

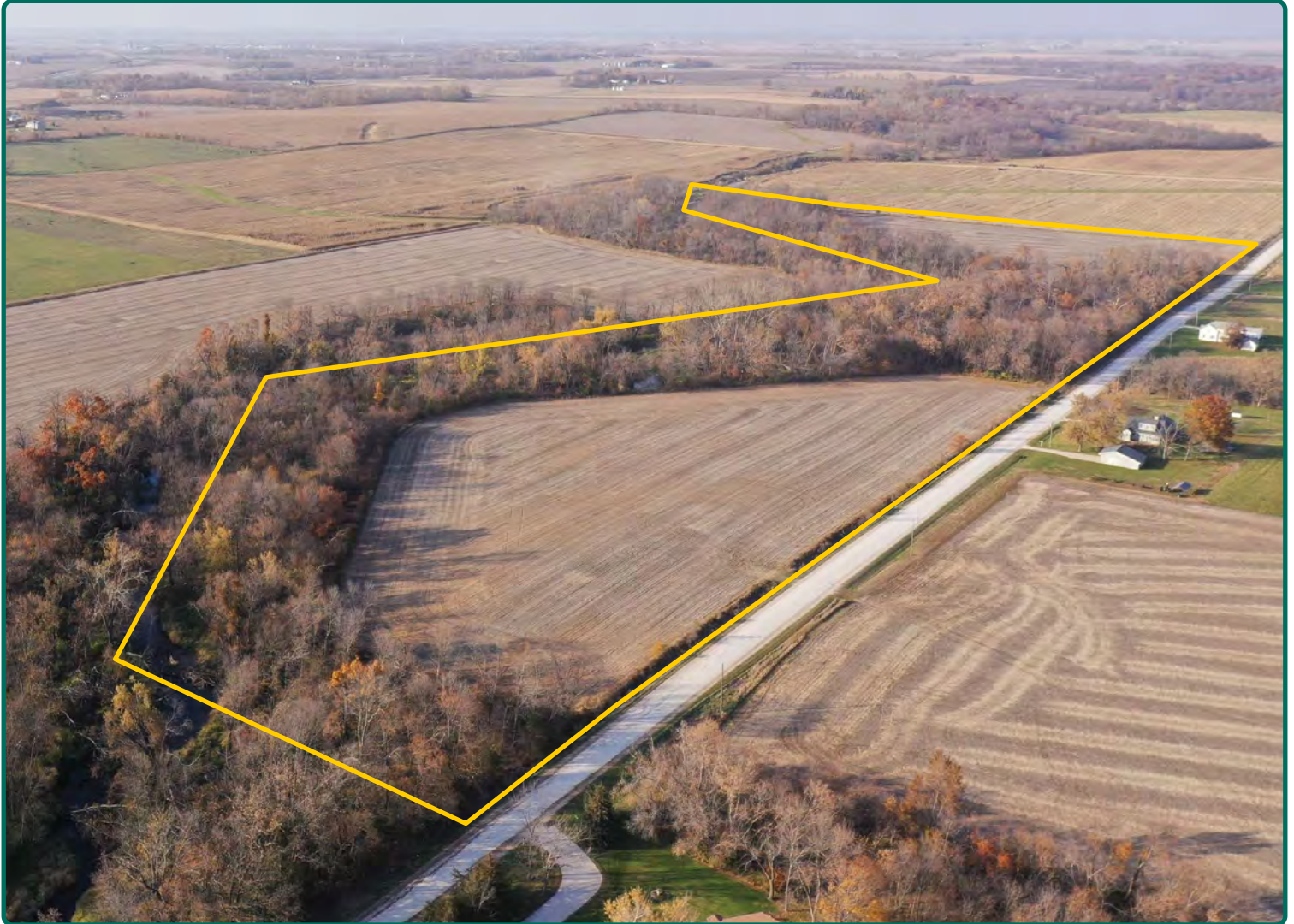
Land For Sale

ACREAGE:

38.10 Acres, m/l

LOCATION:

Linn County, IA

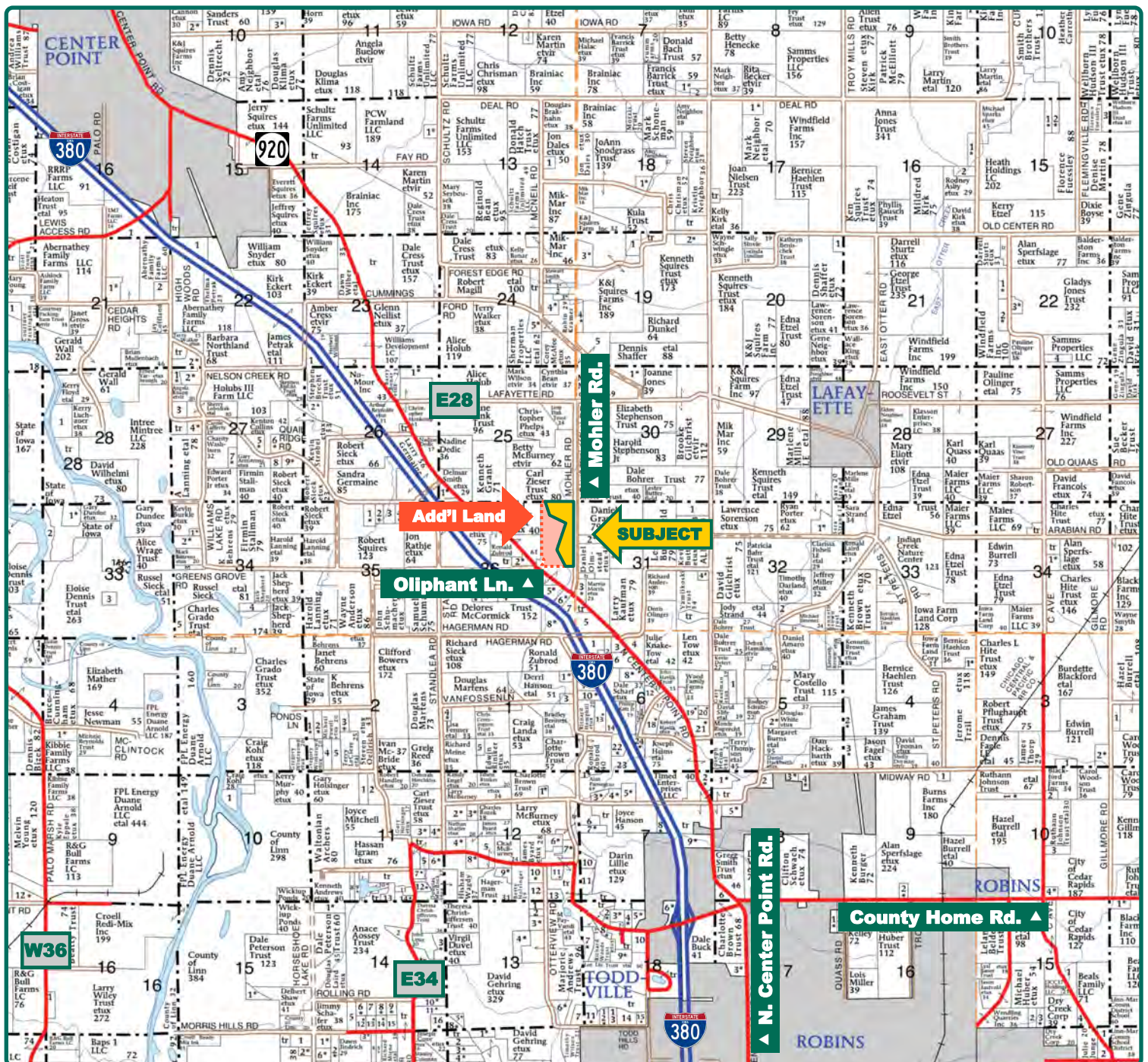


Property *Key Features*

- Located 3 Miles Northwest of Robins on Center Point Road
- Includes a Mixture of Cropland, Timber and Creek
- Attractive Building Site on a Hard-Surface Road

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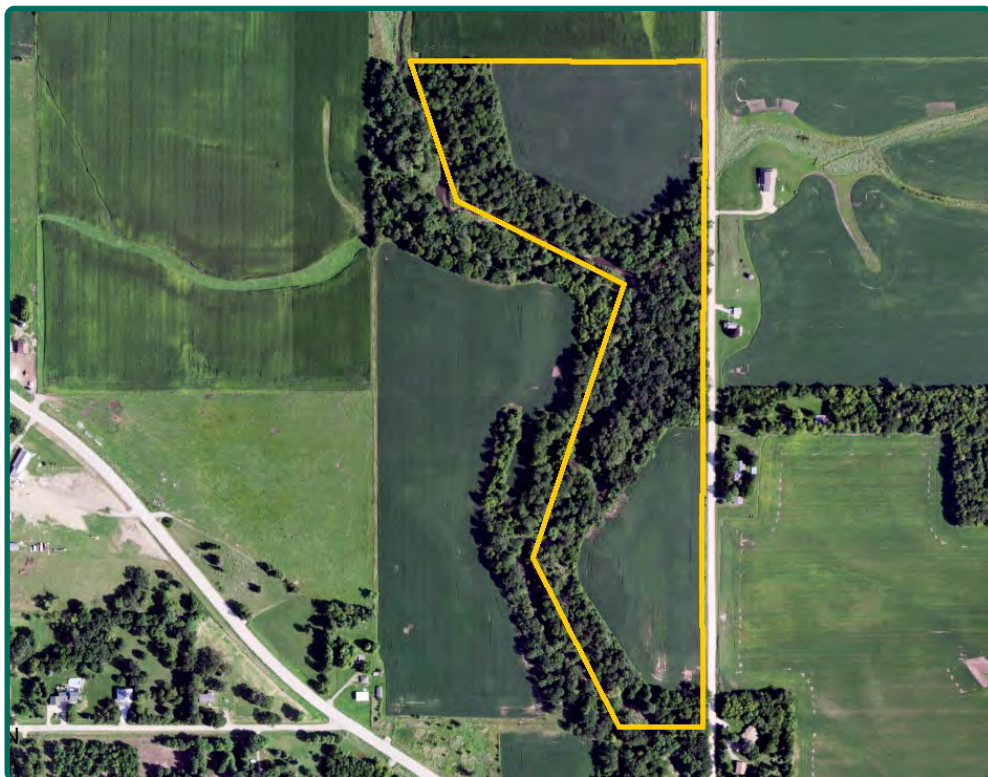
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FSA/Eff. Crop Acres: 18.54
Corn Base Acres: 13.91*
Bean Base Acres: 4.63*
Soil Productivity: 63.60 CSR2

**Acres are estimated.*

Property Information

38.10 Acres, m/l

Location

From Robins—Intersection of County Home Road and N Center Point Road: 3 miles northwest on N Center Point Road and ¼ mile north on Mohler Road. The property is located on the west side of the road.

From Center Point: 4 miles southeast on N Center Point Road and ¼ mile north on Mohler Road.

Legal Description

Parcel B, Plat of Survey # 2562 located in Section 36, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$438,150.00
- \$11,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$854.00
 Net Taxable Acres: 38.10
 Tax per Net Taxable Acre: \$22.42
 Tax Parcel ID #s: 053610100100000 and 053619600300000

FSA Data

Part of Farm Number 4547, Tract 190
 FSA/Eff. Crop Acres: 18.54
 Corn Base Acres: 13.91*
 Corn PLC Yield: 146 Bu.

Bean Base Acres: 4.63*

Bean PLC Yield: 34 Bu.

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

Soil Types/Productivity

Primary soils are Spillville and Dickinson. CSR2 on the FSA/Eff. crop acres is 63.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

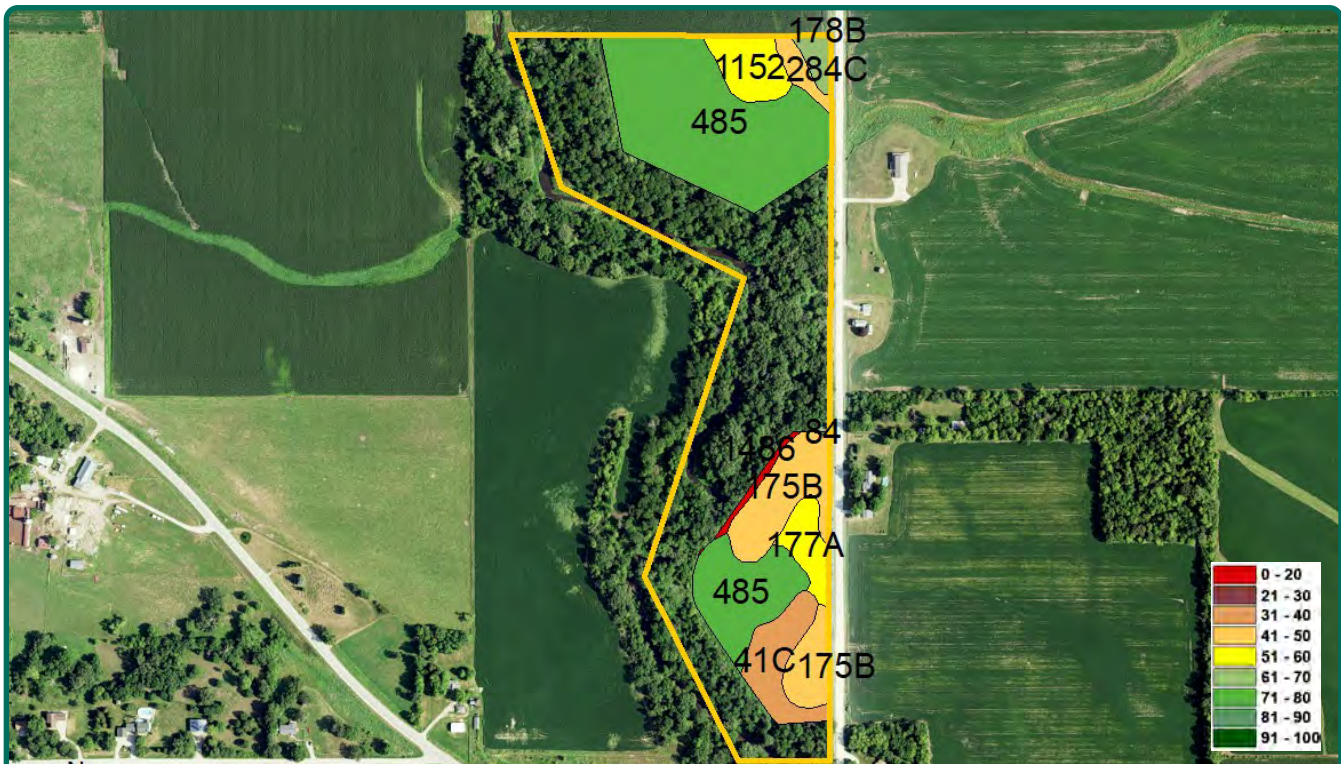
Natural.

Buildings/Improvements

None.

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Measured Tillable Acres		18.54	Avg. CSR2		63.60
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
485	Spillville loam, 0 to 2 percent slopes,	76	55.8%	IIw	10.35
175B	Dickinson fine sandy loam, 2 to 5	50	17.2%	IIIe	3.18
41C	Sparta loamy fine sand, 5 to 9 percent	34	8.8%	IVs	1.64
1152	Marshan clay loam, 0 to 2 percent	54	6.9%	IIw	1.28
177A	Saude loam, 0 to 2 percent slopes	60	5.1%	IIs	0.95
284C	Flagler sandy loam, 5 to 9 percent	46	2.5%	IIIe	0.46
178B	Waukee loam, 2 to 5 percent slopes	64	2.4%	IIs	0.44
1486	Spillville-Sigglekov complex, 0 to 2	5	1.2%	VIIIw	0.2
84	Clyde silty clay loam, 0 to 3 percent	88	0.1%	IIw	0.0

Comments

This is an attractive building site located along a hard-surface road just north of Robins. It includes a mixture of mature timber, cropland and creek. This would make an attractive rural home site.

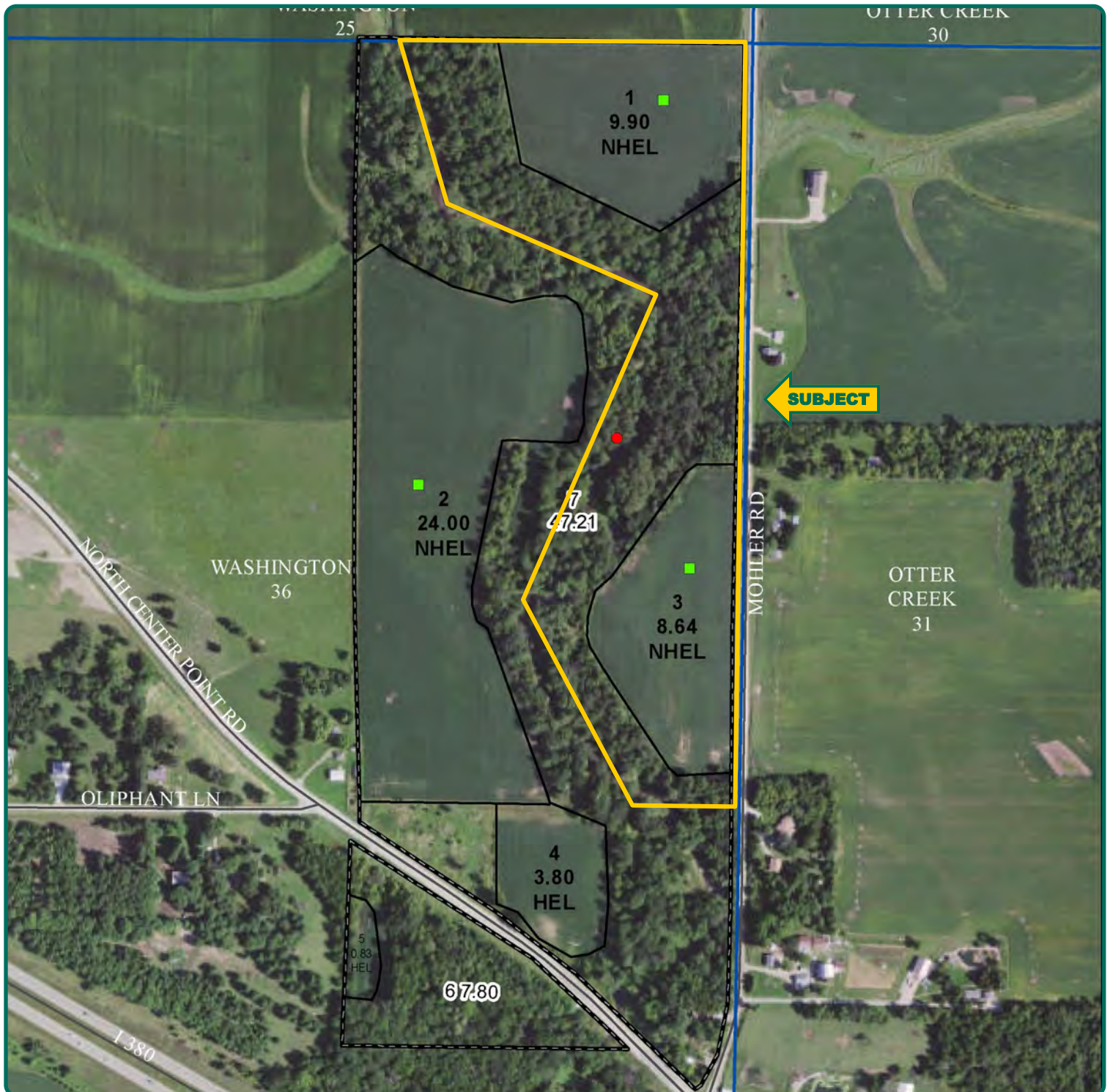
Additional Land for Sale

Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

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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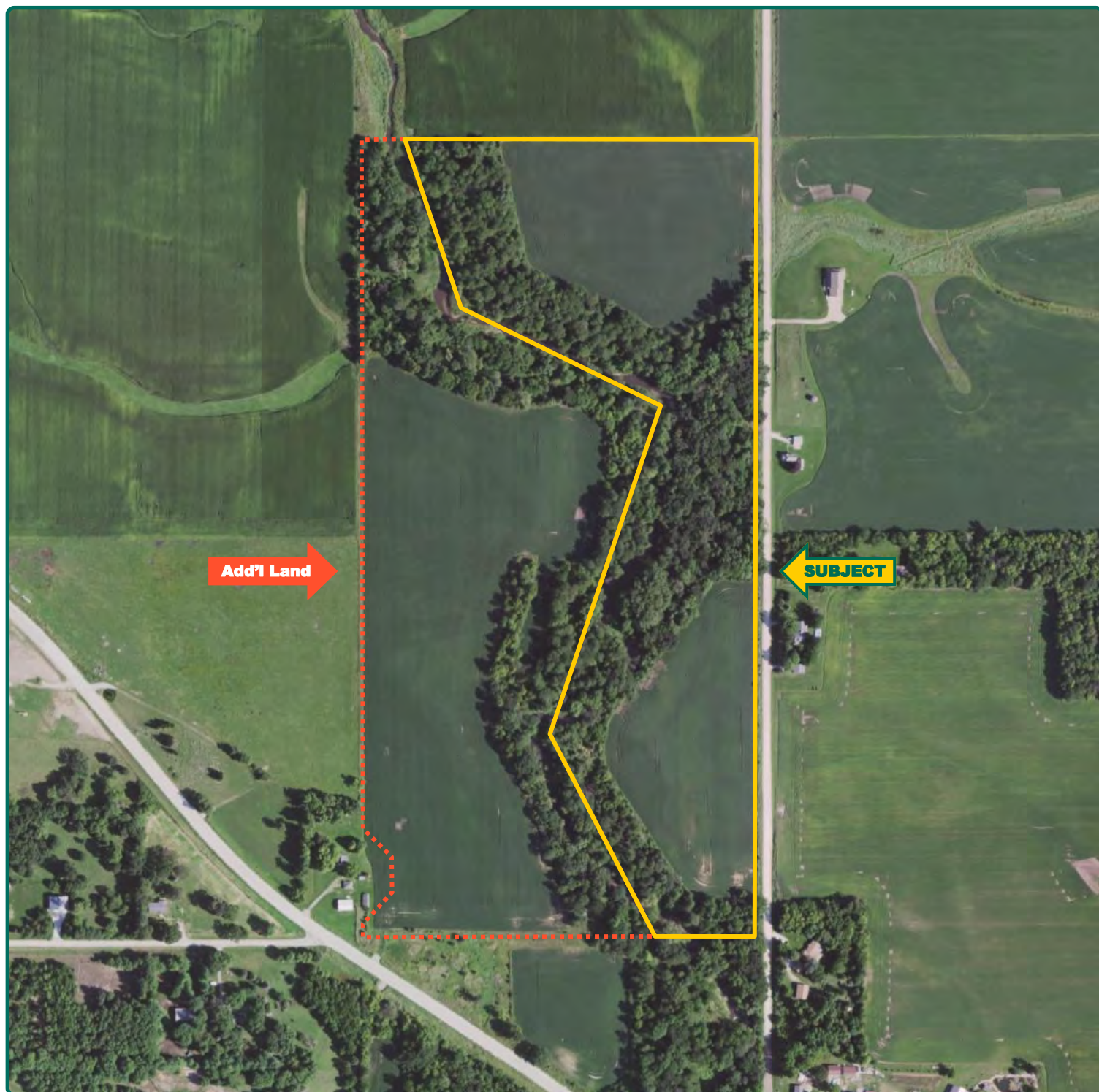
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Additional Land Aerial Photo



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