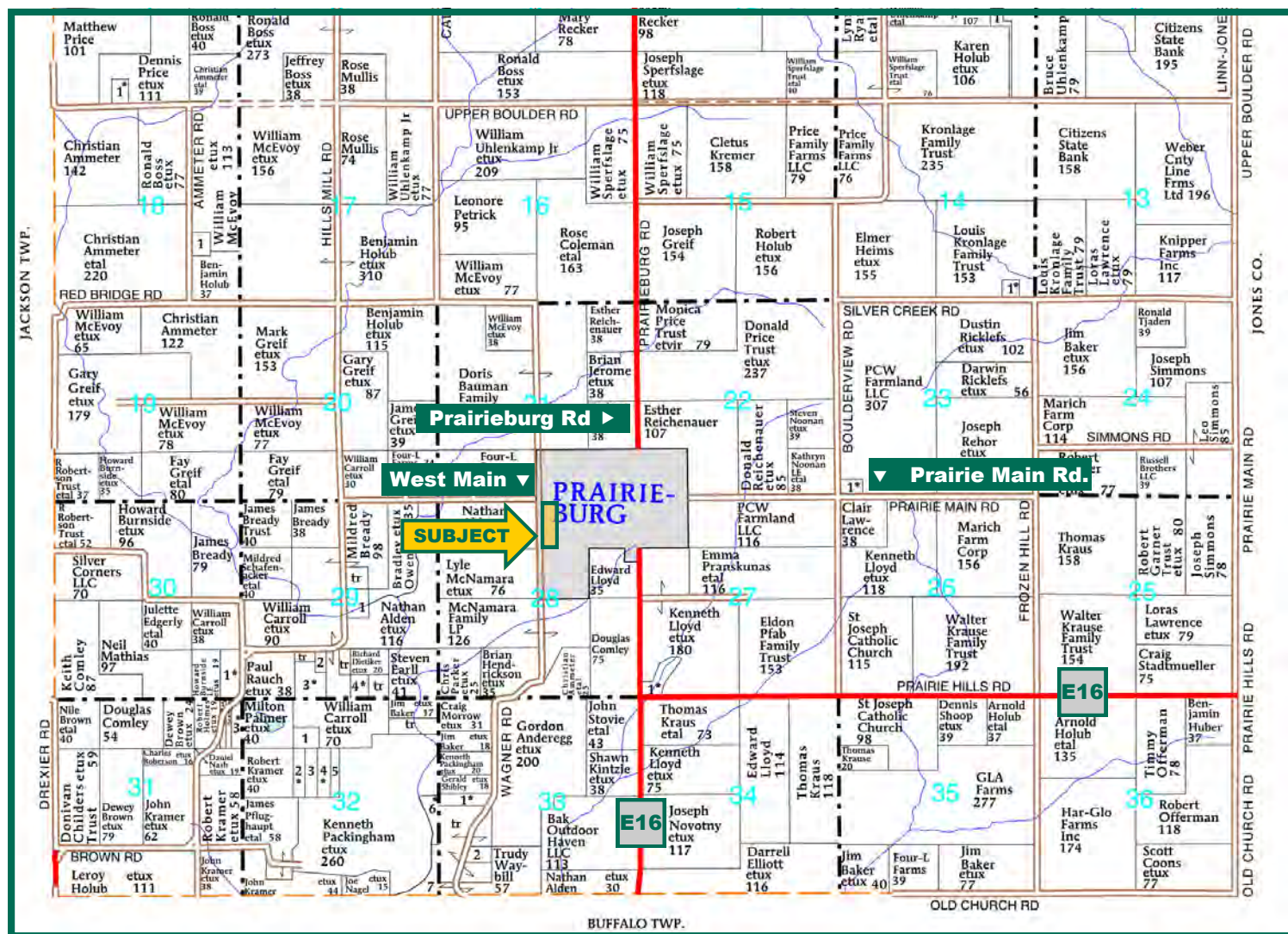
#### Main Level

**Kitchen:** 10' 6" x 15', plywood cabinets, Whirlpool refrigerator, Whirlpool oven/range, Emerson microwave, carpet flooring.  
**Dining Room:** 10' x 15', carpet flooring.  
**Bathroom:** 5' 5" x 7', tub/shower, sink, stool, carpet flooring.  
**Living Room:** 13' x 15', ceiling fan, carpet flooring.  
**Storage Room:** 7' x 9', wood burning stove, vinyl flooring.  
**Mud/Laundry Room:** 7' x 11', Maytag washer and dryer, vinyl flooring.

#### Upper Level

**Central Bedroom:** 11' x 15', closet, carpet/wood flooring.  
**Southwest Bedroom:** 10' x 12', closet, carpet flooring.  
**Northwest Bedroom:** 12' x 13', closet, carpet/wood flooring.  
**Storage Room:** 7' x 15', closet, carpet/wood flooring.

# Plat Map: Boulder Township



Map reproduced with permission of Farm & Home Publishers, Ltd.

## Lower Level

**Forced-Air Furnace:** New in 2015.

**Hot Water Heater:** 40 gallon LP.

**Breaker Box:** Located on east wall.

## Outbuildings

**Garage:** 22' x 30'; includes an 18' electric overhead door, concrete floor.

**Chicken House:** 24' x 40'; concrete floor.

**Livestock Barn:** 22' x 48'; includes a 14' lean-to. This building has newer steel and is in excellent condition.

## Water & Well Information

City water and sewer.

## Cropland

There are 7.8 acres of cropland.

## Pasture

There are approximately 15 acres of well-maintained pasture.

## Soil Types/Productivity

Primary soils are Dickinson, Clyde-Floyd and Aredale/Ostrander. See soil maps for detail.

- **CSR2:** 77.7 per 2016 AgriData, Inc., based on crop acres.
- **CSR:** 56.3 per 2016 AgriData, Inc., based on crop acres.

- **CSR:** 80.4 per County Assessor, based on net taxable acres.

## Comments

This is a unique property located on the west edge of Prairieburg. It includes a nice country home with well-maintained outbuildings. The pasture would be ideal for livestock while the cropland provides a good income.

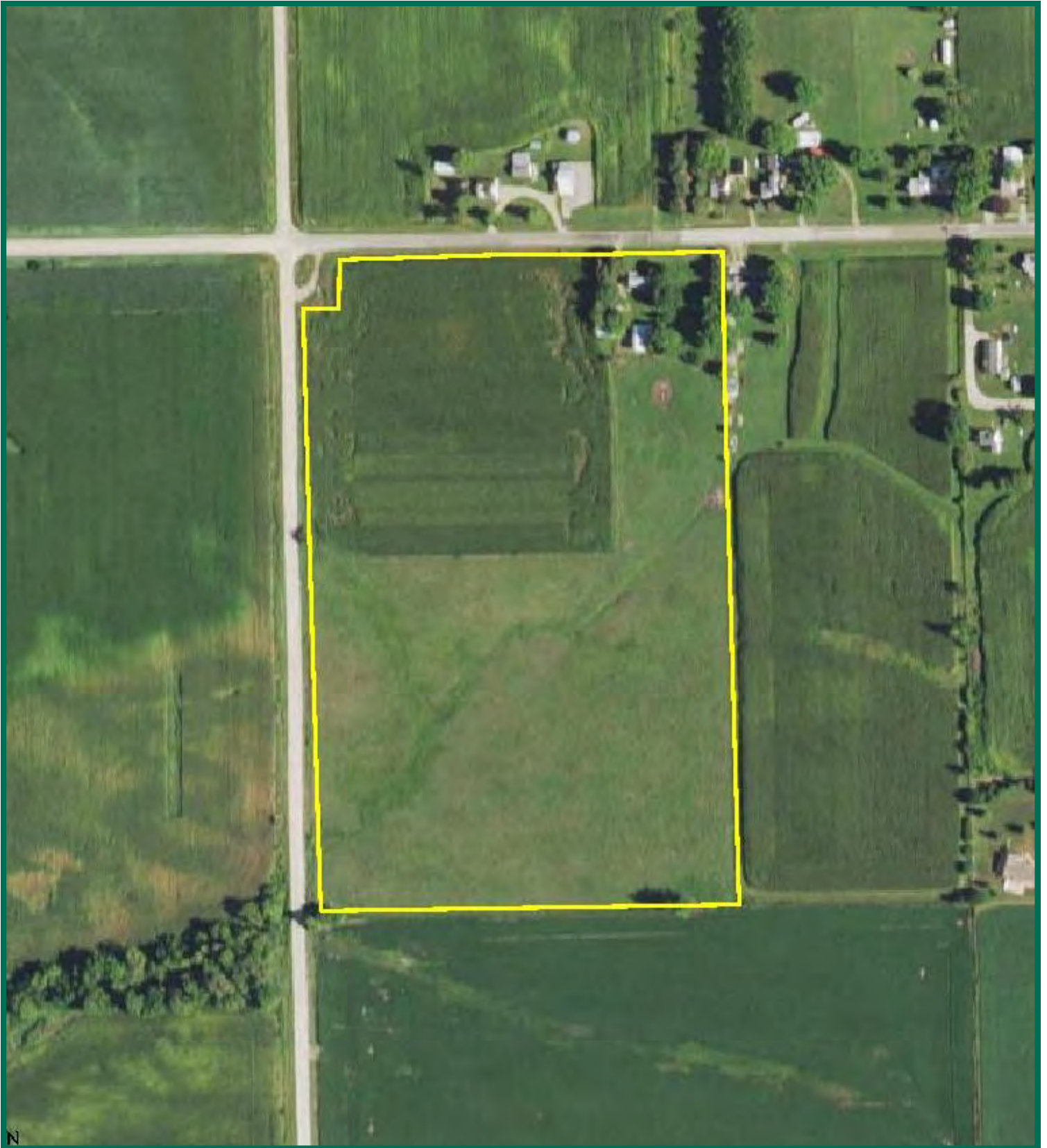
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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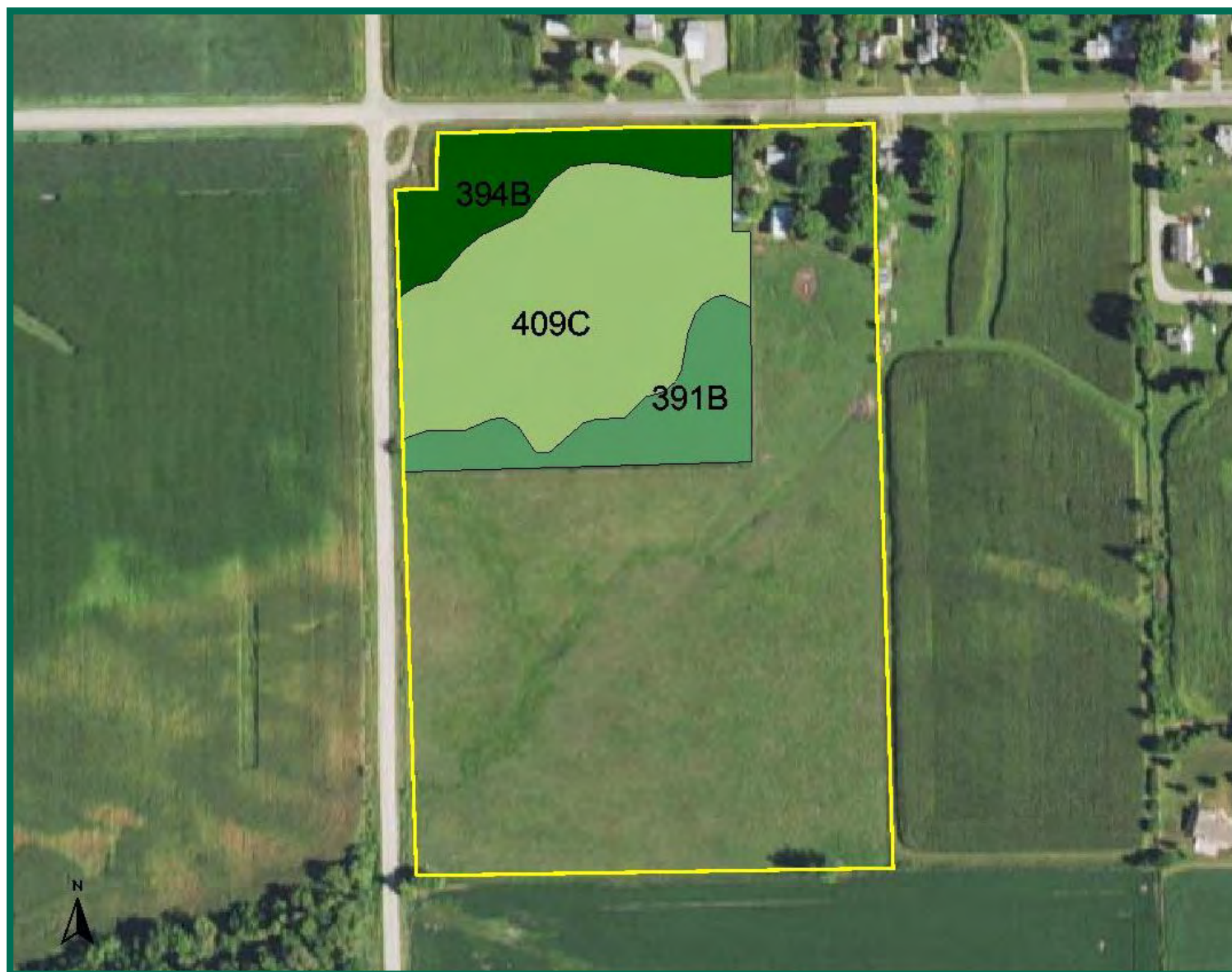
## Aerial Photo



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# Soil Map



<b>Measured Tillable Acres</b>	7.8	<b>Avg. CSR</b>	56.3	<b>Avg. CSR2*</b>	77.7
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Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	20.3%	Ilw	1.58
409C	Dickinson fine sandy loam, loam	41	70	59.7%	Ille	4.65
426B/394B	Aredale/Ostrander loam, 2 to 5	85	91	20.0%	Ile	1.56

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# Assessor Aerial



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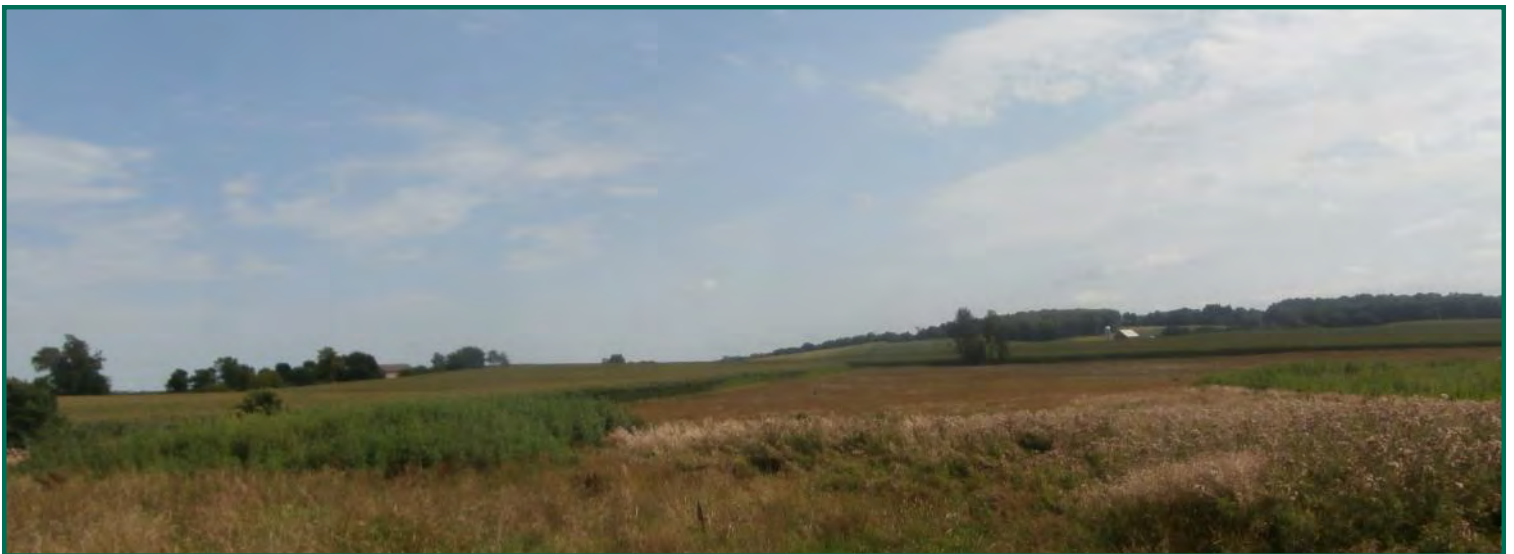


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