

Land For Sale

ACREAGE:

35.01 Acres, m/l

LOCATION:

Linn County, IA

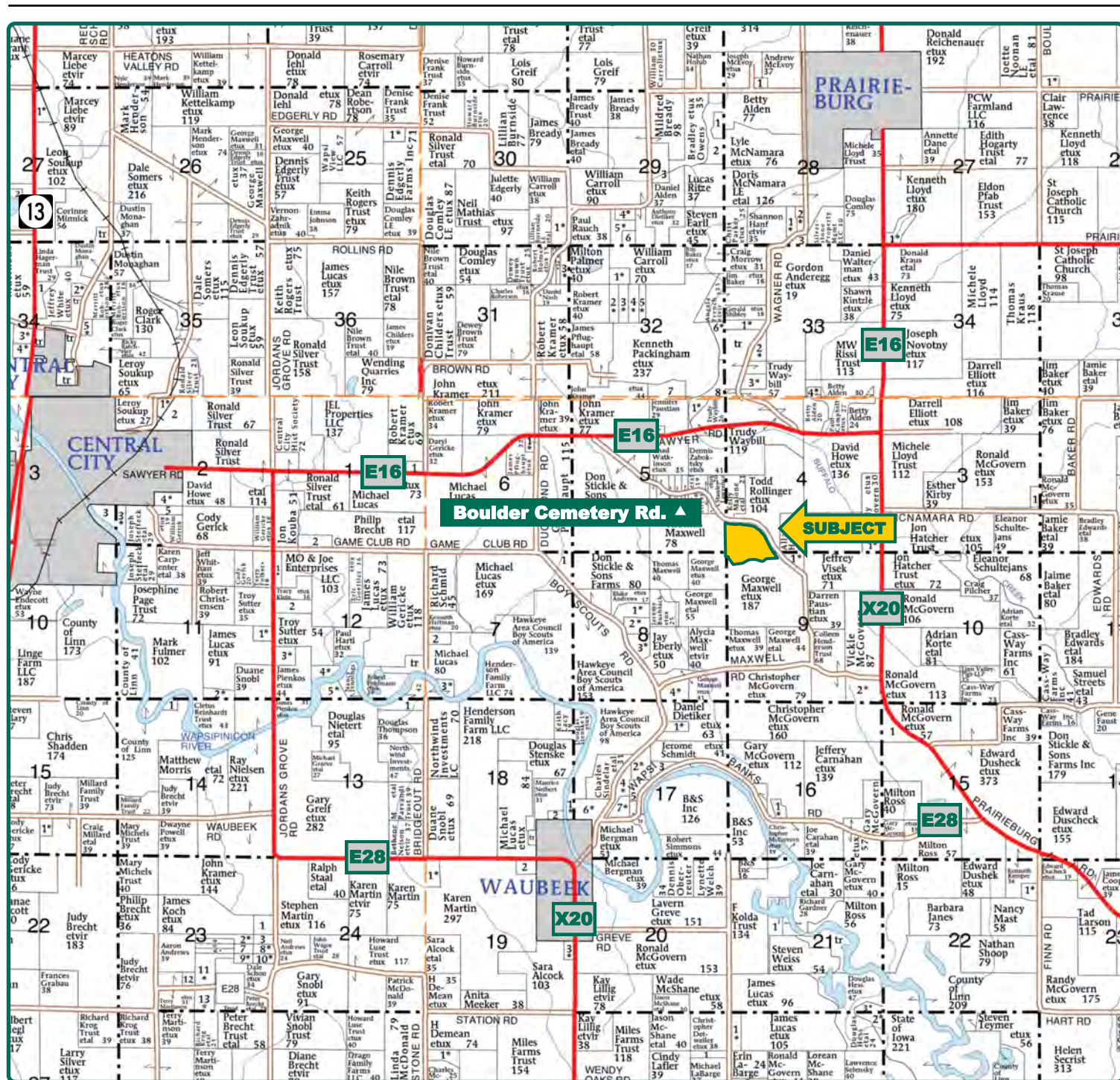


Property *Key Features*

- Located 4 Miles East of Central City, Iowa
- Mixture of Rolling Timber, Pasture, Cropland and Beautiful Pond
- Attractive Building Site With Unbelievable Views in Rural Linn County

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 13.88*

Corn Base Acres: 10.94*

Bean Base Acres: 1.70*

Soil Productivity: 34.40 CSR2

**Acres are estimated.*

Property Information

35.01 Acres, m/l

Location

From Central City: 3 miles east on County Road E16 and 1¼ miles southeast on Boulder Cemetery Road.

Legal Description

Parcel A Part of Survey No. 2514 located in that part of the NW ¼ of Section 9, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$472,635.00~~ \$420,120.00
- ~~\$13,500/acre~~ \$12,000/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$630.00*

Net Taxable Acres: 35.01*

Tax per Net Taxable Acre: \$17.99*

**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6732, Tract 11284

FSA/Eff. Crop Acres: 3.21*

Corn Base Acres: 2.53*

Corn PLC Yield: 139 Bu.

Bean Base Acres: 0.39*

Bean PLC Yield: 59 Bu.

Farm Number 6732, Tract 9444

FSA/Eff. Crop Acres: 10.67

Corn Base Acres: 8.41

Corn PLC Yield: 139 Bu.

Bean Base Acres: 1.31

Bean PLC Yield: 59 Bu.

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

Soil Types/Productivity

The soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 34.40. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

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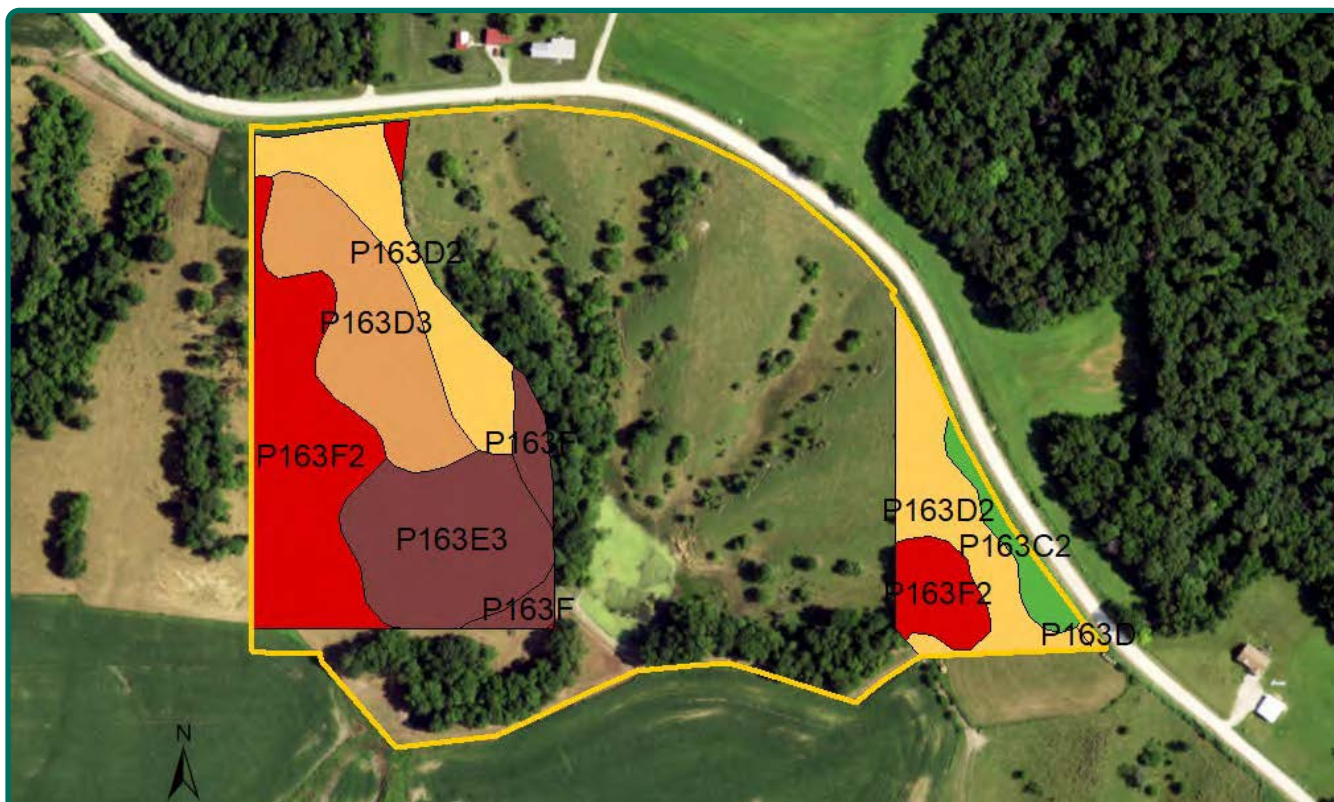
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Measured Tillable Acres		13.88	Avg. CSR2		34.40
			Percent of Field	Non_Irr Class	Acres
Soil Label	Soil Name	CSR2			
P163F2	Fayette silt loam, paha, 18 to 25	19	28.5%	Vle	3.95
P163D2	Fayette silt loam, paha, 9 to 14	47	26.7%	IIle	3.70
P163E3	Fayette silty clay loam, paha, 14 to 18	28	18.5%	Vle	2.57
P163D3	Fayette silty clay loam, paha, 9 to 14	40	18.1%	IVe	2.51
P163F	Fayette silt loam, paha, 18 to 25	22	4.0%	Vle	0.56
P163C2	Fayette silt loam, paha, 5 to 9 percent	75	4.0%	IIle	0.55
P163D	Fayette silt loam, paha, 9 to 14	50	0.3%	IIle	0.04

Water & Well Information

None.

has many nice deer runs crossing through it. Build your dream home overlooking this property's picturesque views.

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.

Comments

This is one of the nicest building sites in rural Linn County. It includes a mixture of rolling timber, pasture, cropland and a beautiful spring-fed pond. This property

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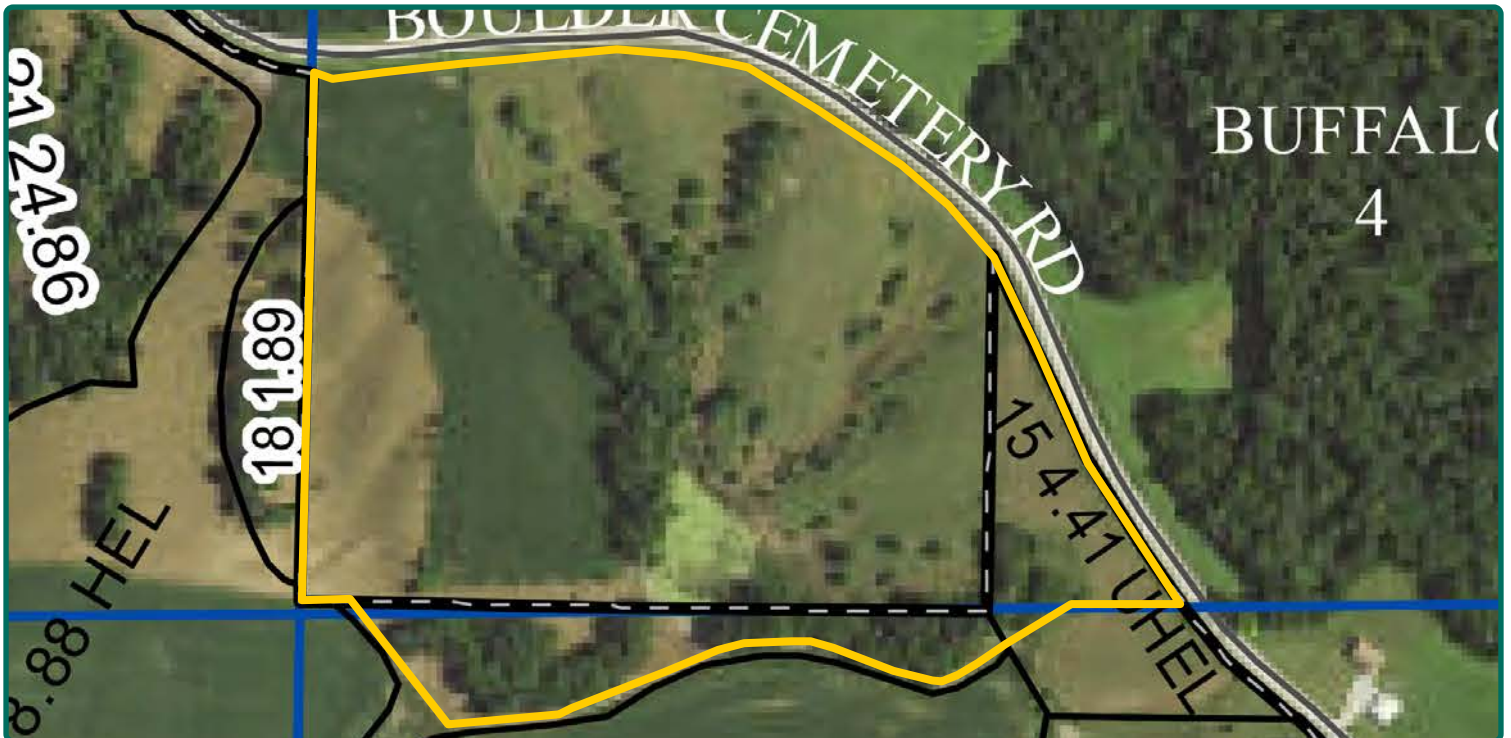
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