



16 Acres m/l, Linn County, IA

Holley Farm

88.3 CSR2 and Great Location!

Property Information

Location

The farm is located on the SE side of Cedar Rapids at the intersection of Ely Rd. SW and 76th Ave. Dr.

Owner

Myra J. Holley

Legal Description

Part of Lot 1 of Holley's First Addition, in the SW 1/4 of Section 13, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa

Price & Terms

- \$185,000
- 10% due upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to 2014 cash rent lease.

Real Estate Tax - Estimated

Est. Taxes Payable in 2013 - 2014: \$448

Net Taxable Acres: 16 m/l

Est. Tax per Net. Tax. Ac.: \$28

FSA Data

Farm Number: 6130

Tract Number: 9507

Crop Acres: 13.7

Soil Types / Productivity

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

- **CSR2:** 88.3 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 87.9 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 82.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

Non-buildable lot.

Comments

High quality farm ground located next to Cedar River Trail and access from hard surface road. Linn County will not allow a personal residence to be constructed on this farm. Linn County would allow an agricultural building for storage or livestock. The sale is subject to survey and residential parcel split. A gas line runs along the north and west side of this property.

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.

Ryan T. Kay

Licensed Real Estate Salesperson

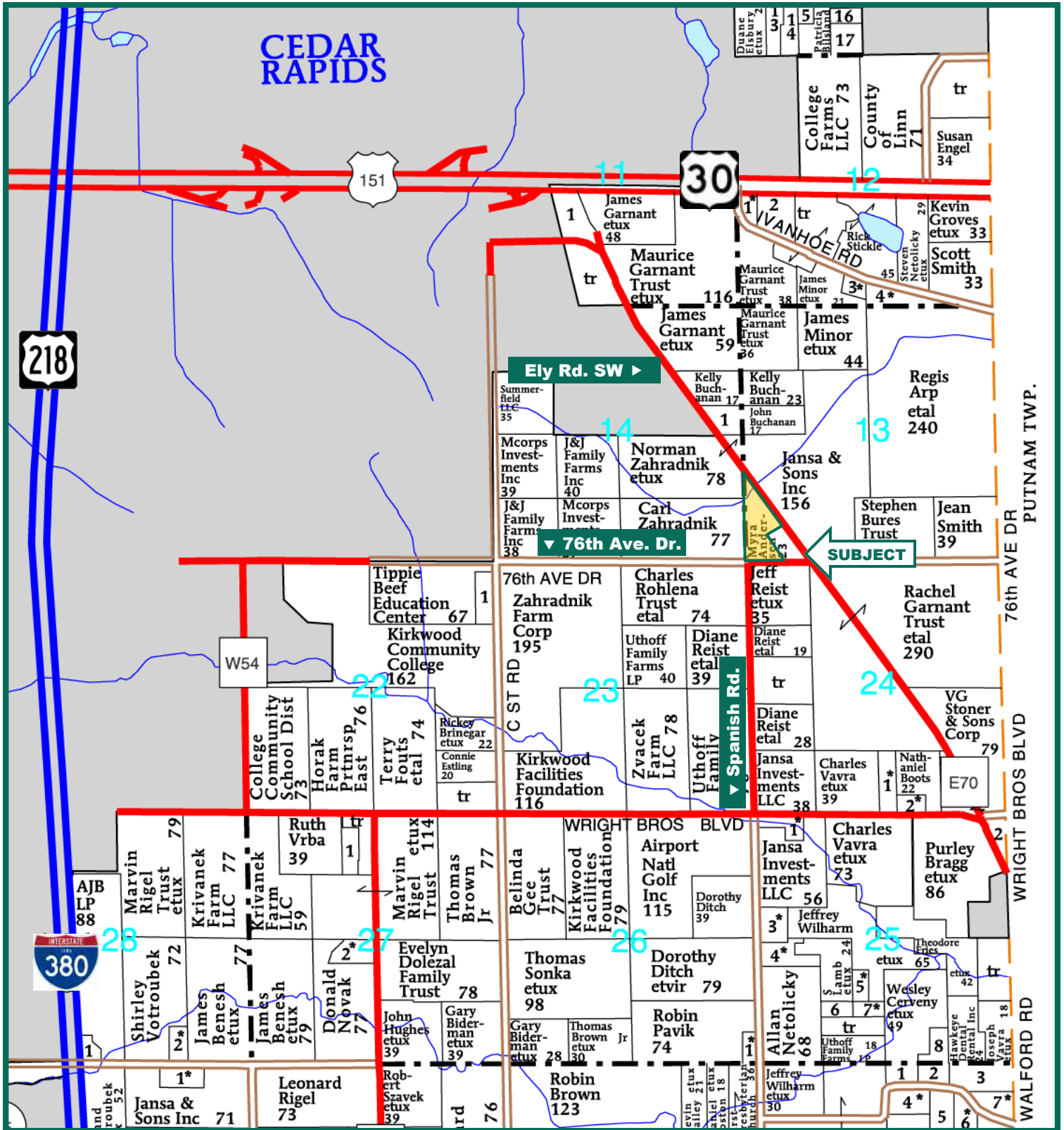
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Plat Map



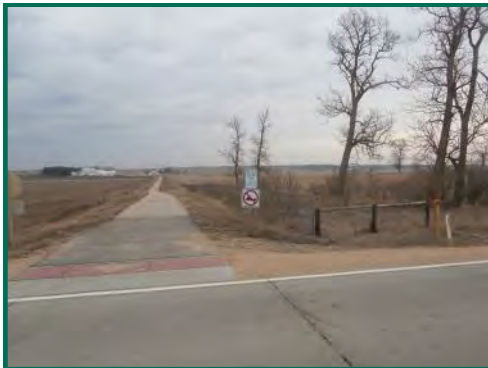
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Aerial Photo



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Soil Map



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
13.7		87.9		88.3			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
133	Colo silty clay loam	80.0	74.0	23.7	IIw	5.4	
184A	Klinger silty clay loam, 0 to 2 percent	95.0	100.0	16.3	I	5.1	
377B	Dinsdale silty clay loam, 2 to 5	90.0	94.0	29.7	Ile	3.2	

CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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