



80 Acres m/l, Linn County, IA

Van Metre Property, LLC

Attractive Building Site - Located 6 Miles Northeast of Marion, Iowa

Property Information

Location

From Marion: Intersection of Hwy 13 and Highway 151 - 6 miles north on Highway 13 and 2 miles east on Austin Road.

Legal Description

W ½ NE ¼ of Section 2, Township 84 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$500,000~~ \$350,000
- ~~\$6,250/acre~~ \$4,375/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Seller

Van Metre Property, LLC.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$2,146.00
Net Taxable Acres: 79.25 Acres
Tax per Net. Tax. Ac.: \$27.08

FSA Data

Farm Number: 1849
Tract Number: 1175
Crop Acres*: 57.8 Acres
Corn Base: 29.0 Acres
Corn Direct/CC Yields: 125/122 Bu/Ac
Bean Base: 28.8 Acres
Bean Direct/CC Yields: 34/41 Bu/Ac
**There are 26 acres of cropland that are currently in a corn and soybean rotation. The remaining cropland acres are in grass/trees.*

Soil Types / Productivity

Primary soils are Dickinson and Kenyon. See soil map for detail.

- **CSR2:** 81.1 per AgriData Inc. 2015, based on currently cropped acres.
- **CSR:** 65.2 per AgriData Inc. 2015, based on currently cropped acres.
- **CSR:** 66.5 per County Assessor, based on net taxable acres.

Land Description

Flat to gently rolling.

Comments

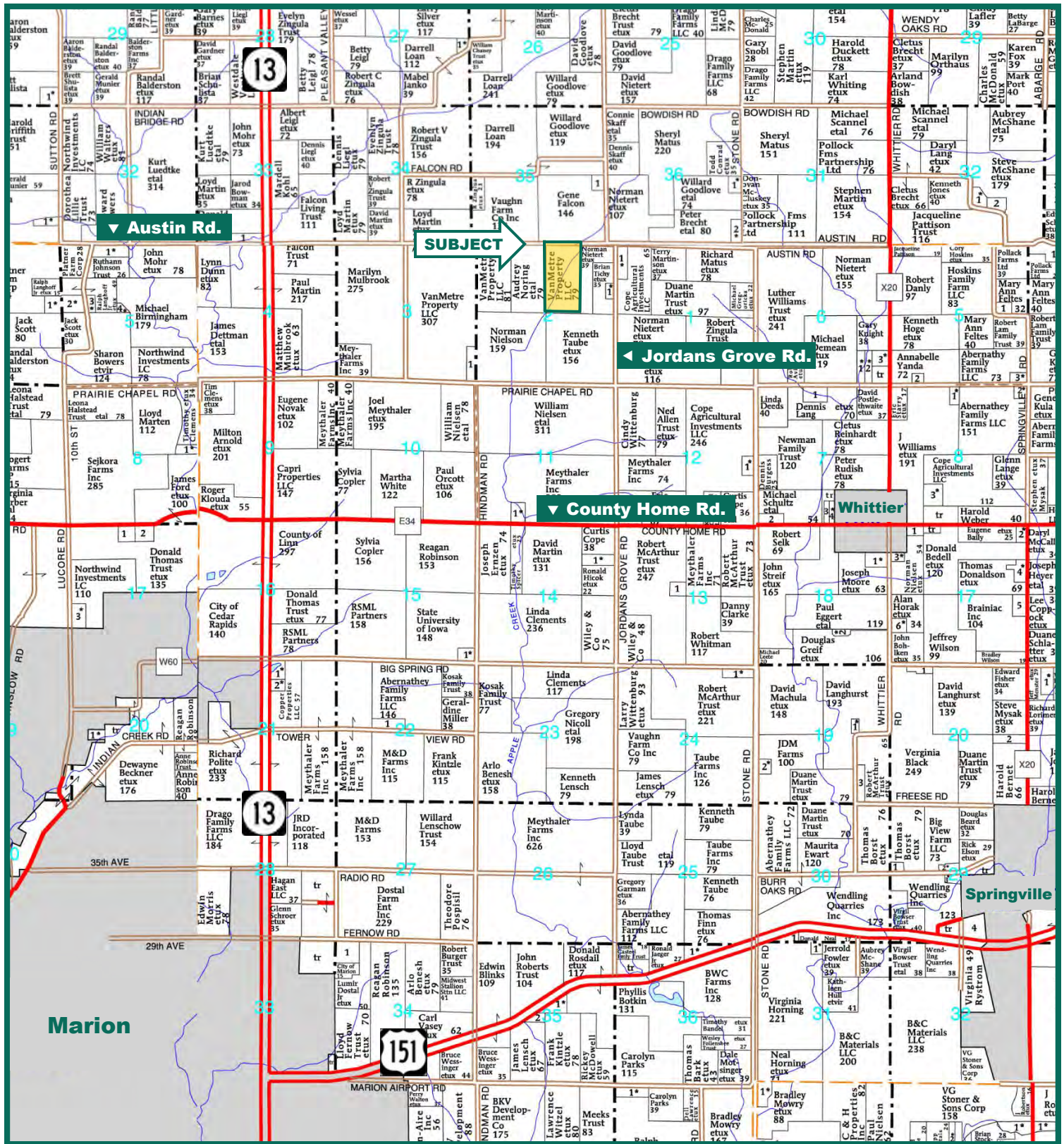
This 80 acres would make an attractive building site in rural Linn County. It includes 26 acres of high quality cropland with the balance in grass, timber and creek.

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Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



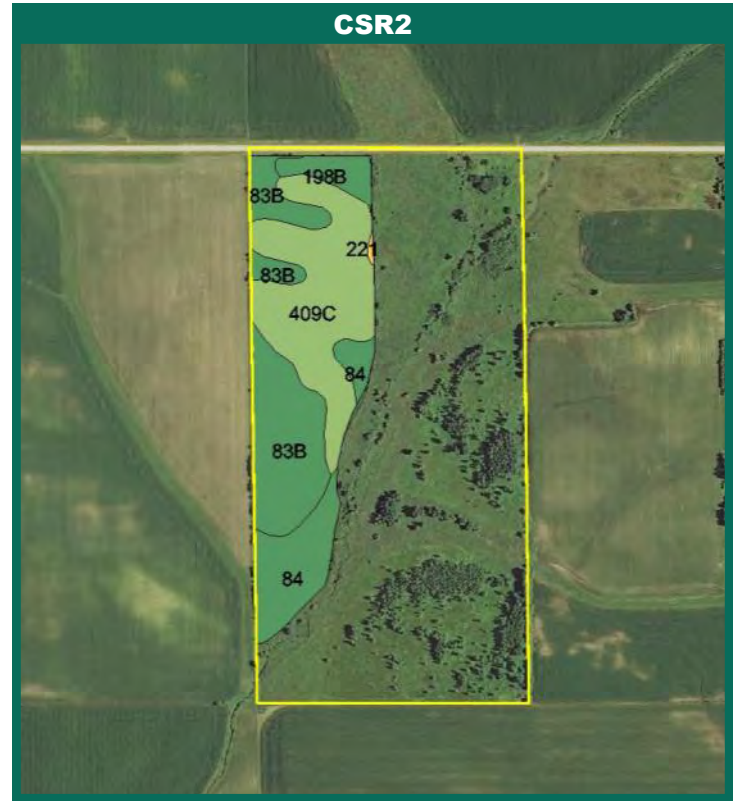
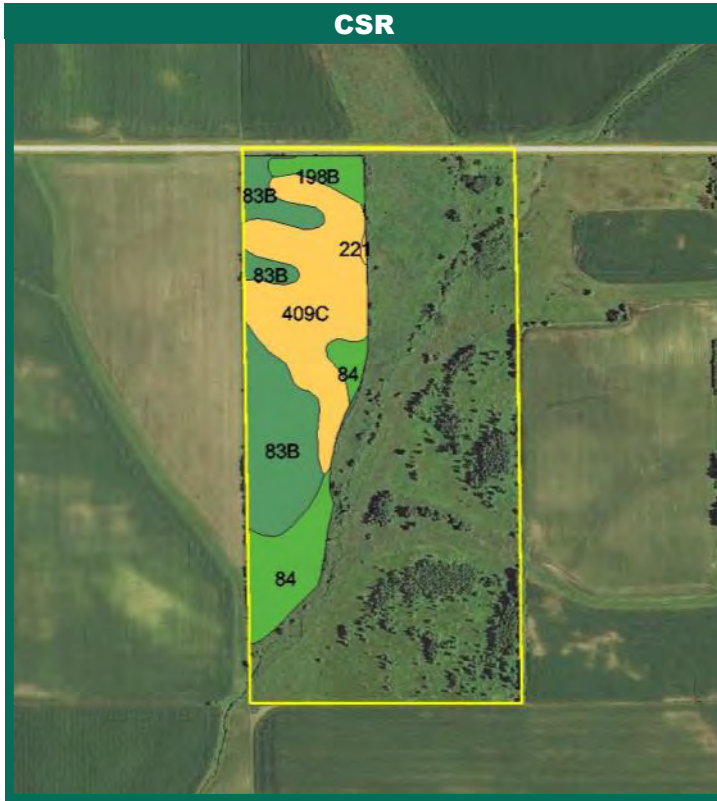
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		26.0	Avg. CSR	65.2	Avg. CSR2*	81.1
					Percent	Non_Irr
Soil Label	Soil Name	CSR	CSR2	of Field	Class	Acres
198B	Floyd loam, 1 to 4 percent slopes	76	89	5.7%	llw	1.49
221	Klossner muck, 1 to 3 percent	50	44	0.3%	lllw	0.08
409C	Dickinson fine sandy loam, loam	41	70	41.6%	llle	10.82
83B	Kenyon loam, 2 to 5 percent slopes	87	90	33.4%	lle	8.69
84	Clyde silty clay loam, 0 to 3 percent	77	88	19.0%	llw	4.95

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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Google Earth Aerials: 80 Acres, Linn County, IA



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Photos: 80 Acres, Linn County, IA



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