



80 Acres m/l, Linn County, IA Dows Farms, Inc.

83.6 CSR2 - Located east of Cedar Rapids, Iowa

Property Information

Location

From Cedar Rapids - Intersection of Hwy 13 and Mt. Vernon Rd.: 1 mile east on Mt. Vernon Rd.

Legal Description

The W ½ of the SE ¼, located in Section 22, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$720,000
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2016 Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,766.00
Net Taxable Acres: 76.65
Tax per Net Taxable Acre: \$36.09

FSA Data

Farm Number 4763, Tract 9607
Crop Acres: 71
Corn Base: 51
Corn PLC Yield: 168 Bu.
Bean Base: 11
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Colo. See soil map for detail.
• **CSR2:** 83.6 per 2016 AgriData, Inc., based on FSA crop acres.
• **CSR:** 79.3 per 2016 AgriData, Inc., based on FSA crop acres.
• **CSR2:** 83.2 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Land for Sale

There is an additional 942 acres for sale nearby.

Comments

This is a nice 80 acre Linn County farm located along Mt. Vernon Road.

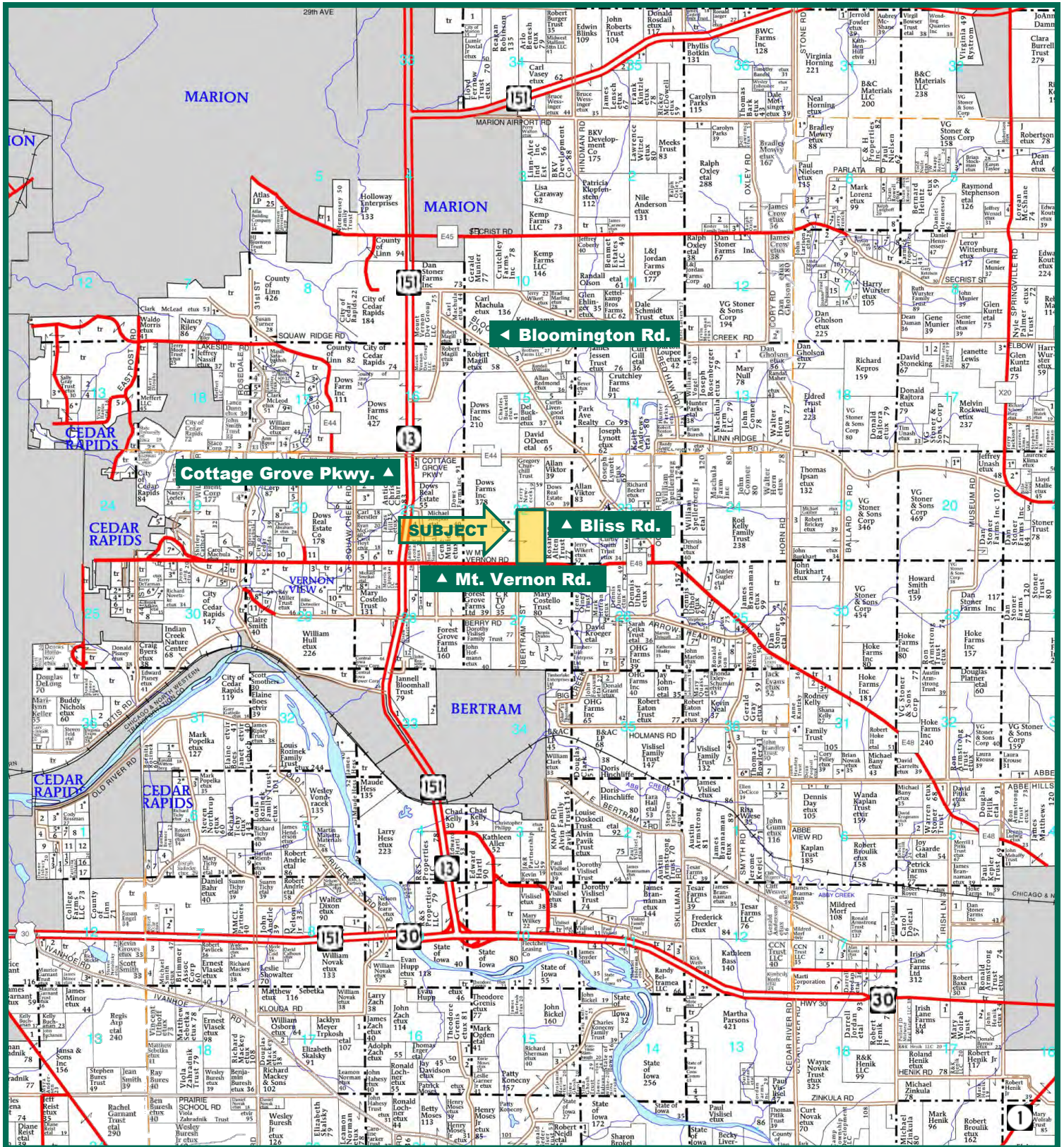
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Aerial Photo



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Soil Map



Measured Tillable Acres		71.0	Avg. CSR* 79.3		Avg. CSR2	83.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	75	16.9%	Ile	11.99
120B	Tama silty clay loam, 2 to 5 percent	95	95	15.3%	Ile	10.86
120C	Tama silty clay loam, 5 to 9 percent	80	90	21.6%	IIle	15.34
133	Colo silty clay loam	80	74	11.3%	IIw	8.03
162B	Downs silt loam, 2 to 5 percent	90	90	3.6%	Ile	2.59
214C	Rockton loam, moderately deep, 5 to	39	42	3.2%	IIle	2.25
350A	Waukegan silt loam, 0 to 2 percent	78	60	1.7%	IIs	1.18
351A	Atterberry silt loam, sandy	73	80	9.6%	Iw	6.84
352C2	Whittier silt loam, 5 to 9 percent	38	42	1.0%	IIle	0.71
377C	Dinsdale silty clay loam, 5 to 9	75	89	1.1%	IIle	0.75
377C2	Dinsdale silty clay loam, 5 to 9	73	87	0.7%	IIle	0.47
729B	Ackmore-Nodaway complex, 2 to 5		80	0.3%	IIw	0.20
88	Nevin silty clay loam	90	95	13.8%	Iw	9.82
				0.0%		

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 79.3.

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Photos: 80 Acres m/l, Linn County, IA



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