

A photograph of a lush green cornfield in the foreground, with a large industrial facility, possibly a refinery or chemical plant, visible in the background under a clear sky.

## 39 Acres m/I, Linn County, IA Swishport Farms, Inc.

### Potential Commercial Development in Cedar Rapids, Iowa!

#### Property Information

##### Location

From Intersection of Interstate 380 and Wright Bros. Blvd.: 1 mile west on Wright Bros. Blvd., 1 mile north on 18th St. and 1 mile west on 76th Ave.

##### Address

2800 76th Ave. SW  
Cedar Rapids, IA 52404

##### Legal Description

The SE ¼ of the SW ¼ except roads located in Section 18, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.

##### Price & Terms

- \$1,072,500
- \$27,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

##### Possession

Negotiable, subject to the 2016 Cash Rent Lease.

##### Seller

Swishport Farms, Inc.

##### Real Estate Tax

Taxes Payable in 2016 - 2017: \$2,346.00  
Net Taxable Acres: 38.46

##### FSA Data

Farm Number 5872, Tract 2597  
Crop Acres: 37.2  
Corn Base: 20.9  
Corn PLC Yields: 167 Bu.  
Bean Base: 16.1  
Bean PLC Yields: 47 Bu.

##### Soil Types / Productivity

Primary soils are Dinsdale, Klinger-Maxfield and Kenyon. See soil map for detail.

- **CSR2:** 89.6 per AgriData Inc. 2016, based on FSA crop acres.
- **CSR:** 79.9 per AgriData Inc. 2016, based on FSA crop acres.

##### Land Description

This farm is level to gently rolling.

##### Water & Well Information

There is a well located on the farm supplying water to the house and outbuildings. City water is located ¼ mile west.

# Google Earth Photo



Google Earth © Imagery Date: 6/12/2014

## Sanitary Sewer

Sanitary sewer is located 1/4 mile to the east or 3/8 of a mile to the north.

## Street Assessments

Street assessments will be due once the property is developed.

## House

There is an attractive 1½ story home that was built around 1940 with 3 bedrooms and 1 full bath on the main level and a stool on the lower level. The house

includes hot water heat and pine floors on the second level. There are all new windows throughout the house.

## Outbuildings

There are two outbuildings located on the property.

## Septic System

There is a newer septic system located southeast of the house.

## Comments

This property is ideally located south of Cedar Rapids on newly improved 76th Ave. The city of Cedar Rapids has designated this area as Potential Commercial Development. Rare opportunity to purchase a high quality farm located in a fast developing area.

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](http://www.Hertz.ag)

## 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		Avg. CSR		Avg. CSR2*			
37.2		79.7		89.6			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
119A	Muscatine silty clay loam, 1 to 3	100	95	3.9%	I	1.47	
133	Colo silty clay loam	80	74	3.2%	IIw	1.20	
377B	Dinsdale silty clay loam, 2 to 5	90	94	15.5%	Ile	5.76	
377C	Dinsdale silty clay loam, 5 to 9	75	89	7.1%	IIle	2.63	
377C2	Dinsdale silty clay loam, 5 to 9	73	87	42.7%	IIle	15.88	
381B	Klinger-Maxfield silty clay loams, 2	80	94	16.9%	Ile	6.30	
83B	Kenyon loam, 2 to 5 percent slopes	87	90	10.7%	Ile	3.98	

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