

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Linn County, IA



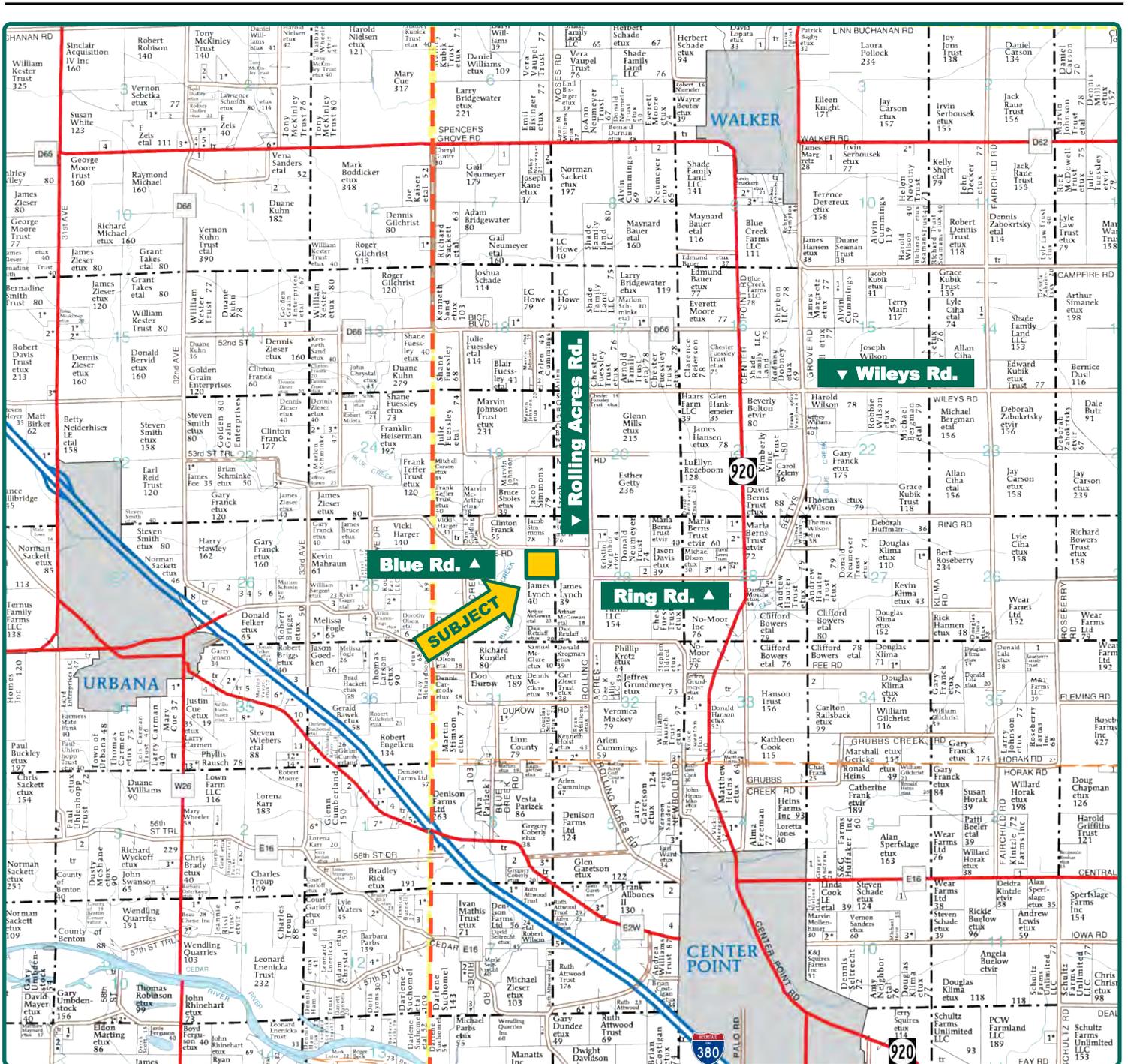
Property Key Features

- 40 Acres Located Four Miles Northwest of Center Point, Iowa
- Attractive Building Site with a Mixture of Cropland and Timber
- Includes Older Farmhouse and Outbuildings

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FSA/Eff. Crop Acres: 26.44
Corn Base Acres: 14.99*
Bean Base Acres: 3.87*
Soil Productivity: 45.00 CSR2

**Base Acres are estimated.*

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Property Information

40.00 Acres, m/l

Location

Center Point: 2 $\frac{1}{3}$ miles north on Highway 920, 1 mile west on Ring Road, $\frac{1}{4}$ mile north on Rolling Acres Road and $\frac{1}{4}$ mile west on Blue Road.

Address

4610 W Blue Road
Walker, IA 52352

Legal Description

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$310,000
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,550.00
Net Taxable Acres: 38.00

FSA Data

Part of Farm Number 716, Tract 34
FSA/Eff. Crop Acres: 26.44
Corn Base Acres: 14.99*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 3.87*
Bean PLC Yield: 42 Bu.

**Bases are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Sparta, Dickinson and Schley. CSR2 on the FSA/Eff. crop acres is 45.00. See soil map for detail.

Land Description

Level to gently rolling.

Water & Well Information

Water is provided by a drilled well.

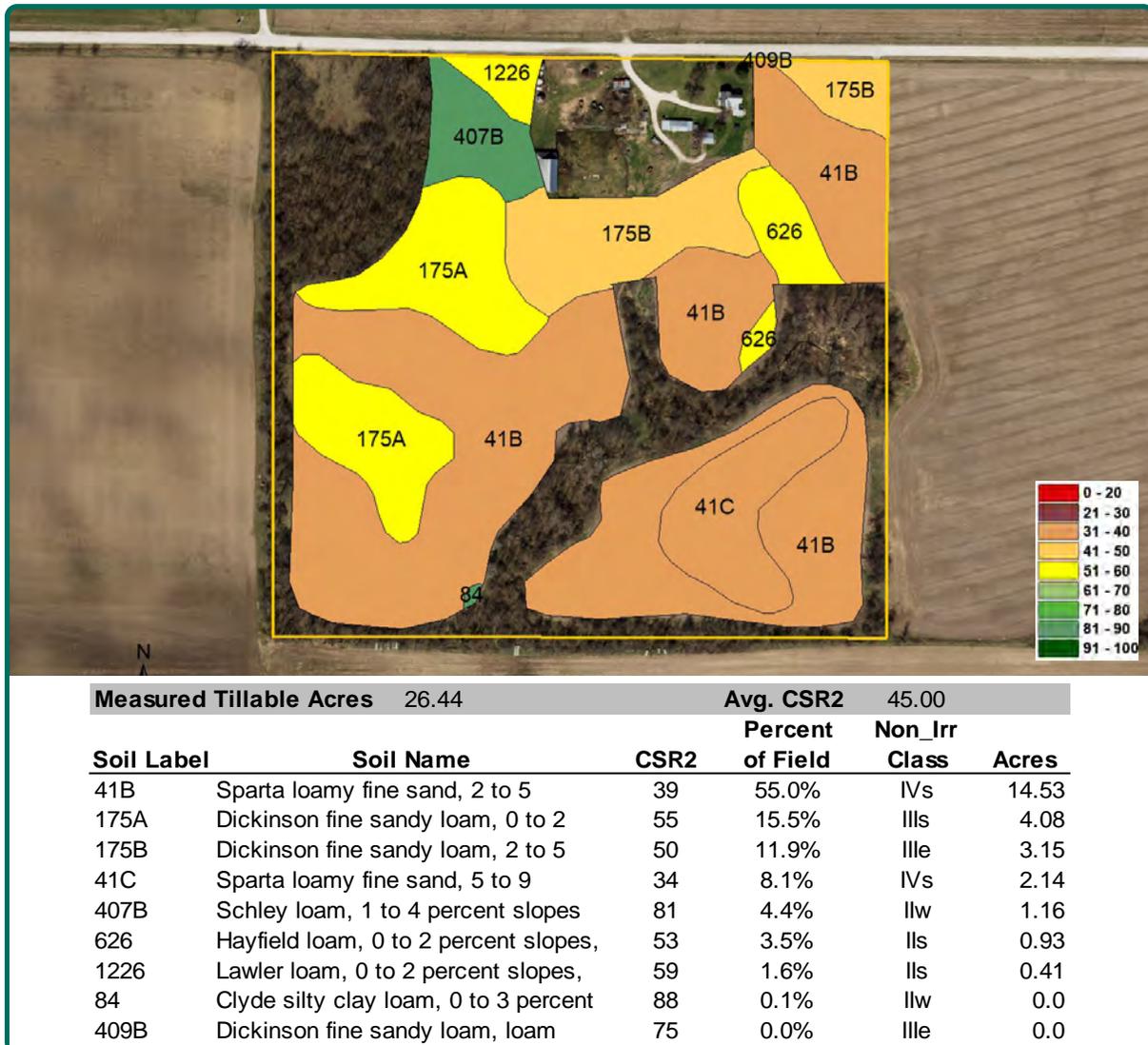
Septic System

The septic system is located southeast of the house. 1,250 gallon concrete tank that was installed in 2002.

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House

There is a two-story farmhouse that was built around 1880. The house includes four large bedrooms and one bathroom. The home would be considered in poor condition.

Outbuildings

Outbuildings include an older livestock barn and machine shed.

Soil Waste

There is some old junk in the ravine south of the house.

Comments

This is a nice 40 acres located northwest of Center Point with 26.44 acres cropland and the balance in timber. This would make an attractive building site in rural Linn County.

Additional Land For Sale

Seller has additional land available for sale directly east of this property. See Additional Land Aerial Map.

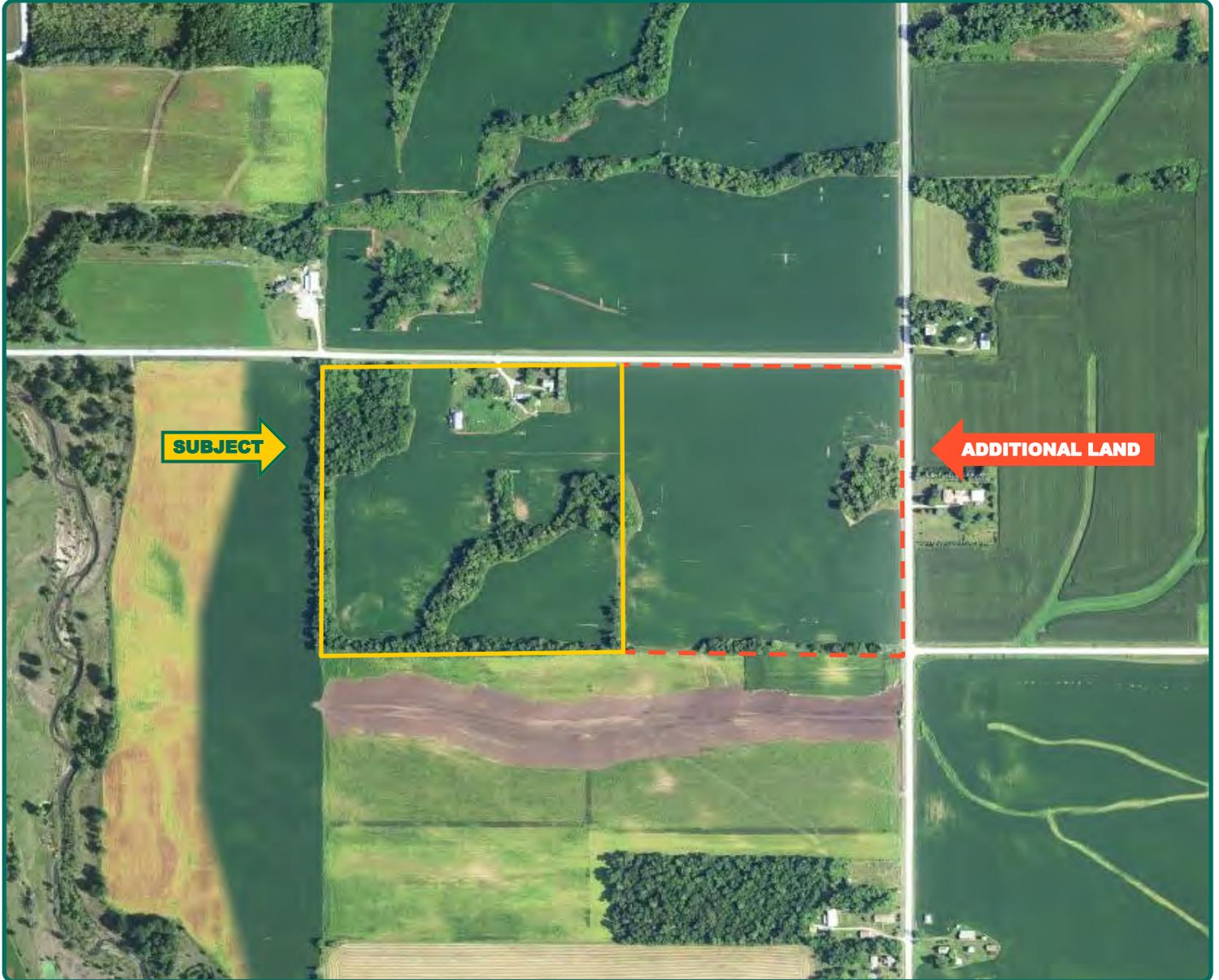
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.



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