

Land For Sale

ACREAGE:

95.40 Acres, m/l

LOCATION:

Linn County, IA

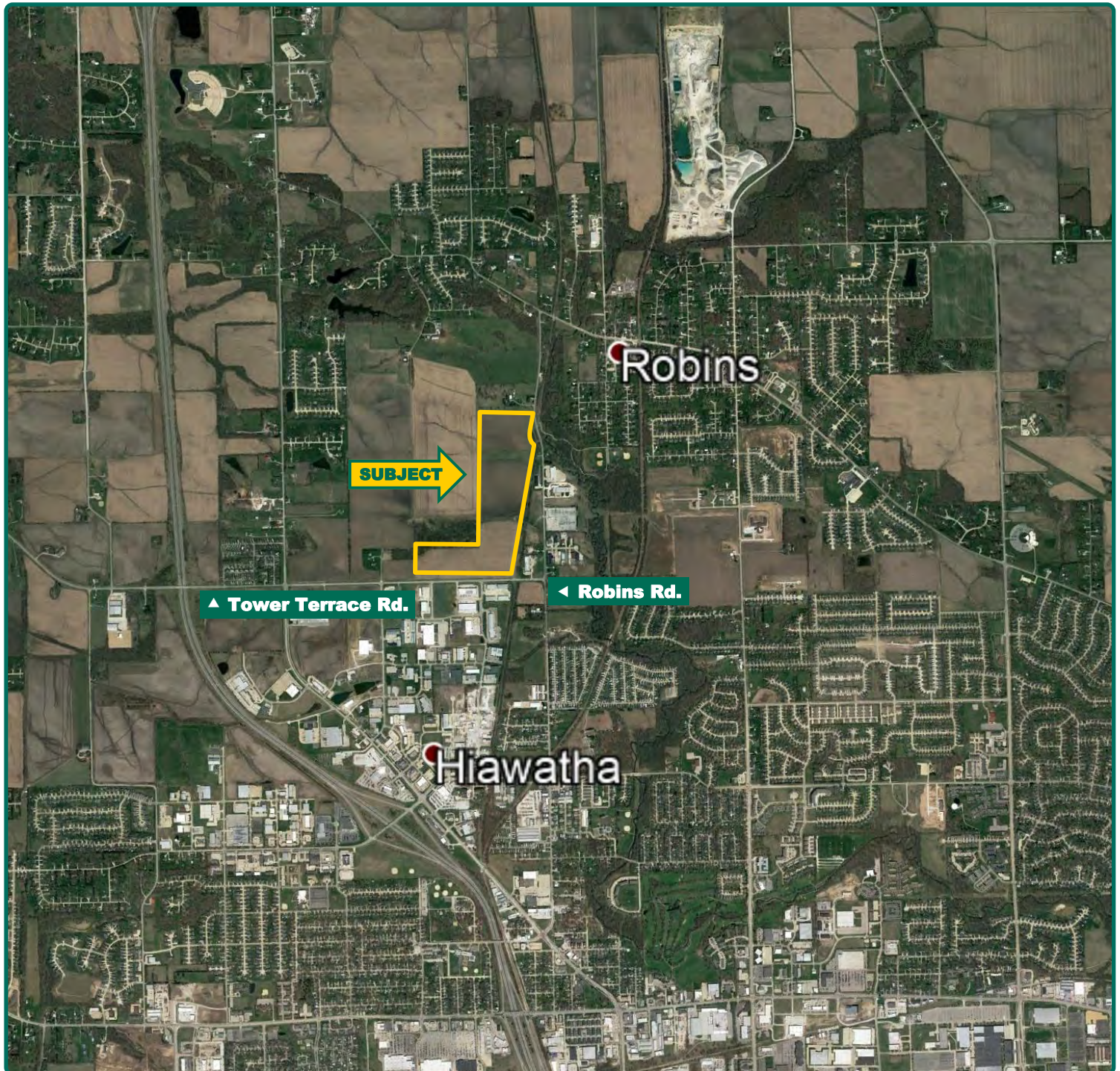


Property *Key Features*

- **95.40 Acres Located within Robins City Limits**
- **Located Along Tower Terrace Road**
- **Fast-Developing Area**

Troy Louwagie, ALC
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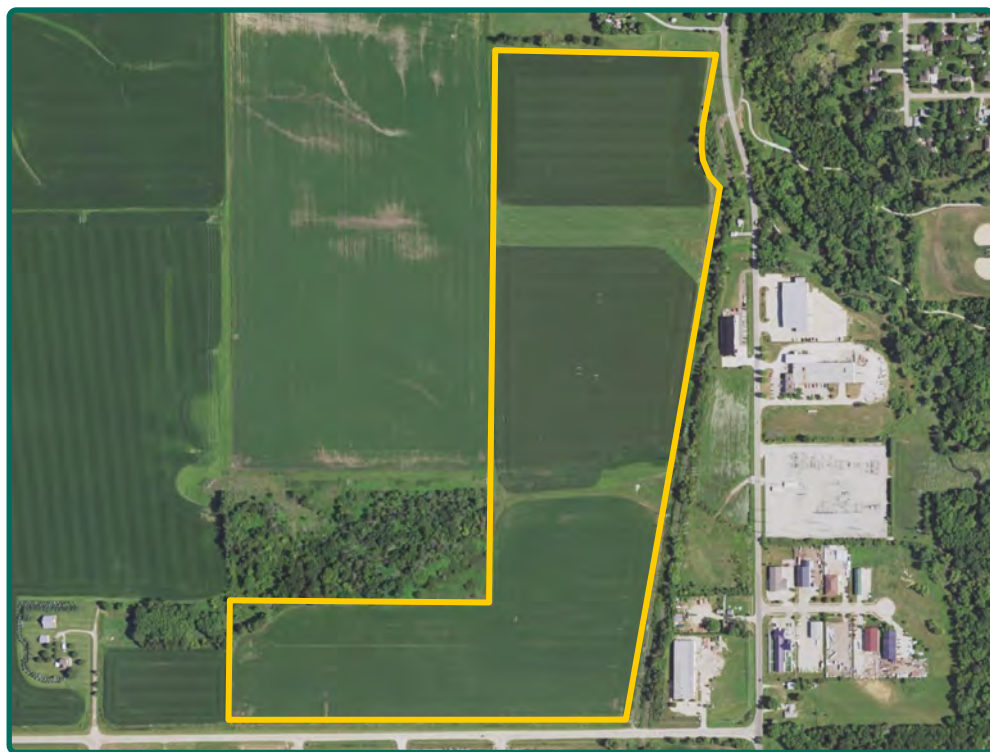
319-895-8858
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FSA/Eff. Crop Acres:	89.96
Corn Base Acres:	55.40
Bean Base Acres:	24.60
Soil Productivity:	87.70 CSR2

Property Information

95.40 Acres, m/l

Location

From Robins/Hiawatha- Intersection of Robins Rd. and Tower Terrace Rd.: ¼ mile west on Tower Terrace Road. The farm is located on the north side of the road.

Legal Description

95.40 Acres more or less, located in that part of the W½ of the NW¼ and the W½ of the SW¼ of Section 28 and the S½ of the SE¼ of the NE¼ of Section 29; all located in Township 84 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$4,245,300~~ \$3,768,300
- ~~\$44,500/acre~~ \$39,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,728.00
Net Taxable Acres: 95.40
Tax per Net Taxable Acre: \$39.08

FSA Data

Farm Number 5848, Tract 2451
FSA/Eff. Crop Acres: 89.96
Corn Base Acres: 55.40
Corn PLC Yield: 131 Bu.
Bean Base Acres: 24.60
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and Muscatine. CSR2 on the FSA/Eff. crop acres is 87.70. See soil map for detail.

Land Description

Level to gently rolling.

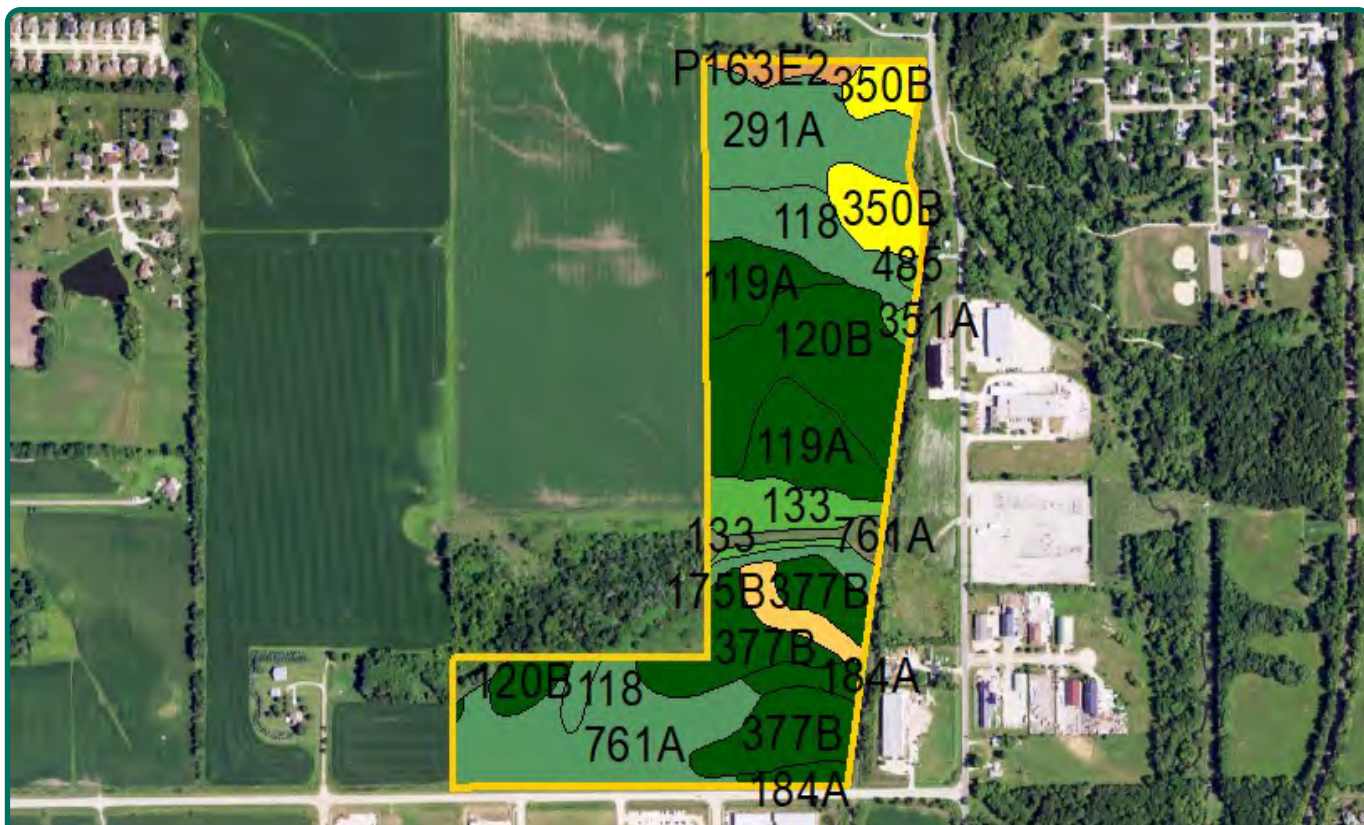
Comments

This nice 95.40 acres is ideally located along Tower Terrace Road in Robins, Iowa. The southern portion of this farm would work well for industrial/commercial, while the northern portion would work well for residential. The eastern boundary of this property is the Cedar Valley Nature Trail.

The new Interstate 380 and Tower Terrace Road interchange is to be completed by 2023.

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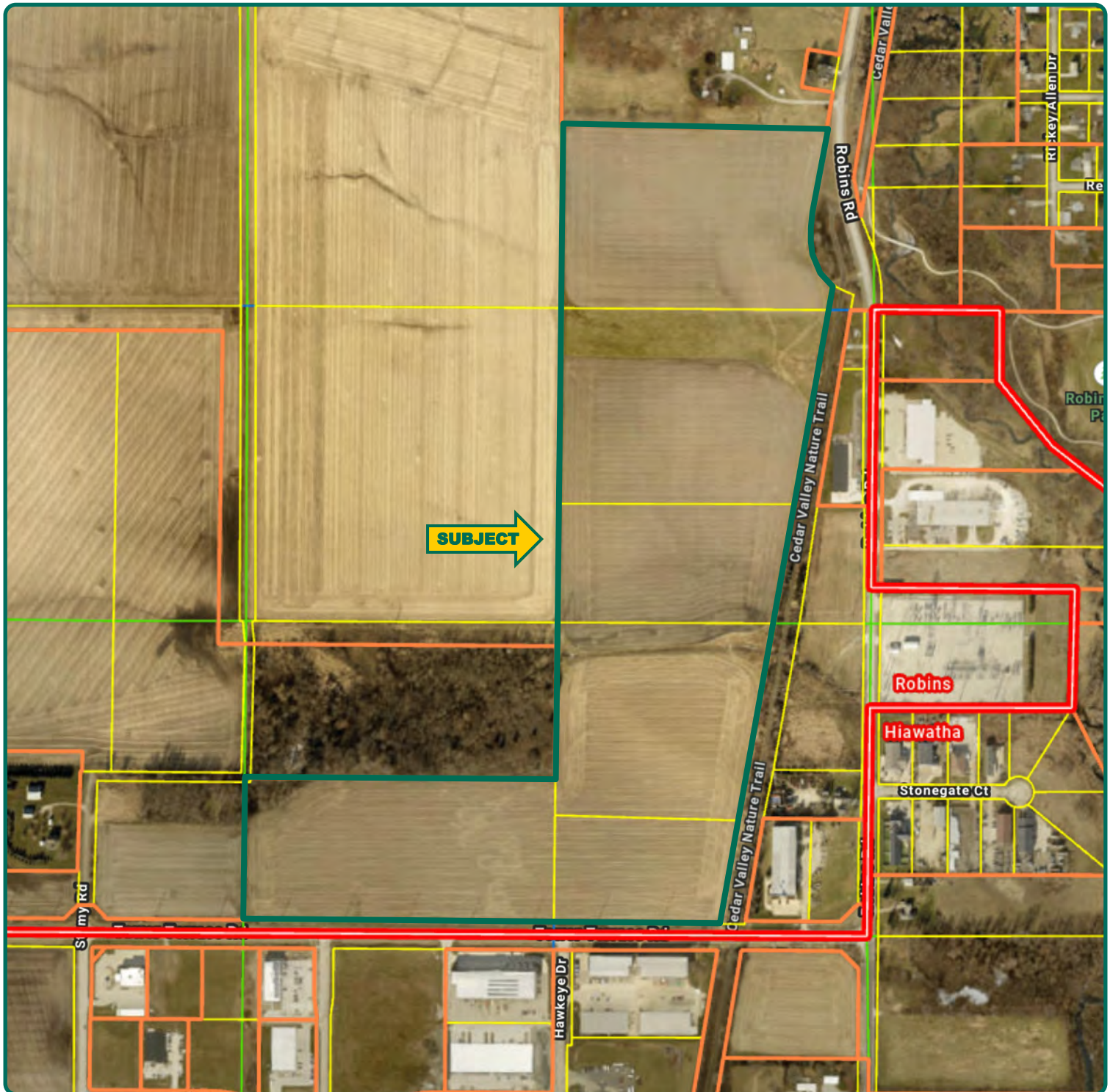


Measured Tillable Acres		89.96	Avg. CSR2		87.70
			Percent	Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	16.8%	Ile	15.11
291A	Atterberry silt loam, 0 to 2 percent	89	11.6%	Ie	10.43
119A	Muscataine silty clay loam, 0 to 2	100	11.2%	Iw	10.06
118	Garwin silty clay loam, 0 to 2 percent	90	8.2%	IIw	7.36
133	Colo silty clay loam, 0 to 2 percent	78	5.2%	IIw	4.72
184A	Klinger silty clay loam, 1 to 4 percent	95	3.1%	Iw	2.76
175B	Dickinson fine sandy loam, 2 to 5	50	2.6%	IIIe	2.34
350B	Waukegan silt loam, 2 to 5 percent	55	6.4%	Ile	5.8
351A	Atterberry silt loam, sandy substratum,	80	0.6%	Iw	0.5
352B	Whittier silt loam, 2 to 5 percent	50	0.0%	Ile	0.0
377B	Dinsdale silty clay loam, 2 to 5 percent	94	14.9%	Ile	13.4
485	Spillville loam, 0 to 2 percent slopes,	76	0.2%	IIw	0.2
761A	Franklin silt loam, 0 to 2 percent	90	17.6%	Iw	15.8
P163E2	Fayette silt loam, paha, 14 to 18	35	1.7%	IVe	1.5

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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