



40 Acres m/l, Linn County, IA Dows Real Estate Co.

74.6 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. and $\frac{3}{4}$ mile north on Bliss Rd.

Legal Description

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 22, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$348,000
- \$8,700/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: \$1,276.00
Net Taxable Acres: 39.40
Tax per Net Taxable Acre: \$32.39

FSA Data

Farm Number 4763, Tract 9607
Crop Acres: 36.2
Corn Base: 26
Corn PLC Yield: 168 Bu.
Bean Base: 5
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Judson. See soil map for detail.

- **CSR2:** 74.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 74.8 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Land for Sale

There is an additional 982 acres for sale nearby.

Comments

This 40 acres is ideally located $\frac{3}{4}$ of a mile off of Mt. Vernon Road. This would make a good investment or an attractive building site.

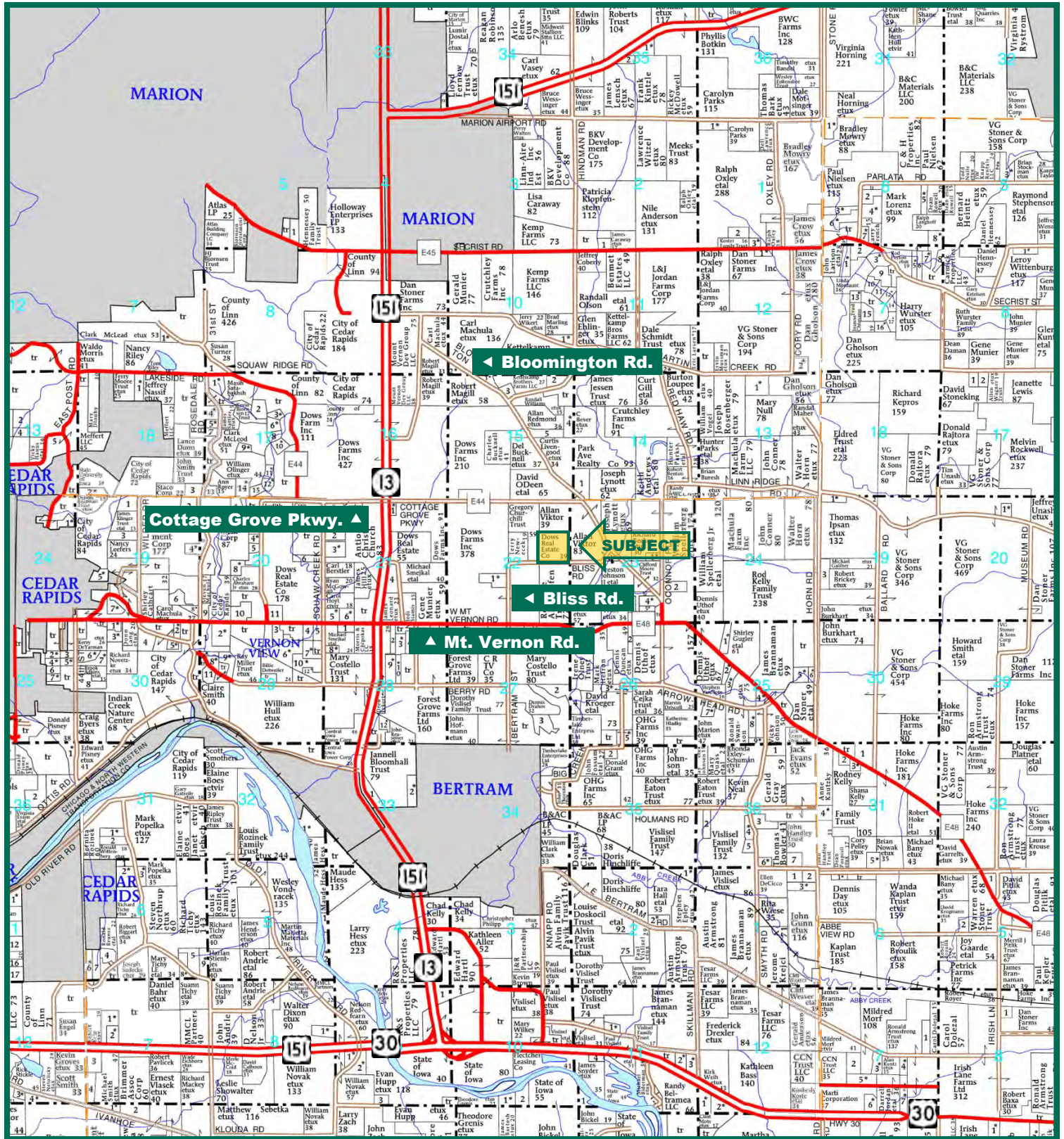
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Aerial Photo



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Soil Map



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
36.2		72.8		74.6			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	75	23.8%	Ile	8.60	
120B	Tama silty clay loam, 2 to 5 percent	95	95	6.3%	Ile	2.28	
162B	Downs silt loam, 2 to 5 percent	90	90	0.6%	Ile	0.22	
162C	Downs silt loam, 5 to 9 percent	75	85	17.1%	IIle	6.21	
162C2	Downs silt loam, 5 to 9 percent	73	82	1.3%	IIle	0.47	
162D	Downs silt loam, 9 to 14 percent	65	59	3.1%	IIle	1.14	
162D2	Downs silt loam, 9 to 14 percent	63	56	25.4%	IIle	9.19	
163D2	Fayette silt loam, 9 to 14 percent	58	50	5.6%	IIle	2.01	
163E3	Fayette silt loam, 14 to 18 percent	45	31	0.1%	Vle	0.03	
8B	Judson silty clay loam, 2 to 5	90	94	16.7%	Ile	6.06	

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