



39 Acres m/l, Linn County, IA Bosman Family Trust

3 miles south of Lisbon, Iowa

Property Information

Location

From Lisbon: 3 miles south on Sutliff Road.

Legal Description

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$310,050
- \$7,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Seller

Bosman Family Trust.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$738.00
Net Taxable Acres: 38.43 Acres
Tax per Net Tax. Ac.: \$19.20

FSA Data

There are 30.5 acres of cropland.

Soil Types / Productivity

Primary soils are Chelsea, Sparta and Atterberry. See soil map for detail.

- **CSR2:** 48.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 54.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 43.0 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Comments

This is one of the most attractive building sites in rural Linn County. It is located on a hard surface road and includes income producing cropland with an attractive building site, mature timber and an abundance of wildlife.

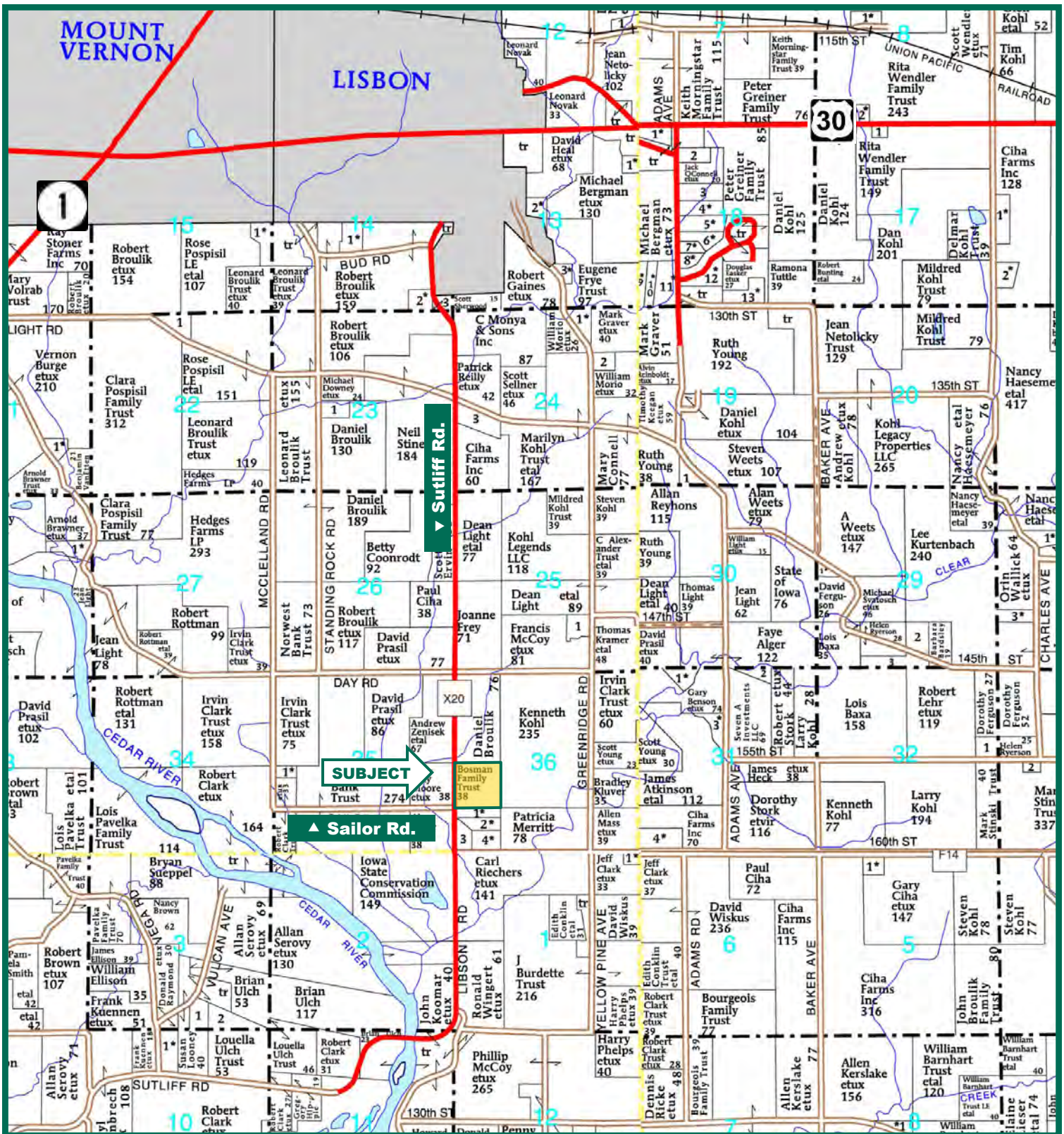
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Plat Map



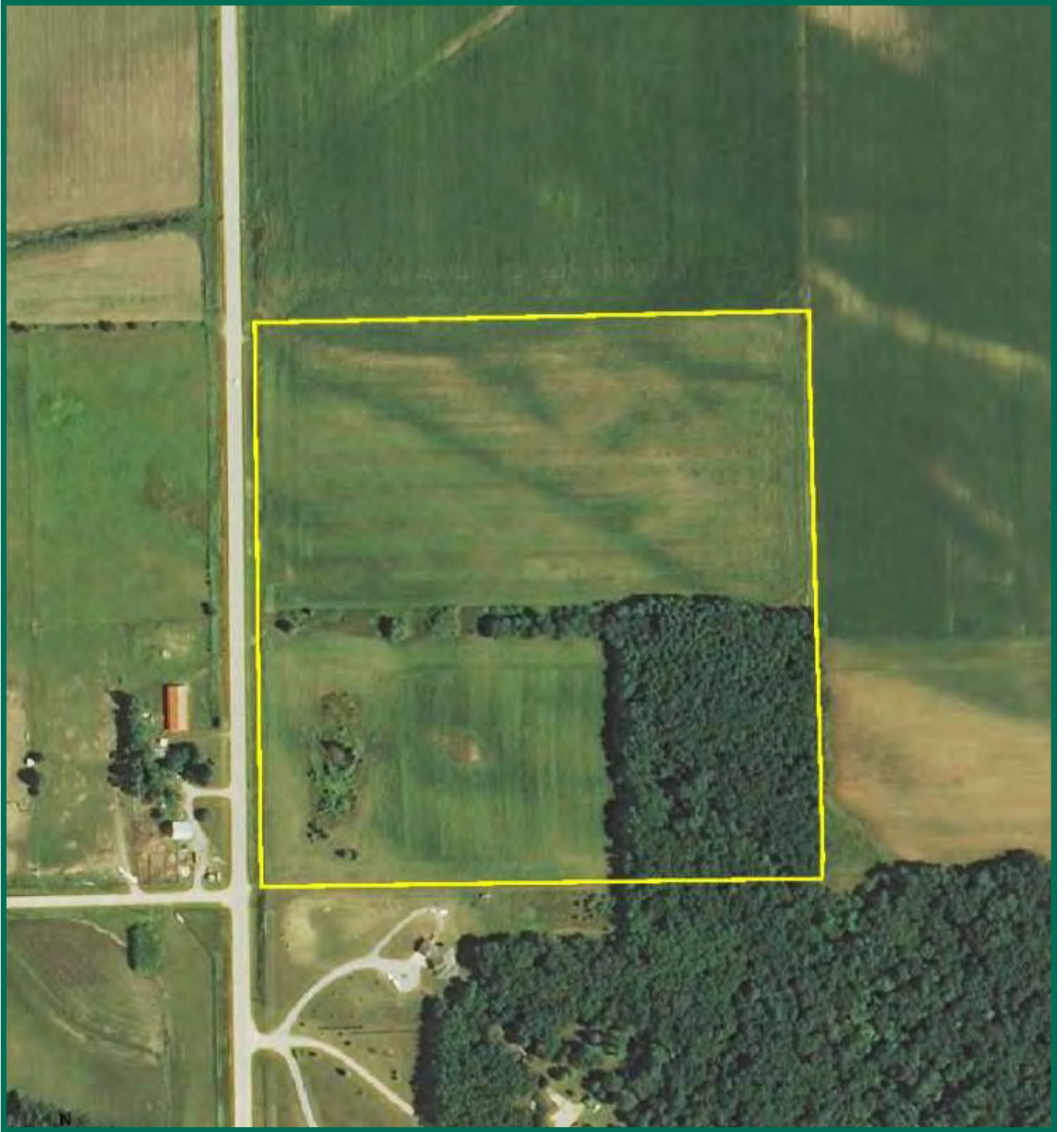
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Aerial Photo



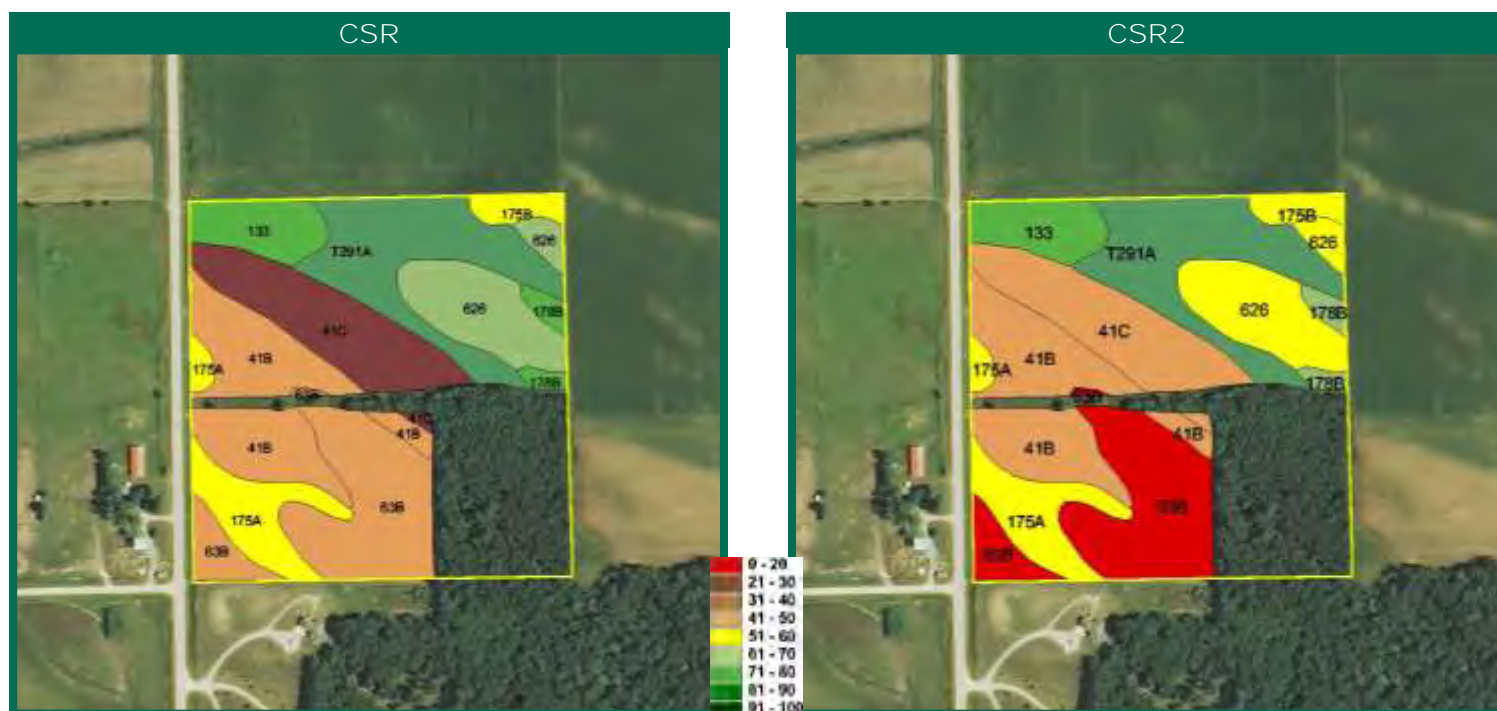
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Soil Maps



Measured Tillable Acres		30.5	Avg. CSR		54.0	Avg. CSR2*		48.0
						Percent	Non_Irr	
Soil Label	Soil Name	CSR	CSR2		of Field	Class	Acres	
133	Colo silty clay loam	80	74		6.2%	IIw	1.88	
175A	Dickinson fine sandy loam, 0 to 2	60	54		8.5%	IIIs	2.58	
175B	Dickinson fine sandy loam, 2 to 5	55	51		2.1%	IIle	0.65	
178B	Waukee loam, 2 to 5 percent slopes	74	65		1.8%	Ile	0.56	
41B	Sparta loamy fine sand, 2 to 5	40	38		18.3%	IVs	5.59	
41C	Sparta loamy fine sand, 5 to 9	25	33		14.7%	IVs	4.47	
626	Hayfield loam, 0 to 2 percent slopes,	67	53		11.4%	IIs	3.47	
63B	Chelsea loamy fine sand, 2 to 5	36	15		19.4%	IVs	5.9	
T291A	Atterberry silt loam, benches, 0 to 2	90	90		17.7%	I	5.4	

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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