

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Linn County, IA



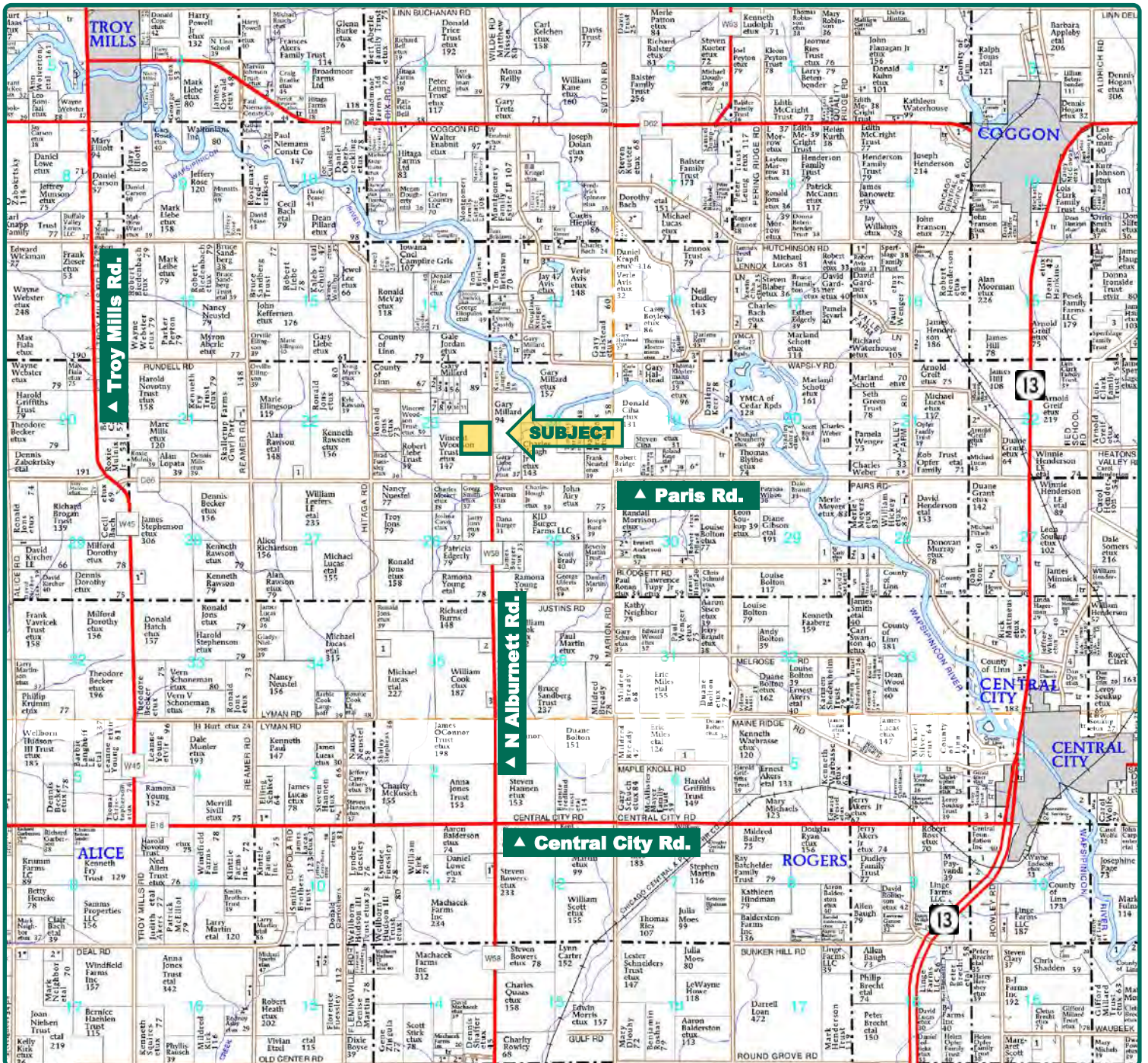
Property *Key Features*

- Attractive potential building site
- Located northwest of Central City
- Nice 40 Acre Linn County Farm

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Total Acres:	40.00
Crop Acres:	34.30*
Corn Base Acres:	5.00
Soil Productivity:	32.4 CSR2

Property Information

40 Acres, m/l

Location

From Marion: Intersection of Hwy 13 & Hwy 151 - 11 miles north on Highway 13 to Central City. 4 miles west on Central City Road and 3½ miles north on N Alburnett Road. Property is located on the north side of the road.

Legal Description

The NE¼ of the SE¼ of Section 23, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$230,000
- \$5,750/acre
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$470.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$12.05

FSA Data - Estimated

Part of Farm Number 5362, Tract 9377
Crop Acres: 34.3*
Corn Base Acres: 5*
Corn PLC Yield: 165 Bu.

**The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Chelsea-Lamont-Fayette, Chelsea-Fayette-Lamont and Chelsea. CSR2 on the FSA crop acres is 32.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Contiguous Parcel for Sale

Seller has an additional 80 acres available for sale adjacent to the west border of this property. See additional aerial.

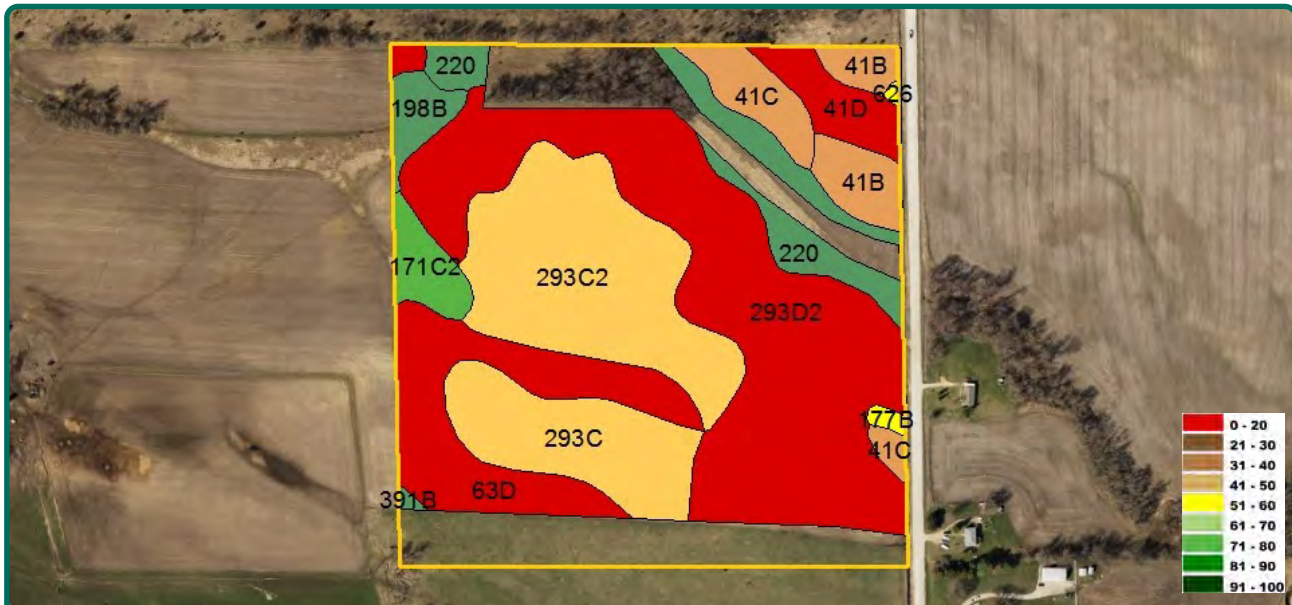
Comments

This is a nice 40 acre farm that would work well as an attractive homesite in rural Linn County.

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Measured Tillable Acres		34.3	Avg. CSR	35.0	Avg. CSR2	32.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
293D2	Chelsea-Lamont-Fayette complex, 9	28	19	34.7%	Vle	11.91
293C2	Chelsea-Fayette-Lamont complex, 5	38	41	18.9%	Ille	6.50
293C	Chelsea-Fayette-Lamont complex, 5	40	44	10.0%	Ille	3.43
220	Nodaway silt loam, 0 to 2 percent	0	82	7.1%	Ilw	2.43
41B	Sparta loamy fine sand, 2 to 5	40	39	4.1%	IVs	1.39
41C	Sparta loamy fine sand, 5 to 9	25	34	3.8%	IVs	1.30
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	2.5%	Ille	0.87
198B	Floyd loam, 1 to 4 percent slopes	76	89	2.0%	Ilw	0.7
177B	Saude loam, 2 to 5 percent slopes	60	55	0.3%	Ils	0.1
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	0.2%	Ilw	0.1
41D	Sparta loamy fine sand, 9 to 18	15	5	3.4%	VIIs	1.2
626	Hayfield loam, 0 to 2 percent slopes,	67	53	0.1%	Ils	0.1
63D	Chelsea loamy fine sand, 9 to 18	11	5	12.8%	VIIIs	4.4

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

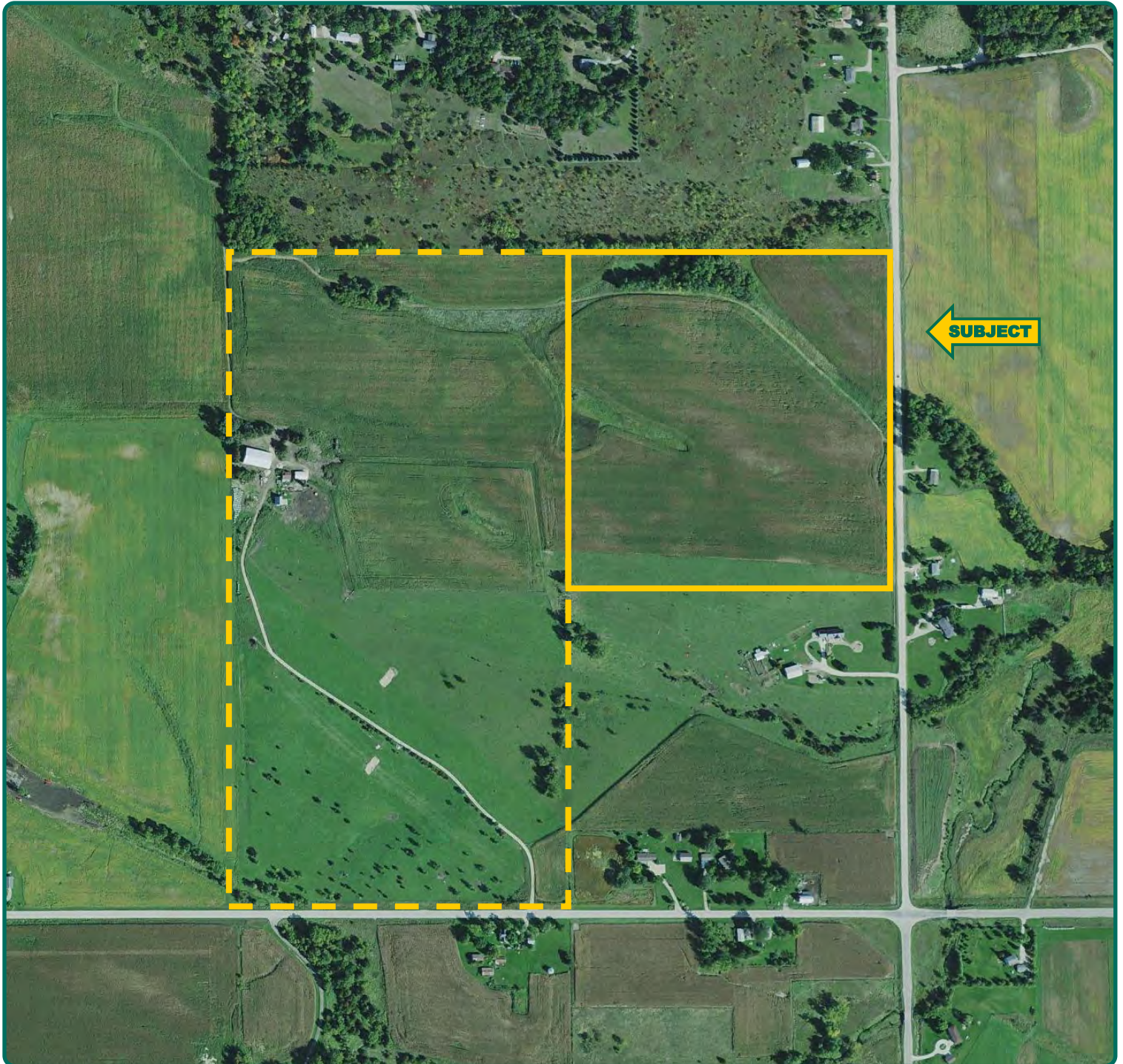
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Aerial Photo

40 Acres with Contiguous 80 Acre Parcel



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