



36 Acres, m/l, Linn County, IA Golden Grain Farm

86.3 CSR/87.3 CSR2 - Located on the North Edge of Palo, Iowa

Property Information

Location

This farm is located on the north edge of Palo, Iowa at the intersection of McVay Road and Hollenbeck Road.

Legal Description

The NE ¼ of the NW ¼ except the E 140' of Section 20, Township 84 North, Range 8 West of the 5th P.M., Linn County, Iowa

Price & Terms

- \$324,000
- \$9000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1138.00
Net Taxable Acres: 35.10 Acres
Tax per Net Taxable Acre: \$32.42

FSA Data

Farm Number 5412, Tract 542

Crop Acres: 33.5*

Corn Base: 27.3

Corn PLC Yield: 120 Bu.

Bean Base: 6.2

Bean PLC Yield: 36 Bu.

*There are 1.34 acres cropland currently being certified as grass waterways.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Rockton. See soil map for detail.

- **CSR2:** 87.3 per 2016 AgriData, Inc., based on currently cropped crop acres.
- **CSR:** 86.3 per 2016 AgriData, Inc., based on currently cropped crop acres.

- **CSR:** 84.35 per County Assessor, based on net taxable acres.

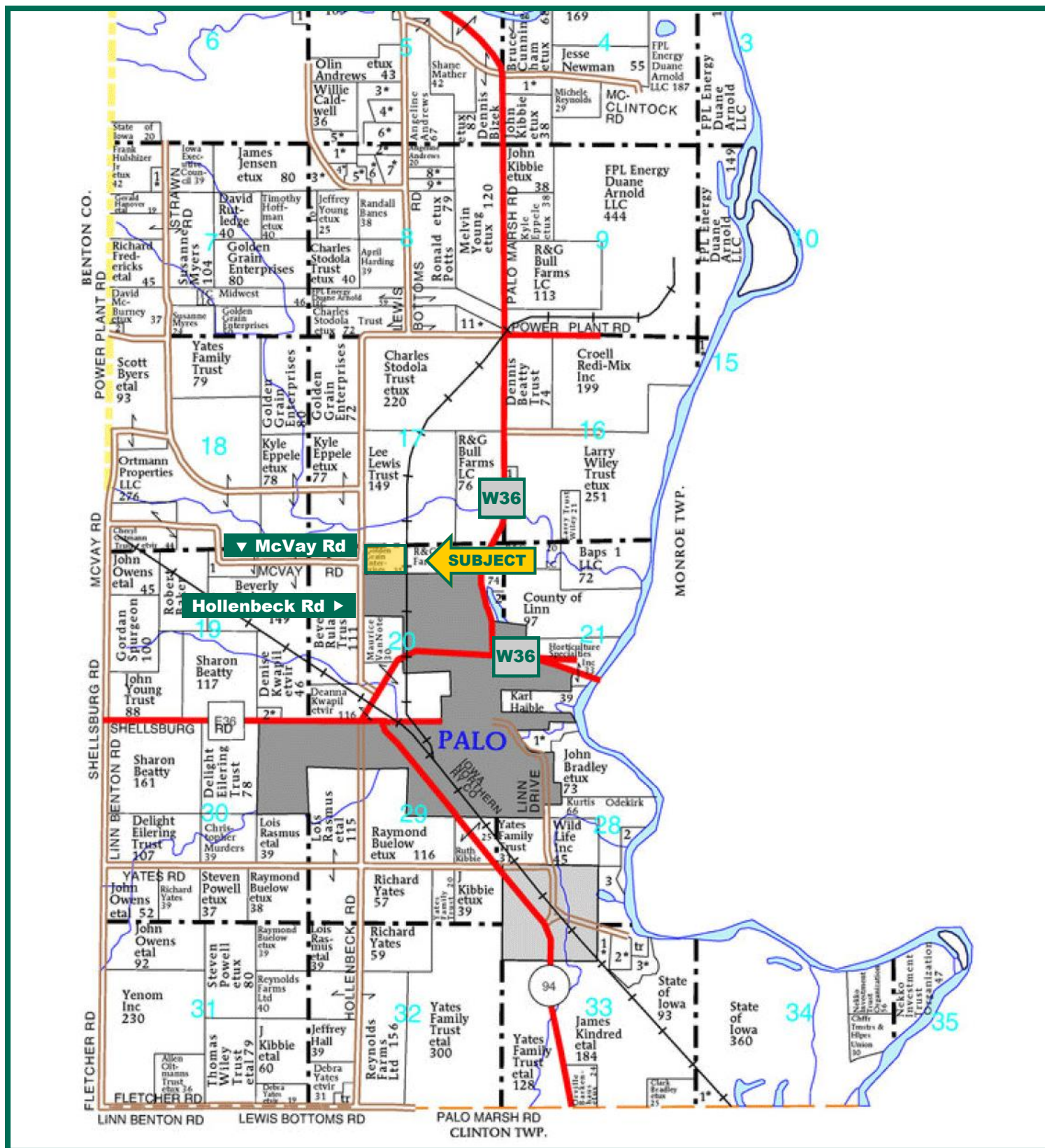
Land Description

Flat to gently rolling.

Comments

This is a nice productive Linn County farm located northwest of Palo with a high CSR2! Linn County would allow one single family home to be constructed on this farm.

Plat Map: Fayette Township



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

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Aerial Photo



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Assessor Aerial



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.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Soil Map



Measured Tillable Acres		32.1	Avg. CSR		86.3	Avg. CSR2		87.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	68	75	20.1%	Ile	6.47		
120A	Tama silty clay loam, 0 to 2 percent	100	100	10.2%	I	3.28		
120B	Tama silty clay loam, 2 to 5 percent	95	95	57.5%	Ile	18.47		
1486	Spillville-Sigglekov complex, 0 to 2	5	5	0.0%	VIIIw			
0	Spillville-Sigglekov complex, 0 to 2	5	5	0.2%	VIIIw	0.07		
178A	Waukee loam, 0 to 2 percent slopes	79	69	0.1%	Ils	0.04		
178B	Waukee loam, 2 to 5 percent slopes	74	64	3.9%	Ils	1.26		
214C	Rockton loam, moderately deep, 5 to	39	42	4.6%	IIle	1.5		
485	Spillville loam	92	87	3.3%	IIw	1.1		

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Photos: 36 Acres, m/l, Linn County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag