

Land For Sale

ACREAGE:

80 Acres, m/l

LOCATION:

Linn County, IA



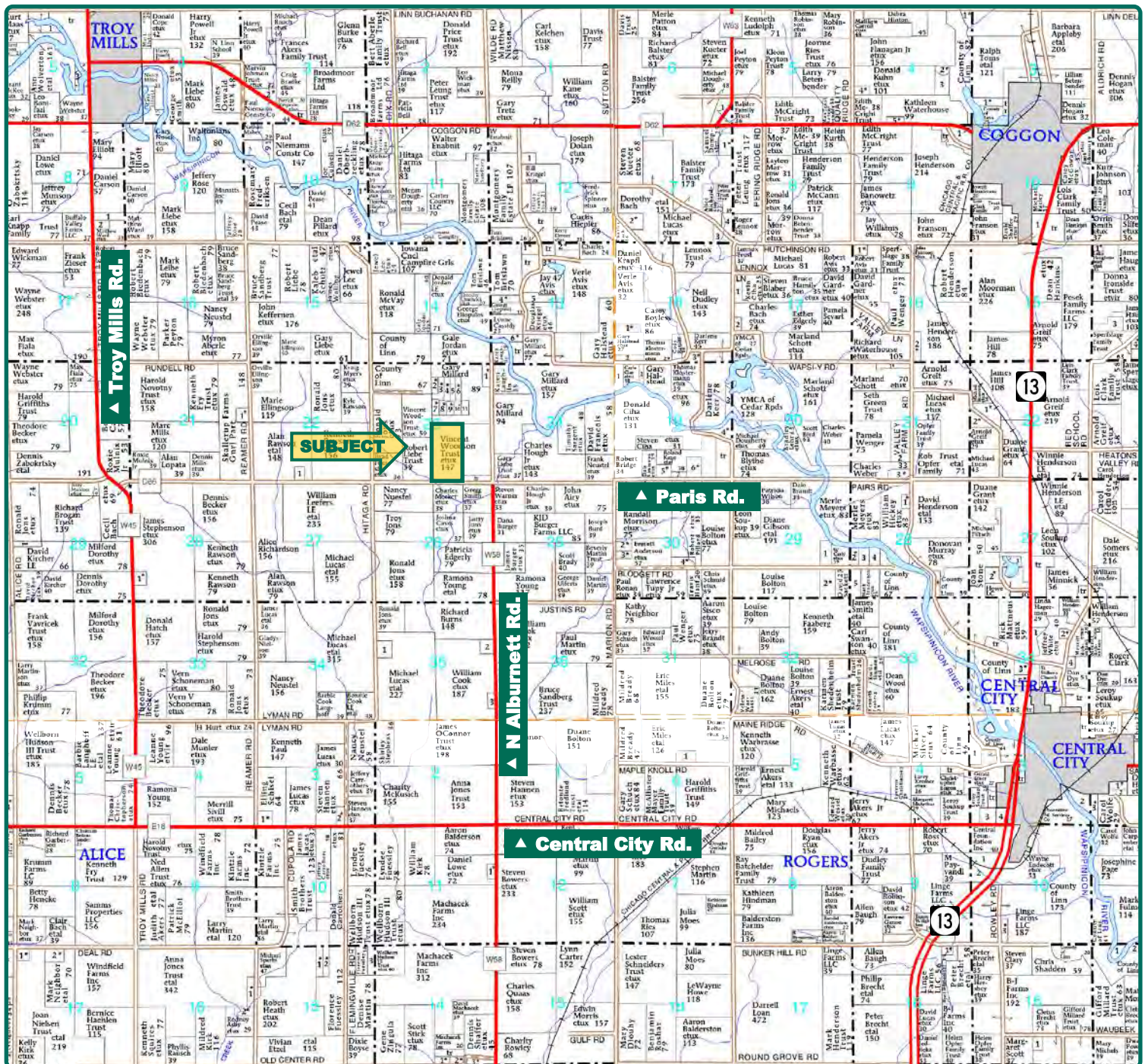
Property *Key Features*

- Nice livestock farm with well maintained pasture
- Attractive potential building site
- Located northwest of Central City

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Total Acres:	80.00
Crop Acres:	34.20*
Corn Base Acres:	5.00
Soil Productivity:	62.3 CSR2

Property Information

80 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, 3 miles north on N Alburnett Road and ½ mile west on Paris Road. Property is located on the north side of the road.

Legal Description

The W½ of the SE¼ of Section 23, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$480,000
- \$6,000/acre
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,732.00
Net Taxable Acres: 78.86
Tax per Net Taxable Acre: \$21.96

FSA Data—Estimated

Part of Farm Number 5362, Tract 9377
Crop Acres: 34.2*
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 Bassett, Floyd and Clyde-Floyd. CSR2 on the FSA crop acres is 62.3 per 2018 AgriData, Inc. See soil map for detail.

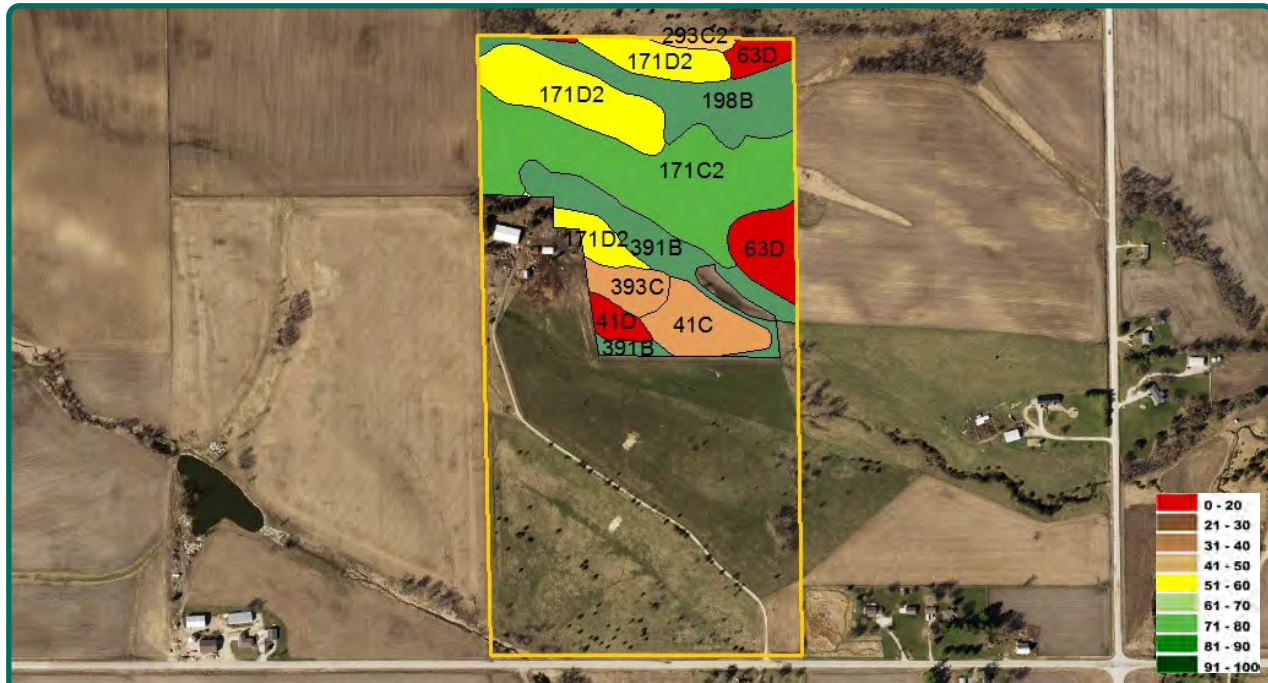
Land Description

Gently rolling with a mixture of pasture and cropland.

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Measured Tillable Acres		34.2	Avg. CSR		54.6	Avg. CSR2		62.3
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
171C2	Bassett loam, 5 to 9 percent slopes,		64	77	29.9%	Ille	10.24	
171D2	Bassett loam, 9 to 14 percent		54	54	20.5%	Ille	7.01	
198B	Floyd loam, 1 to 4 percent slopes		76	89	14.0%	Ilw	4.78	
391B	Clyde-Floyd complex, 1 to 4 percent		73	87	12.7%	Ilw	4.33	
63D	Chelsea loamy fine sand, 9 to 18		11	5	8.6%	Vlls	2.96	
41C	Sparta loamy fine sand, 5 to 9		25	34	7.3%	IVs	2.51	
393C	Sparta loamy fine sand, loamy		27	33	3.8%	IVs	1.30	
41D	Sparta loamy fine sand, 9 to 18		15	5	2.2%	VIIs	0.7	
293C2	Chelsea-Fayette-Lamont complex, 5		38	41	1.0%	Ille	0.4	

Buildings

Machine Shed: 60' x 104' - 16' side walls, built in 2013, dirt floor.

There are two other smaller livestock buildings.

Contiguous Parcel for Sale

Seller has an additional 40 acres available for sale adjacent to the east border of this property. See additional aerial.

Comments

This is a very nice livestock farm that is ideally set up for cattle. Includes approximately 40 acres of pasture with the balance in rolling cropland. The buildings would work well for storage/livestock.

Water & Well Information

Drilled well is located west of lean-to.

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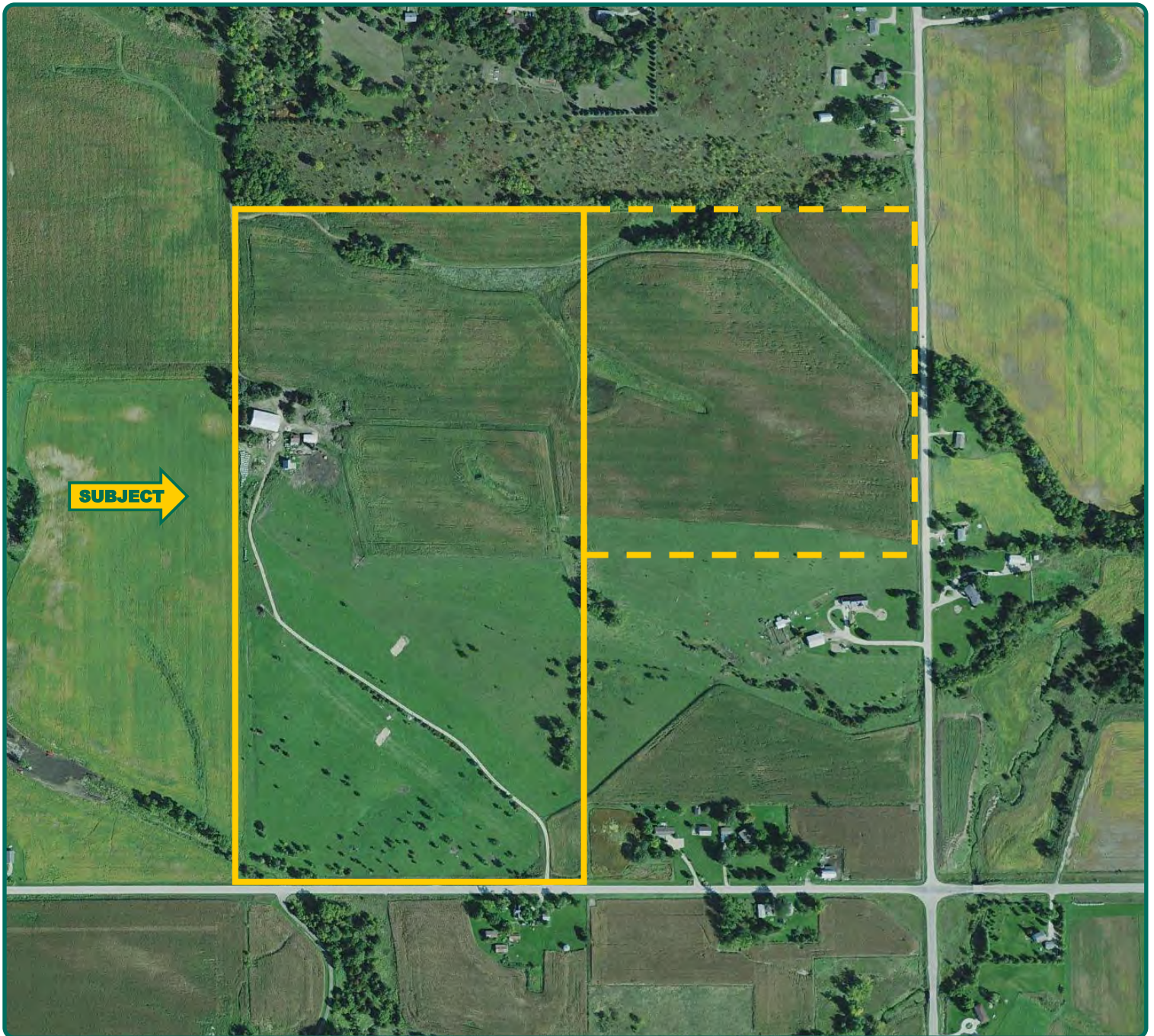
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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