



46 Acres m/l, Linn County, IA Humphrey-Peterson Farm

Potential Residential Development!

Property Information

Location

Located on the east edge of Fairfax.

Legal Description

The West 67 rods of the SW ¼ of Section 2 with exceptions and the West 67 rods of the N ½ of the NW ¼ of the NW ¼ of Section 11; all located in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa. (The exact legal description will be determined by the abstract.)

Price & Terms

- \$1,265,000
- \$27,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2015 Cash Rent Lease.

Seller

Richard K. Humphrey and
Sandra L. Peterson.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,220.00
Net Taxable Acres: 45.99
Tax per Net Tax. Ac.: \$26.53

FSA Data

Farm Number: 429
Crop Acres: 44.8
Corn Base: 30.3
Corn PLC Yields: 129 Bu.
Bean Base: 13.5
Bean PLC Yields: 53 Bu.

Soil Types / Productivity

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

- **CSR2:** 84.5 per AgriData Inc. 2015, based on FSA crop acres.

- **CSR:** 79.9 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR2:** 82.3 per County Assessor, based on net taxable acres.

Land Description

This farm land is level to gently rolling.

Water & Well Information

There is city water stubbed in from the street to the west.

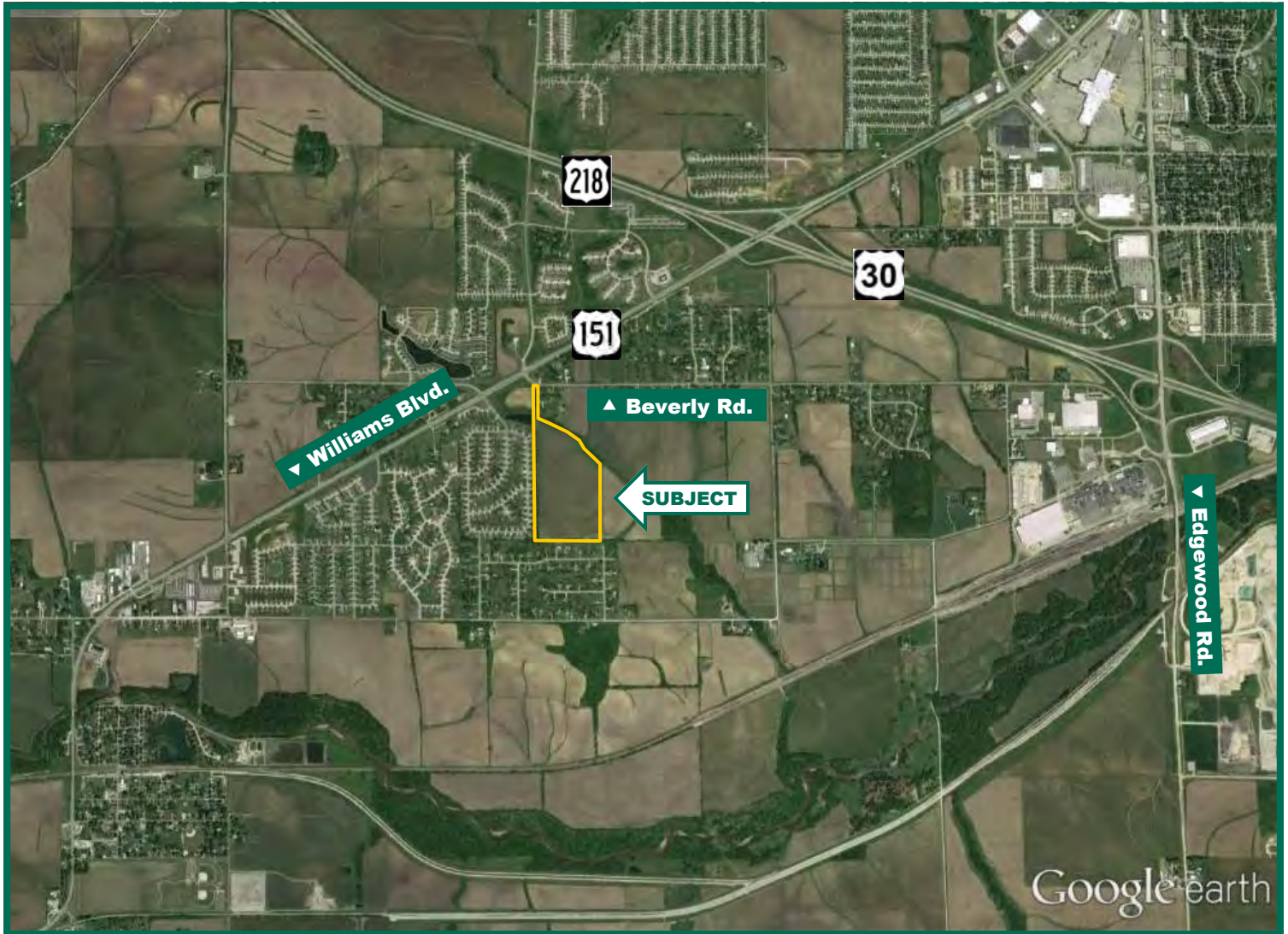
Sanitary Sewer

There is sanitary sewer stubbed in on the street to the west.

Access

There is potential access off of Beverly Road in the northwest corner of the farm. There is also access from a stubbed in street from the west.

Location Map



Google Earth © Imagery Date: 6/12/2014

Comments

This 46 acre farm is ideally located on the northeast edge of Fairfax adjoining residential development. The city of Fairfax would like to see residential development on this farm. Rare opportunity to purchase a property adjoining the city limits of Fairfax. Close distance to Cedar Rapids/Iowa City area.

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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		44.8	Avg. CSR		79.9	Avg. CSR2*		84.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
133	Colo silty clay loam	80	74	36.3%	IIw	16.26		
377B	Dinsdale silty clay loam, 2 to 5	90	94	3.6%	Ile	1.60		
381B	Klinger-Maxfield silty clay loams, 2	80	94	28.7%	IIw	12.87		
83B	Kenyon loam, 2 to 5 percent slopes	87	90	15.7%	Ile	7.03		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	15.7%	IIle	7.03		

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 Photos



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