

253 Acres m/l, Linn County, IA

Black Trust Farm



80.7 CSR/89.8 CSR2 - This farm is located 1/2 mile northwest of Springville, Iowa

Property Information

Location

From Springville: ½ mile northwest on Freese Road.

Address

905 Freese Road, Springville, IA 52336

Legal Description

The SW ¼ and the W ½ of the NW ¼ and the W ¼ of the E ¼ of the NW ¼ except the house and buildings on the north part of the farm; all located in Section 20, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa (the exact legal description will be taken from the abstract).

Price & Terms

- \$2,656,500
- \$10,500/acre

- 10% down upon acceptance of offer; balance due in cash at closing

Seller

Virginia Black Trust.

Possession

At closing.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$6,582

Net Taxable Acres: 249.05

Tax per Net. Tax. Ac.: \$26.43

FSA Data

Farm Number: 107

Tract Number: 2797

Crop Acres: 243.58 Acres

Corn Base: 144.7 Acres

Corn Direct/CC Yields: 113/113 Bu/Ac

Bean Base: 97.1 Acres

Bean Direct/CC Yields: 41/41 Bu/Ac

Soil Types / Productivity

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

- **CSR2:** 89.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 80.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 74.32 per County Assessor, based on net taxable acres.

Land Description

The farm lays nice with good eye appeal.

Buildings/Improvements

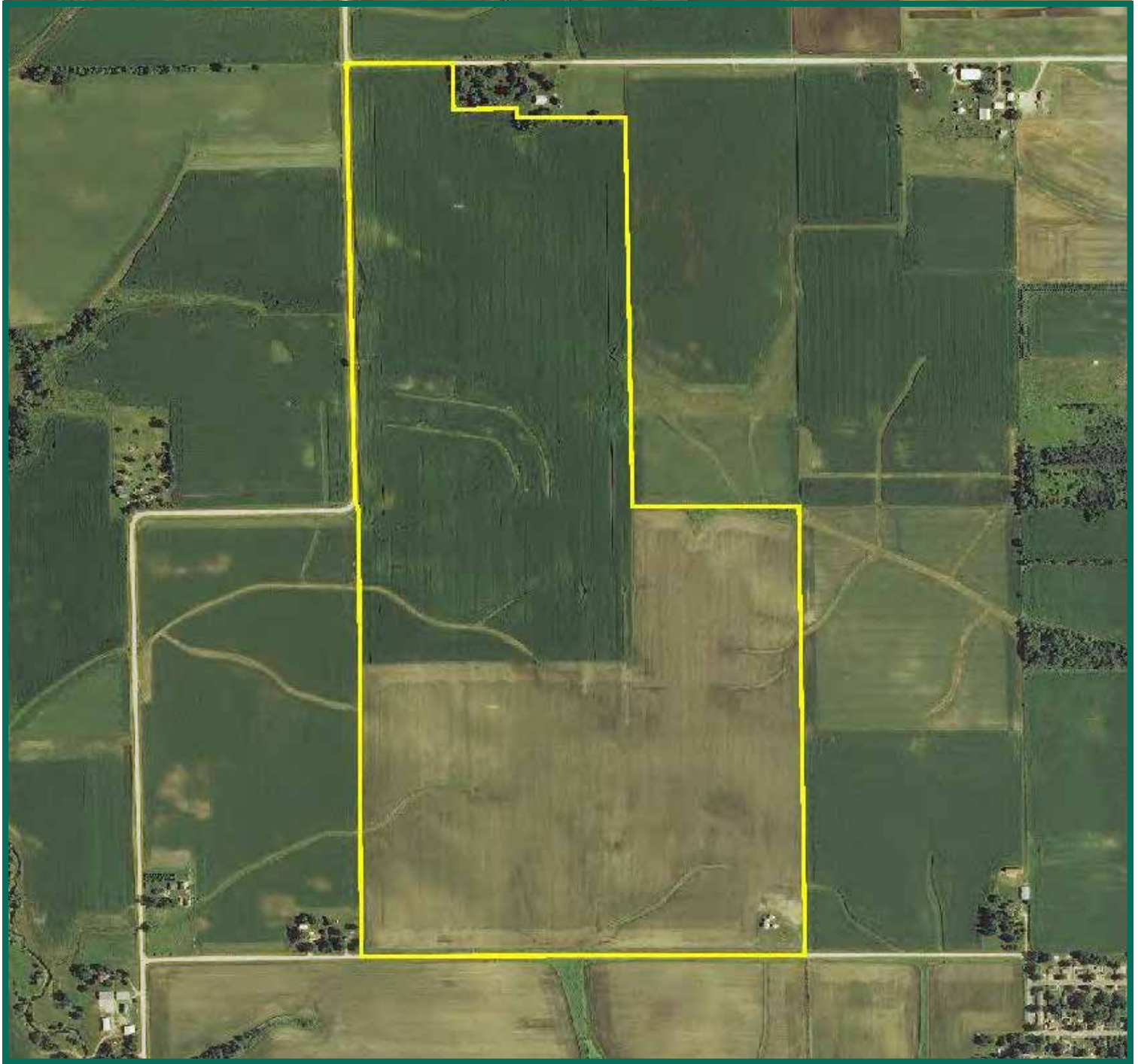
There are four grain bins located in the southeast corner of this farm with a total capacity of 24,000 bushels. These bins were all built in 1970. The 30' diameter bin has a floor and a dryer. The other three bins are storage bins.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

Aerial Photo



Drainage Tile

There has been some tile installed on this farm in recent years. Contact the listing agent for maps and further details.

Comments

This is a high quality Linn County farm located in a strong area! This farm lays nice with good eye appeal. Rare opportunity to purchase 253 acres of high quality Linn County farmland.

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.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

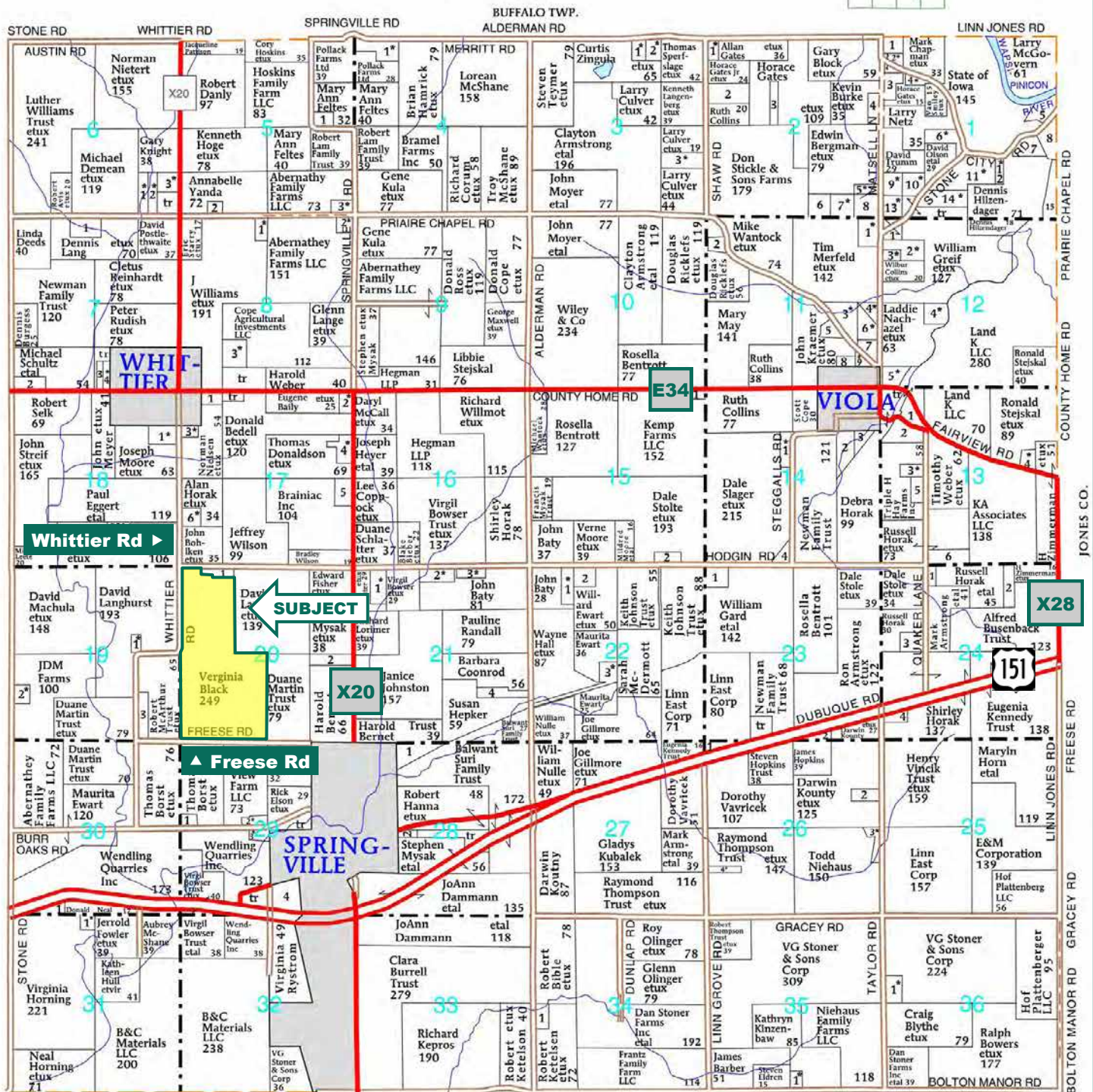
Plat Map

T-84-N

BROWN PLAT

(Landowners)

R-5-W



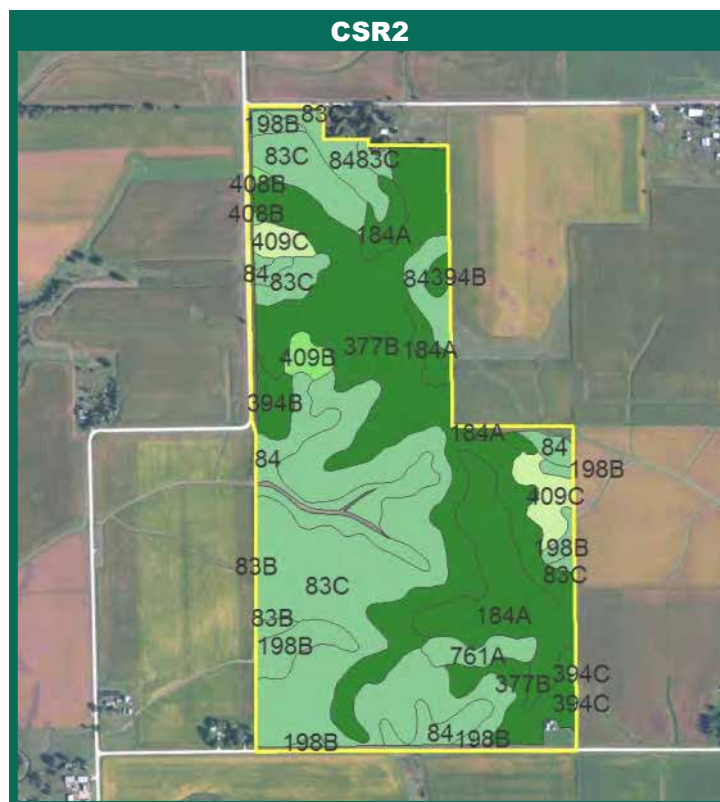
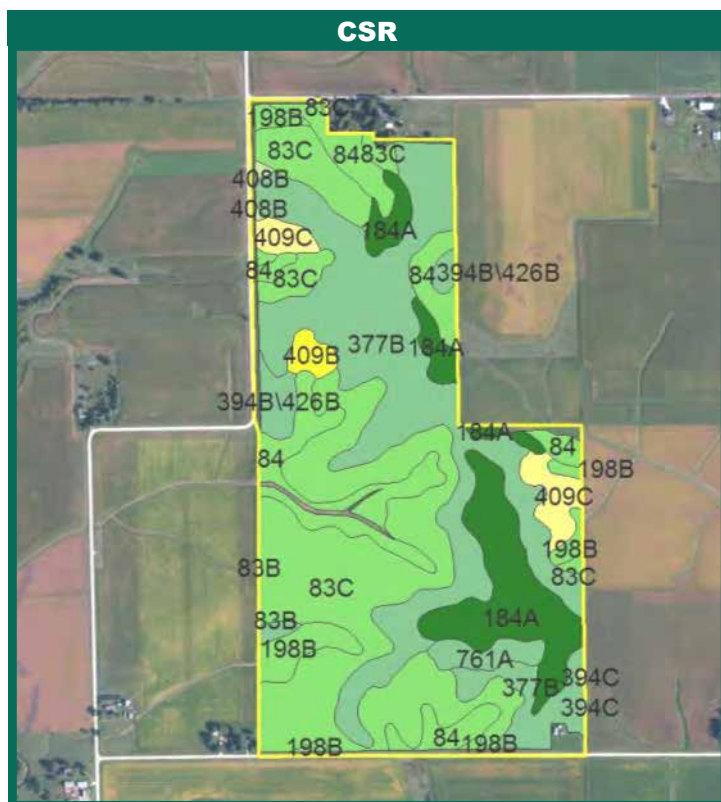
Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 TroyL@Hertz.ag

www.Hertz.ag

Soil Maps



Measured Tillable Acres		243.5	Avg. CSR		80.7	Avg. CSR2*		89.8
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
184A	Klinger silty clay loam, 0 to 2 percent		95	100	11.8%	I	28.80	
198B	Floyd loam, 1 to 4 percent slopes		76	89	3.7%	IIw	9.06	
377B	Dinsdale silty clay loam, 2 to 5		90	94	31.6%	Ile	76.94	
394B	Ostrander loam, 2 to 5 percent slopes		71	91	1.9%	Ile	4.73	
394C	Ostrander loam, 5 to 9 percent slopes		78	86	0.1%	IIle	0.20	
408B	Olin fine sandy loam, 2 to 5 percent		65	73	0.2%	Ile	0.49	
409B	Dickinson fine sandy loam, loam		56	75	1.0%	IIle	2.43	
409C	Dickinson fine sandy loam, loam		41	70	3.0%	IIle	7.4	
761A	Franklin silt loam, 0 to 2 percent		90	90	1.7%	I	4.0	
83B	Kenyon loam, 2 to 5 percent slopes		87	90	0.4%	Ile	1.0	
83C	Kenyon loam, 5 to 9 percent slopes		72	85	32.4%	IIle	79.0	
84	Clyde silty clay loam, 0 to 3 percent		77	88	12.1%	IIw	29.5	

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 80.7.

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.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 TroyL@Hertz.ag

www.Hertz.ag

Photos: 253 Acres m/l, Linn County, IA



Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag