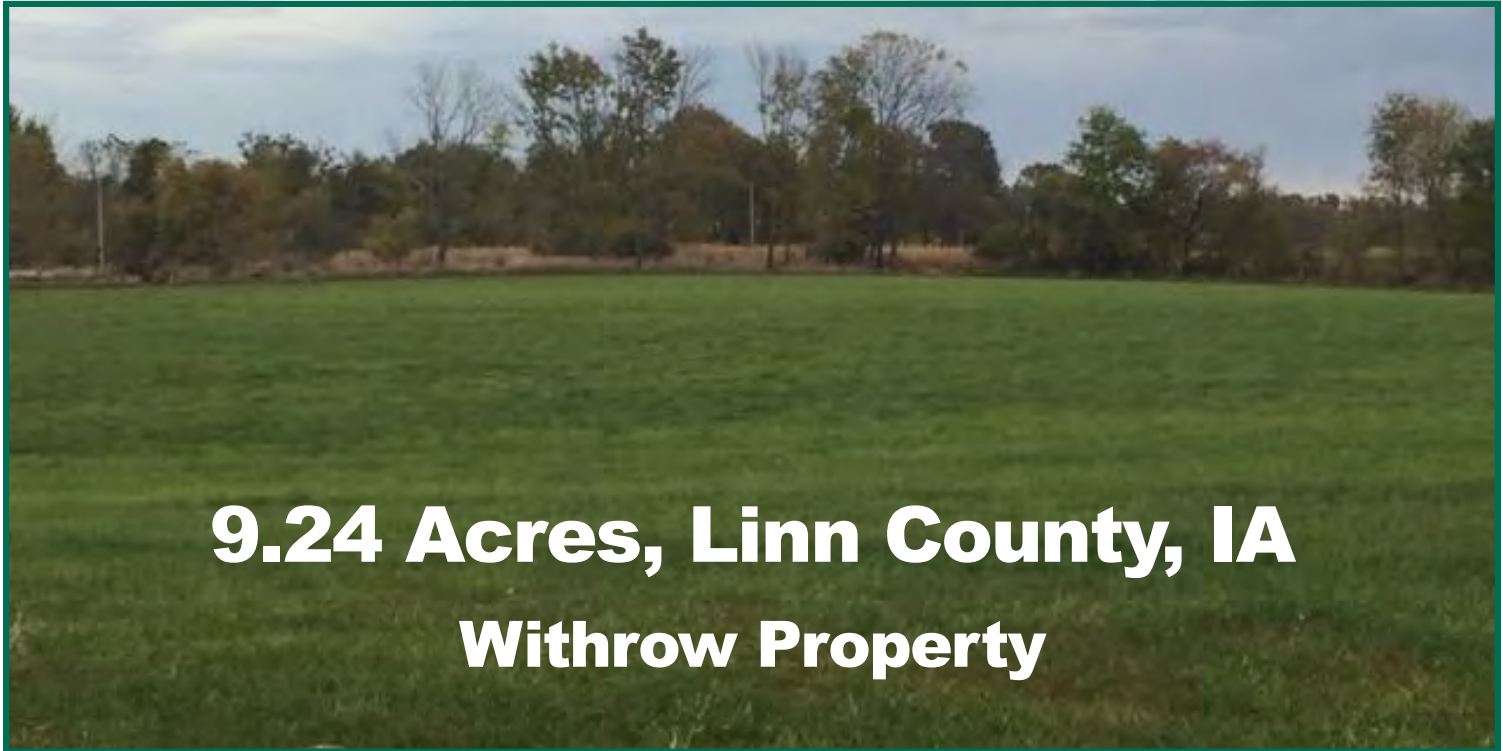




9.24 Acres, Linn County, IA Withrow Property

Attractive Building Site Near Viola on Hard Surface Road!

Property Information

Location

From Springville: Three miles north on Springville Road (Highway X20) and three miles east on County Home Road (E34). The property is located in the northwest corner of Viola.

Address

245 County Home Road, Springville, Iowa. This address is actually for the house to the west, and is not included in this sale. This will help you find the 9.24 acres using your GPS system.

Legal Description

To be known as Lot 2 Withrow First Addition to Linn County, Iowa.

Price

Price Reduced!

- \$127,500 \$119,000

Possession

Negotiable.

Real Estate Tax - Estimated

This lot is currently being replatted. The Linn County Assessor will need to determine what the future real estate taxes will be.

Crop Acres

Property has 9.2 estimated crop acres that are currently in hay.

Soil Types/Productivity

Primary soils are Dinsdale, Flagler and Kenyon. See soil maps for detail.

- **CSR2:** 89.7 per 2016 AgriData, Inc., based on estimated crop acres.
- **CSR:** 83.3 per 2016 AgriData, Inc., based on estimated crop acres.

Parking

When you are viewing this property, feel free to pull in the driveway at 245 County Home Road, Springville, Iowa. You can park in the driveway and walk to view the 9.24 acres.

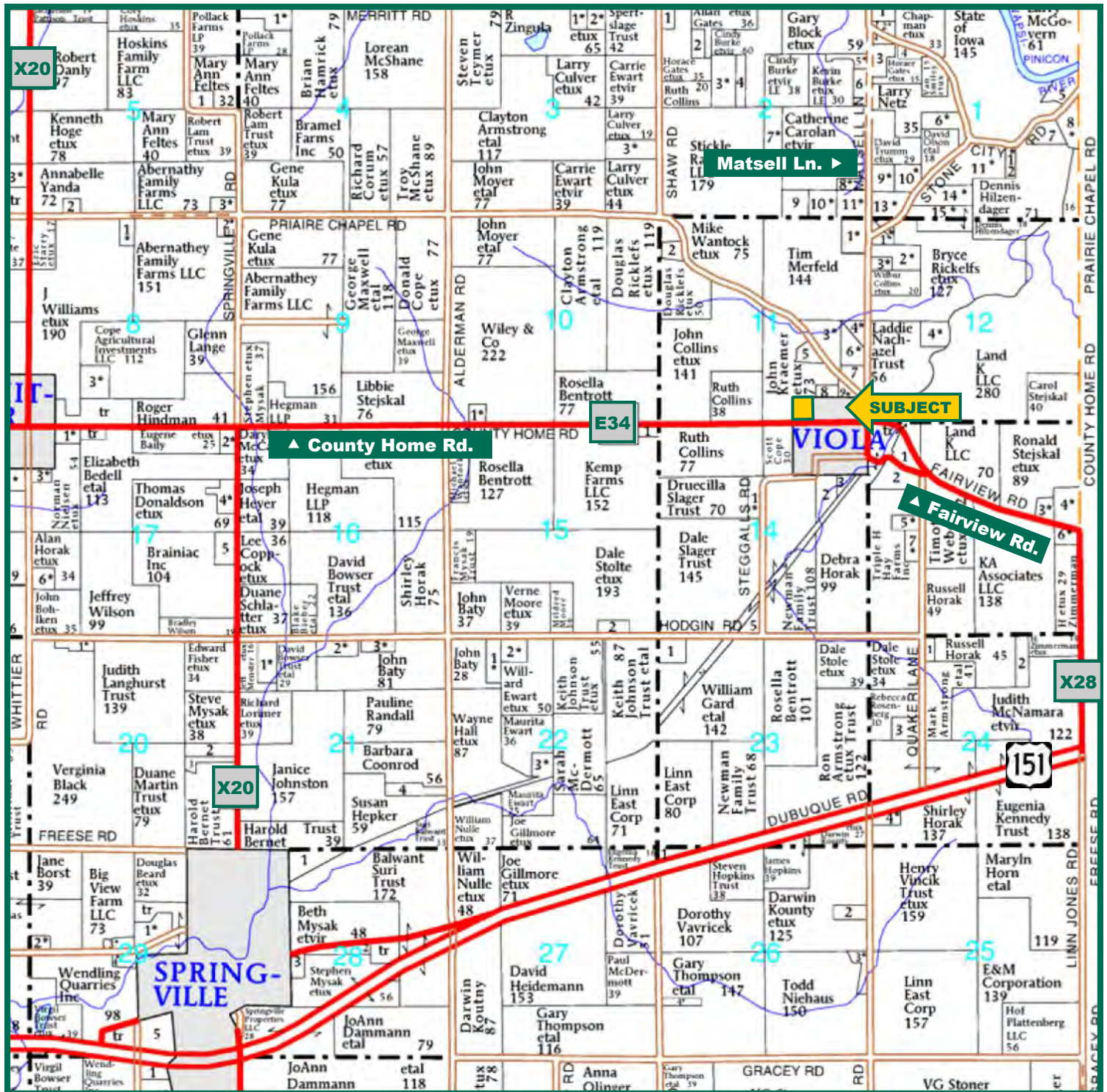
New Entrance Driveway

There is currently a driveway in the southeast corner of this property. This driveway will need to be widened to provide access to this lot. Buyer to be responsible to install this driveway. Linn County will require an 18" diameter x 130' long culvert under the new driveway. Linn County will also require 30 tons of rock to be dumped on top of the new driveway. Linn County will require a paved shoulder turning into this new driveway. The cost for this new shoulder is \$1,200 and will need to be paid to the Linn County Engineer prior to issuing an E-911 address.

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Plat Map: Brown Township

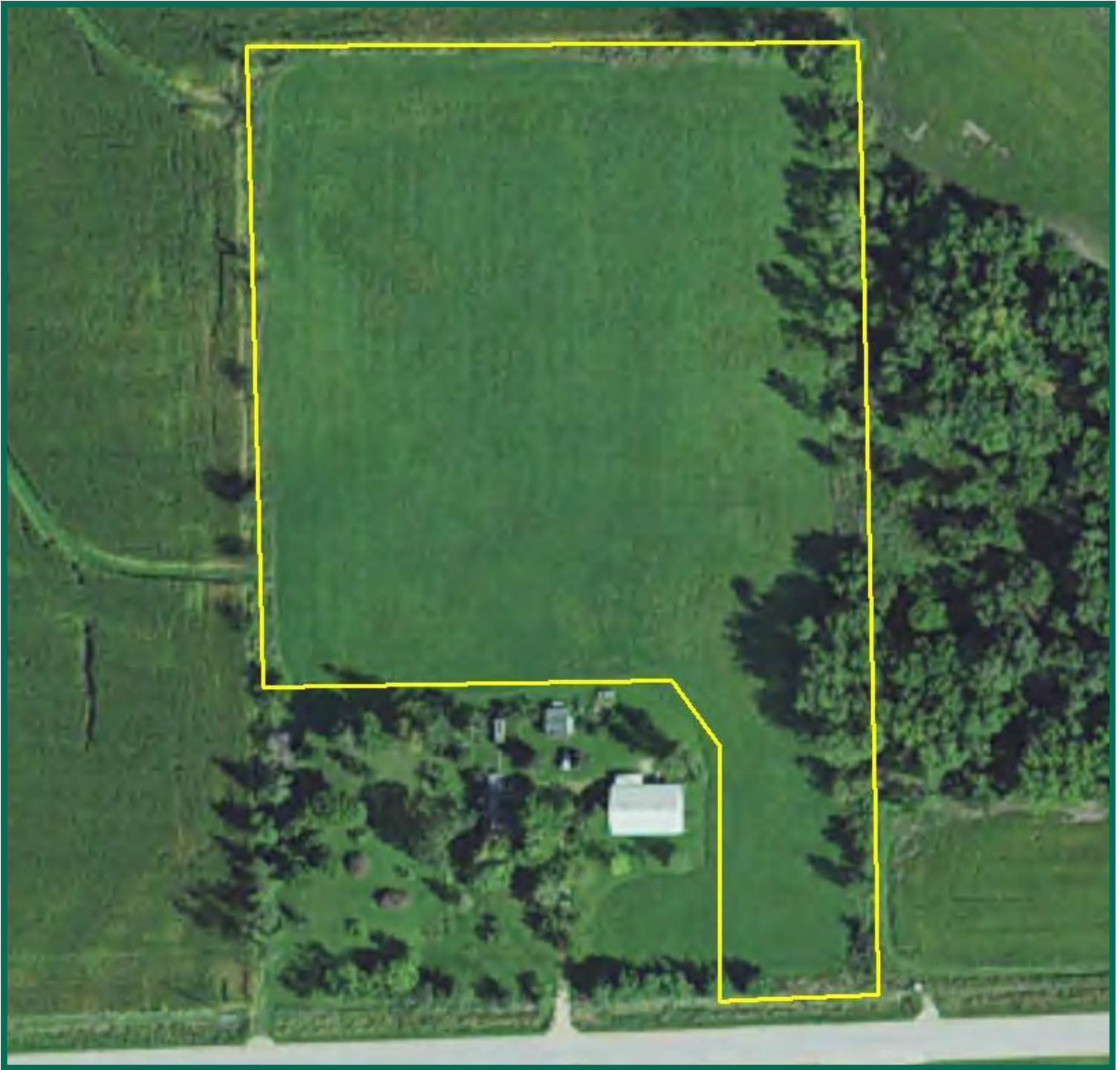


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Aerial Photo



Sellers

James R. Withrow.

Land Description

Rolling hay field with some timber around the boundary.

Comments

This is a rare opportunity to purchase a rural building site in Linn County on a hard surface road. It includes an attractive private building site. Build your dream home on this nice rural setting.

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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Soil Maps

CSR: 83.3 based on 9.2 Estimated Crop Acres



CSR2: 89.7 based on 9.2 Estimated Crop Acres



Measured Tillable Acres 9.2

Avg. CSR: 83.3

Avg. CSR2*: 89.7

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
284C	Flagler sandy loam, 5 to 9 percent	20	46	7.5%	IIIe	0.69
377B	Dinsdale silty clay loam, 2 to 5	90	94	88.0%	Ile	8.11
409C	Dickinson fine sandy loam, loam	41	70	2.2%	IIIe	0.20
83C	Kenyon loam, 5 to 9 percent slopes	72	85	2.4%	IIIe	0.22

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Assessor Map



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Photos: 9.24 Acres m/l, Linn County, IA



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