

Land For Sale

ACREAGE:

37.50 Acres, m/l

LOCATION:

Linn County, IA

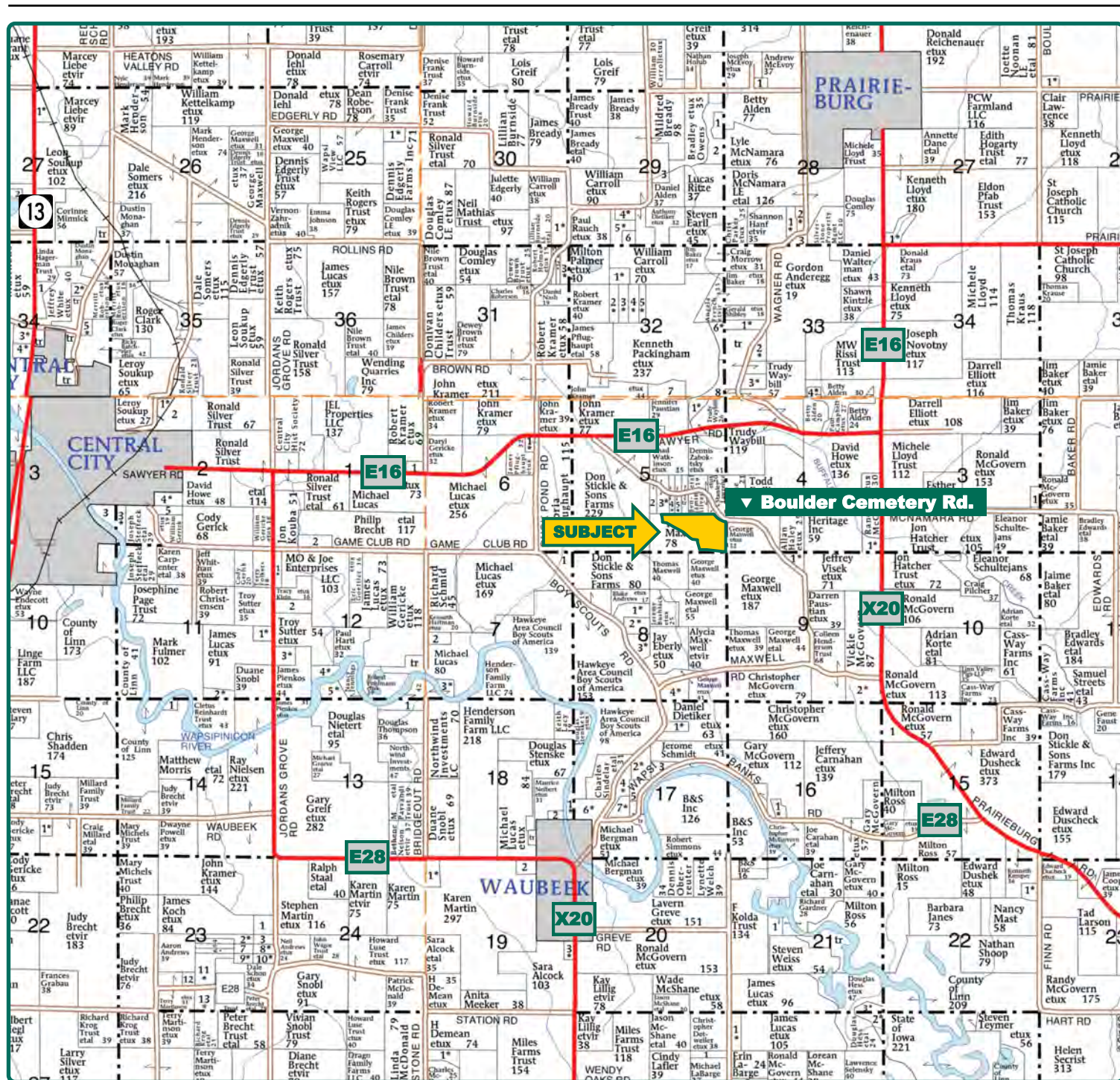


Property Key Features

- Located 3 Miles East of Central City, Iowa
- Nice Mixture of Rolling Timber, Pasture, Cropland and Pond
- Attractive Building Site With Beautiful Views of Rolling Countryside

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres: 10.46*

Corn Base Acres: 8.24*

Bean Base Acres: 1.28*

Soil Productivity: 39.00 CSR2

**Acres are estimated.*

Property Information

37.50 Acres, m/l

Location

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

Legal Description

That part of the S½ of the SE¼ of Section 5, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description and acres will be determined by a survey.

Price & Terms

- \$431,250.00
- \$11,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$675.00*

Net Taxable Acres: 37.50*

Tax per Net Taxable Acre: \$18.00*

**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: 10.46*

Corn Base Acres: 8.24*

Corn PLC Yield: 139 Bu.

Bean Base Acres: 1.28*

Bean PLC Yield: 59 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Ackmore-Nodaway. CSR2 on the est. FSA/Eff. crop acres is 39.00. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Water & Well Information

There is an abandoned well located at the old homesite.

Easement

The Seller reserves an ingress/egress easement along the north portion of the farm.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

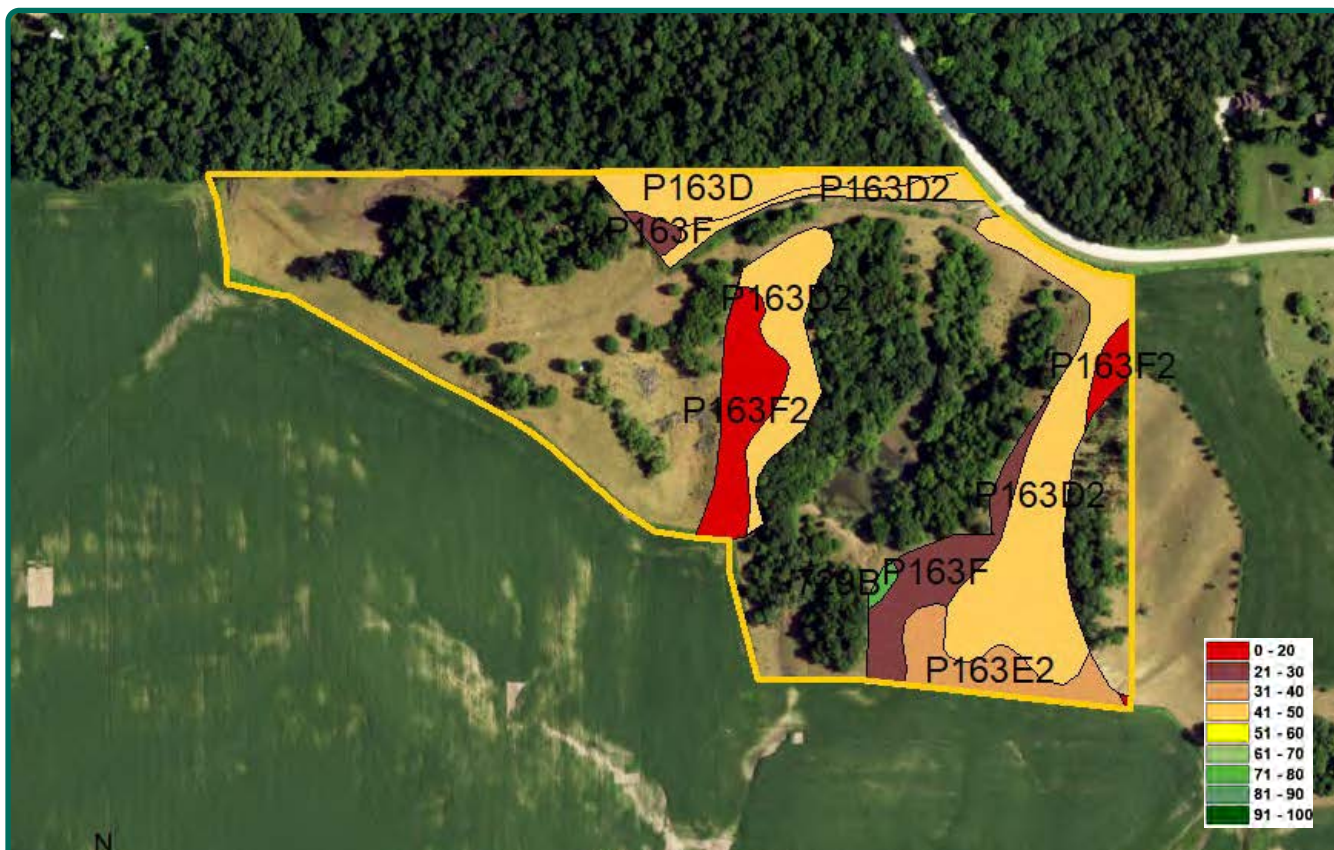
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Measured Tillable Acres		10.46	Avg. CSR2		39.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
P163D2	Fayette silt loam, paha, 9 to 14	47	50.0%	IIIe	5.23
P163F2	Fayette silt loam, paha, 18 to 25	19	14.8%	VIe	1.55
P163F	Fayette silt loam, paha, 18 to 25	22	12.9%	VIe	1.35
P163D	Fayette silt loam, paha, 9 to 14	50	11.6%	IIIe	1.21
P163E2	Fayette silt loam, paha, 14 to 18	35	9.9%	IVe	1.04
729B	Ackmore-Nodaway complex, 2 to 5	80	0.8%	IIw	0.08

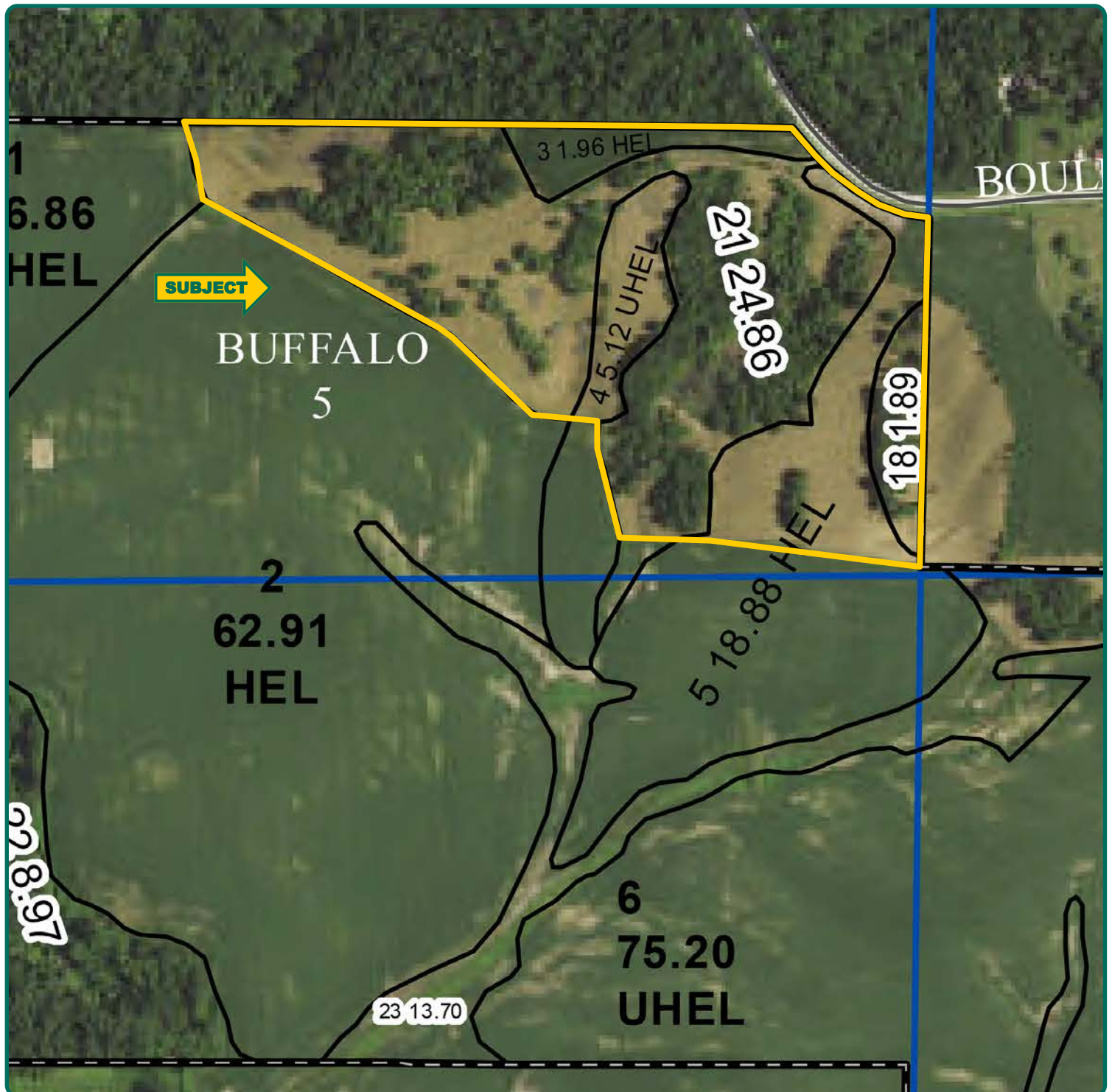
Comments

This is one of the nicest building sites in rural Linn County. It includes a mixture of pasture, rolling timber, cropland and a nice pond. Build your dream home on this beautiful property.

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.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag





Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag