



51 Acres m/l, Linn County, IA Davis/Stonebraker Farm

Ideal Residential Potential - Located in the northeast corner of Mount Vernon

Property Information

Location

Located off Hwy 1 at the dead-end of 6th St NE, in Mount Vernon, Iowa. Just east of Elliott Athletic Complex.

Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying south of the railroad tracks except Plat of Survey #591, the north $9\frac{1}{2}$ acres of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; all located in Section 10, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$1,122,000
- \$22,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Seller

Davis/Stonebraker Farm.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,770.00

Net Taxable Acres: 49.29

Tax per Net Taxable Acre: \$35.91

FSA Data

Farm Number: #642, Tract: #3160

Crop Acres: 50.3 Acres

Corn Base: 27.6 Acres

Corn PLC Yield: 113 Bu.

Bean Base: 20.7 Acres

Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and

Waukegan. See soil maps for detail.

- **CSR2:** 91.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 92.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 91.4 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Water and Sewer

There is city water and sewer located at each of the three streets that are stubbed into this farm.

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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Comments

This is a rare opportunity to purchase 51 acres of prime residential property located in the city limits of Mount Vernon. There are three streets stubbed into this farm that

provide sewer and water. It is ideally located next to residential development and also adjoins the Elliott Athletic Complex.

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Assessor Map

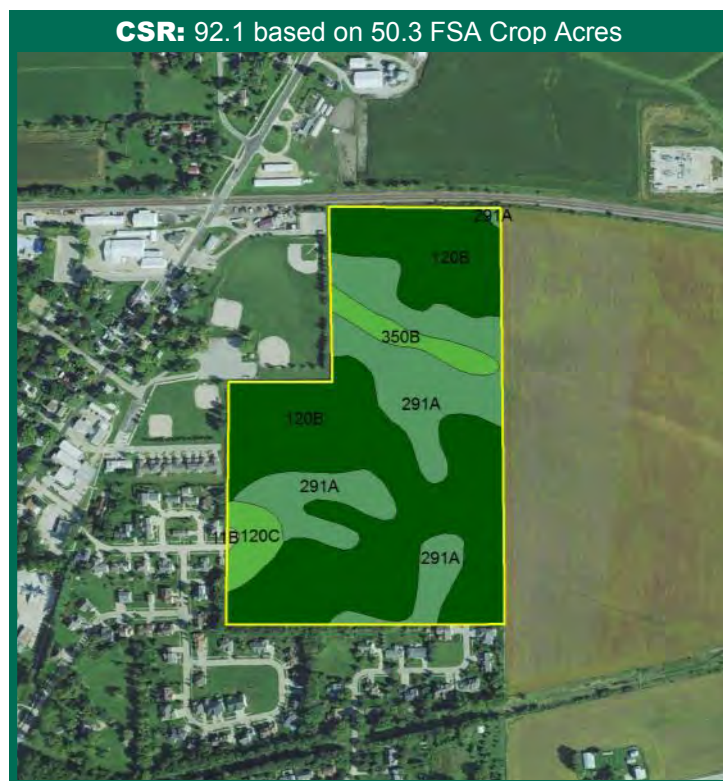


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Soil Maps



Measured Tillable Acres		50.3	Ave. CSR		92.1	Ave. CSR2*		91.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	68	75	0.2%	Ile	0.10		
120B	Tama silty clay loam, 2 to 5 percent	95	95	62.3%	Ile	31.35		
120C	Tama silty clay loam, 5 to 9 percent	80	90	3.6%	IIle	1.82		
291A	Atterberry silt loam, 0 to 2 percent	90	89	30.0%	Ie	15.09		
350B	Waukegan silt loam, 2 to 5 percent	73	55	3.9%	Ile	1.95		

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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