



77.4 Acres m/l, Linn County, IA Holub Property

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

Property Information

Location

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

Legal Description

That part of the S ½ of the NE ¼ of Section 5, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$445,050
- \$5,750/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2016 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$178.00
Net Acres: 77.38
All timber is enrolled in the Forest Reserve Program.

FSA Data

Farm Number 6935, Tract 11317
Crop Acres: 6 Acres

Soil Types/Productivity

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

- **CSR2:** 55.5 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 47.0 per 2016 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 and southeast corner of the farm.

Comments

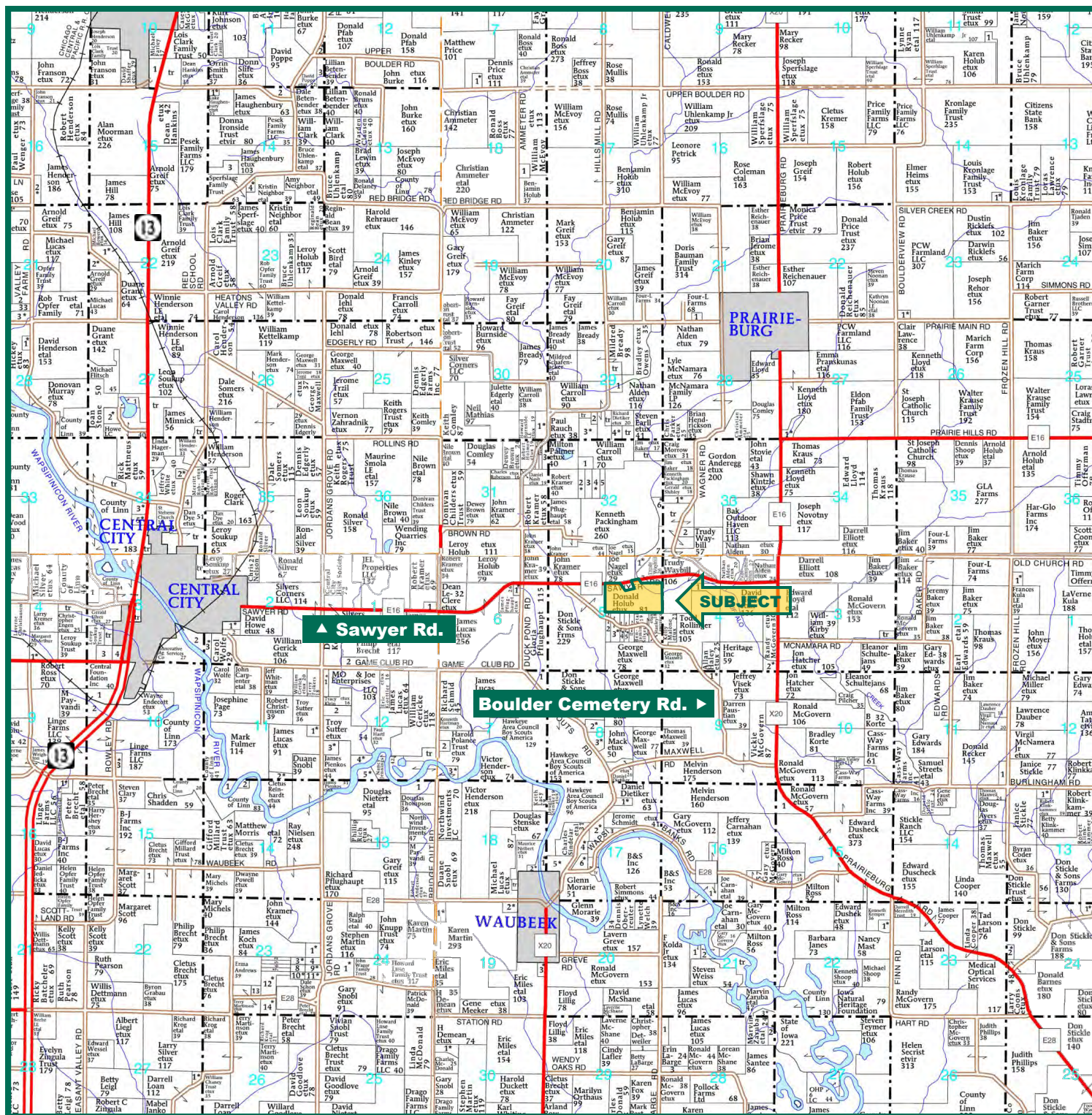
This is a rare opportunity to purchase an attractive building site in Linn County along a hard surface road. It includes a mixture of mature timber, cropland and bluff rock. Buffalo Creek crosses through the northeast corner of this property. There is an abundance of deer, turkey and other wildlife in and around this area. Build your dream home on this one of a kind property in rural Linn County. Seller may consider dividing this farm into two parcels.

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Plat Map



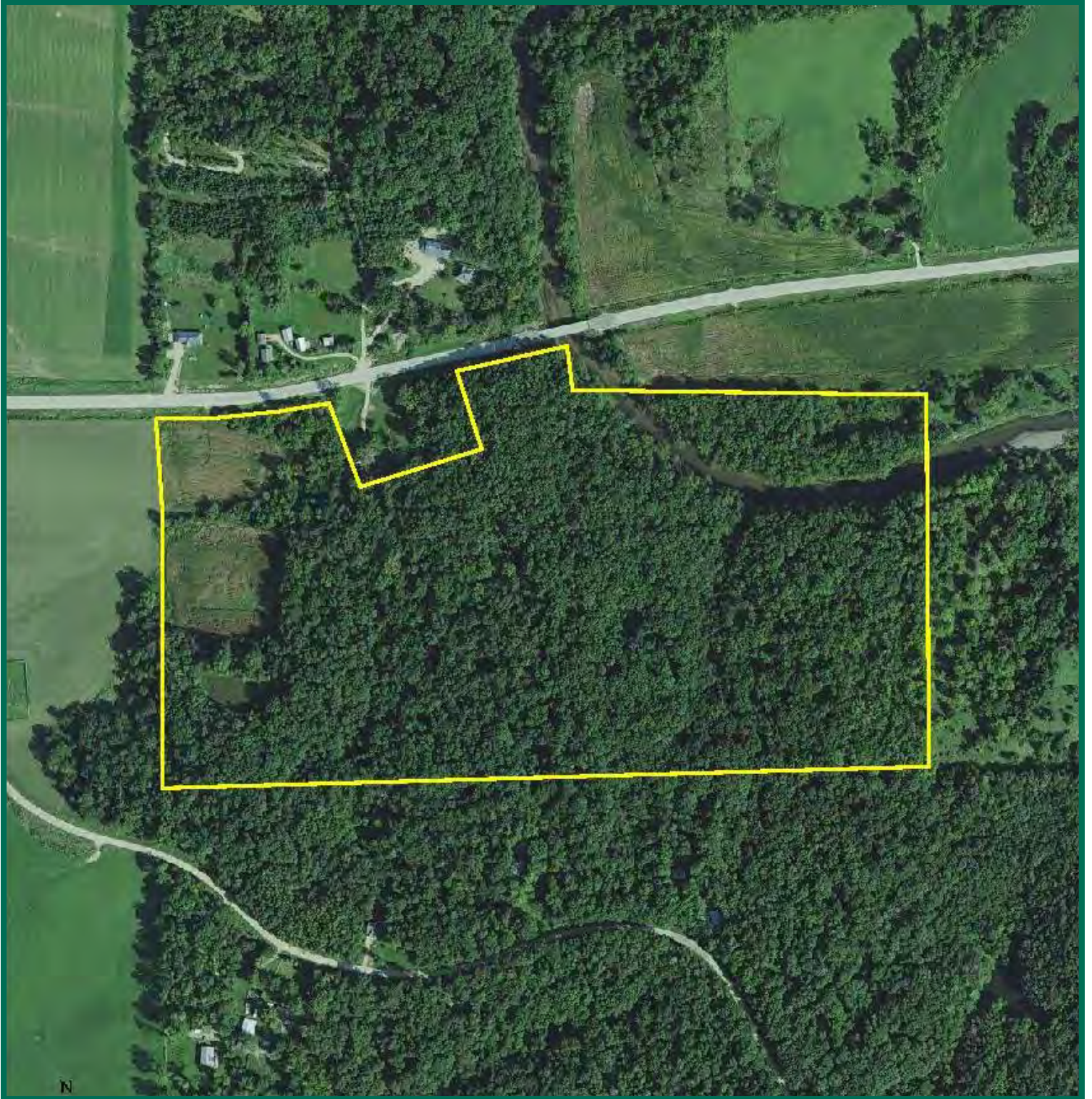
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Aerial Photo



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 Map



Measured Tillable Acres		5.5	Avg. CSR		47.0	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%	IIIe	1.83		
P163F2	Fayette silt loam, paha, 18 to 25	28	19	8.1%	VIle	0.45		

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 47.0.*

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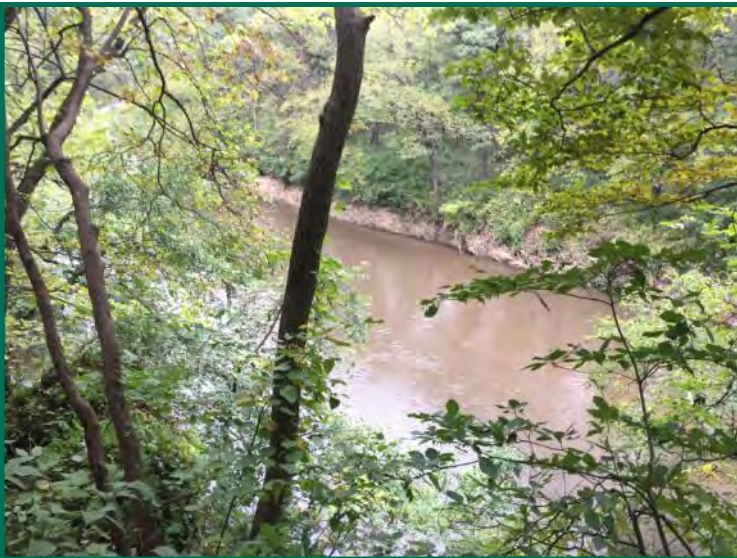


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