

# Land For Sale

**ACREAGE:**

**116.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**



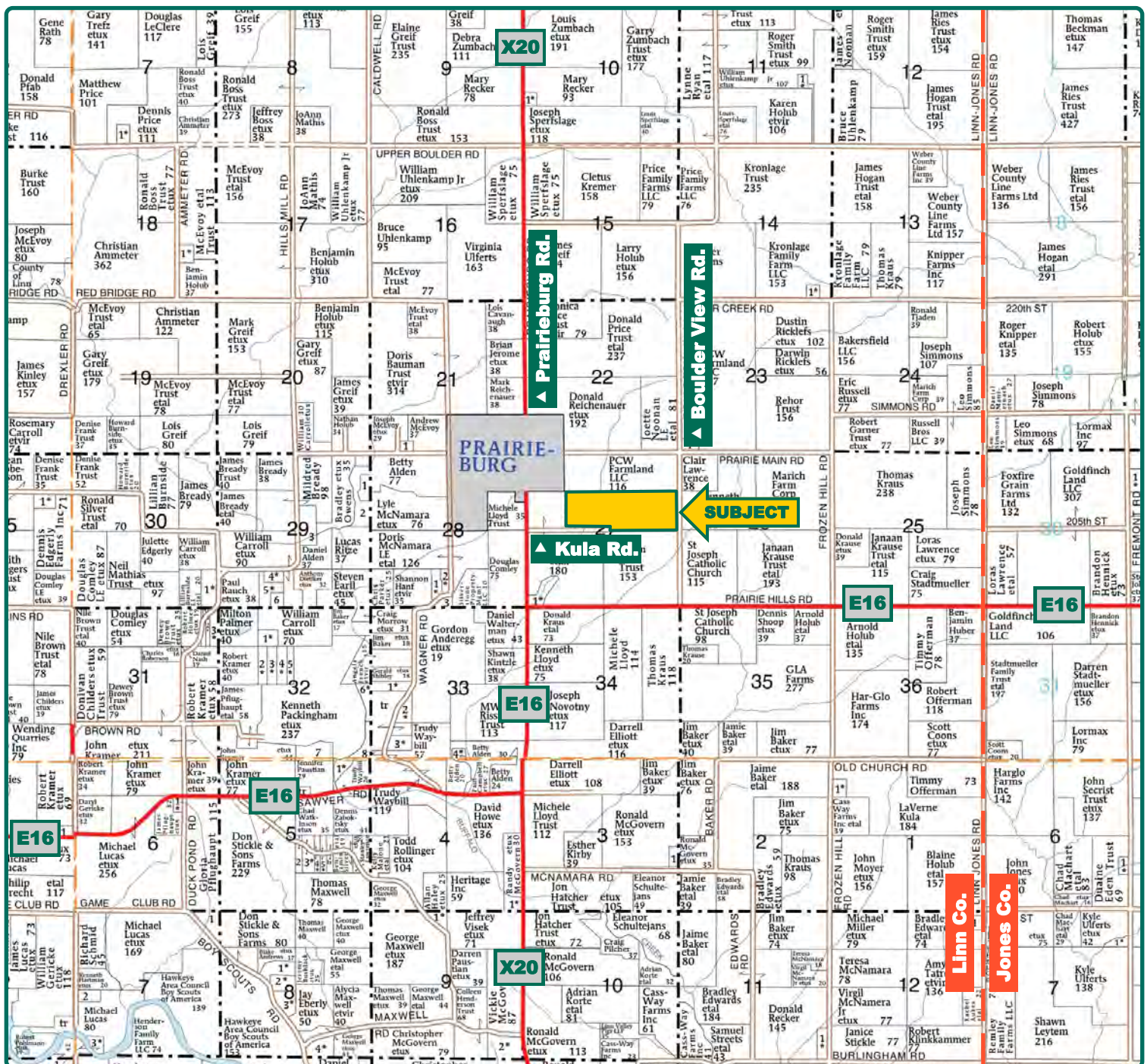
## Property *Key Features*

- Located on the Southeast Edge of Prairieburg, Iowa
- 111.03 Acres Currently in Production with an 84.54 CSR2
- High-Quality Linn County Farm

**Troy Louwagie, ALC**  
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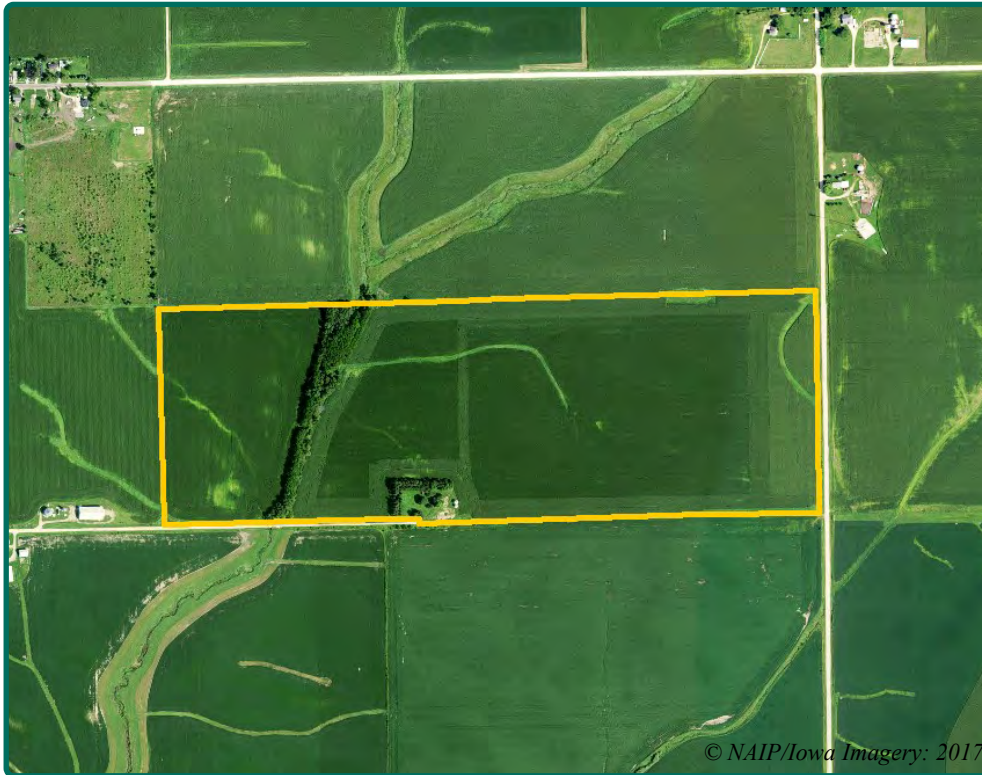


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<b>FSA/Eff. Crop Acres:</b>	<b>110.82</b>
<b>Add'l Ac. in Production:</b>	<b>0.21</b>
<b>Corn Base Acres:</b>	<b>70.20</b>
<b>Bean Base Acres:</b>	<b>39.99</b>
<b>Soil Productivity:</b>	<b>84.54 CSR2</b>

## Property Information

### 116.00 Acres, m/l

### Location

**From Prairieburg:** ¼ mile south on Prairieburg Rd. and ¼ mile east on Kula Rd. The property is on the north side of the road.

### Address

493 Kula Rd.  
Prairieburg, IA 52219

### Legal Description

The SE¼ of the NW¼ and the S½ of the NE½ of Section 27, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

- \$1,722,600.00
- \$14,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2022 lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,744.00  
Gross Acres: 116.00  
Exempt Forest Reserve Acres: 4.33  
Net Taxable Acres: 111.67  
Tax per Net Taxable Acre: \$42.48  
Tax Parcel ID #s: 012727600100000, 012715100100000 & 012717600100000

### FSA Data

Farm Number 104, Tract 1795  
FSA/Eff. Crop Acres: 110.82

Add'l Ac. in Production: 0.21\*

Corn Base Acres: 70.20  
Corn PLC Yield: 157 Bu.  
Bean Base Acres: 39.99  
Bean PLC Yield: 51 Bu.

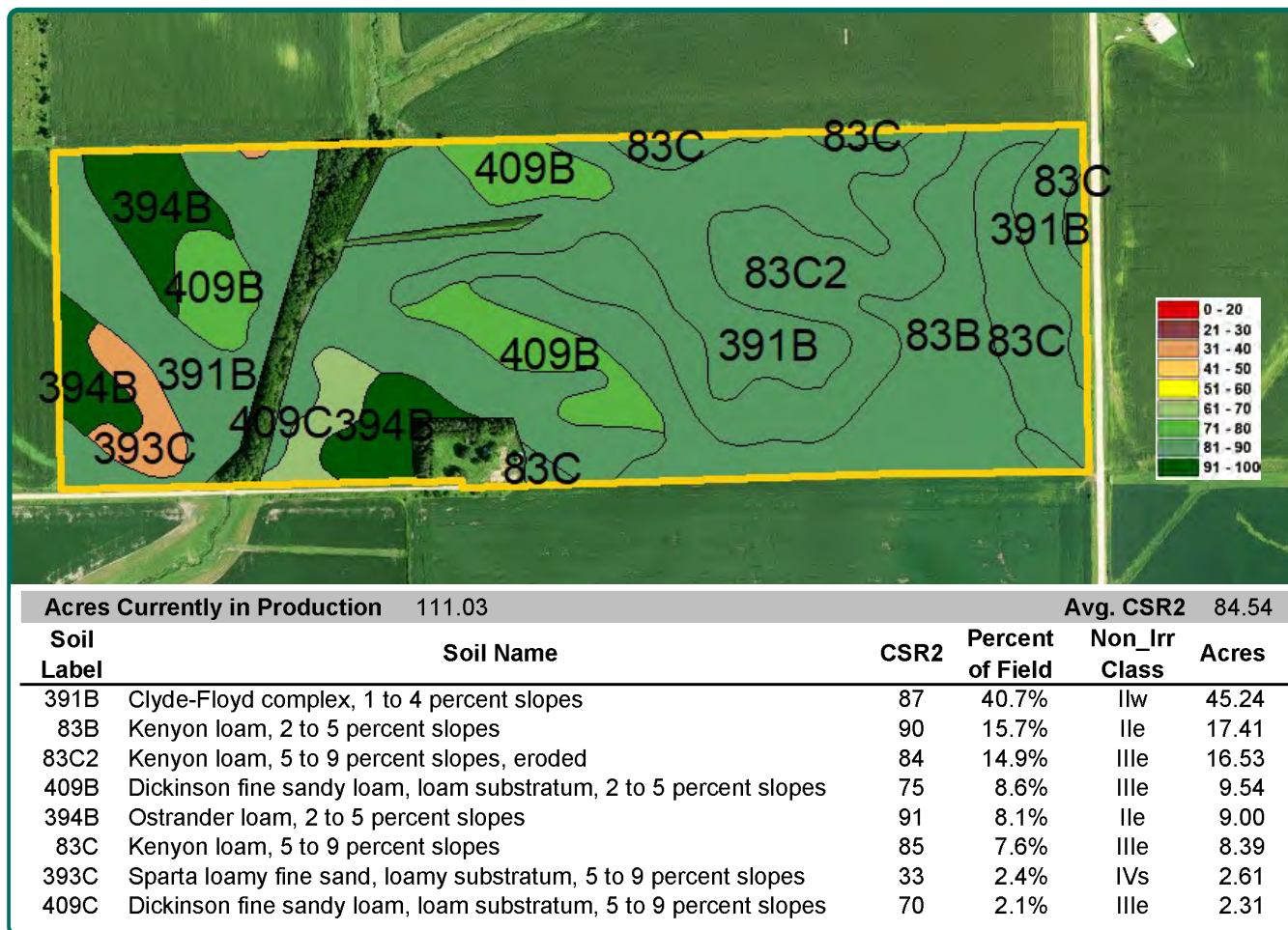
*\*There are approximately 0.21 additional acres in production that are not currently included in the FSA/Eff. Crop Acres. Farm will be subject to reconstitution by the Linn County FSA office.*

### Soil Types/Productivity

Primary soils are Clyde-Floyd and Kenyon. CSR2 on the acres currently in production is 84.54. See soil map for detail.

### Land Description

Level to gently rolling.



## Drainage

Natural.

## Buildings/Improvements

There is an older corn crib and two grain bins on the farm. There is an established homestead site along Kula Road where a home may be built.

## Water & Well Information

The well is located southwest of the corn crib.

## Walnut Trees

There are approximately 200 walnut trees

planted along the creek. Of these trees, 109 are currently harvestable for a total estimated market value of \$14,388.00. If this planting is well managed, the market value may double or triple in ten years. Contact the listing agent for a copy of the recent timber appraisal.

## Comments

This is a high-quality Linn County farm with an 84.54 CSR2. It includes the potential for extra income from the harvest of walnuts trees. There is also an attractive building site on south-central part of the farm where the buyer may place a home.

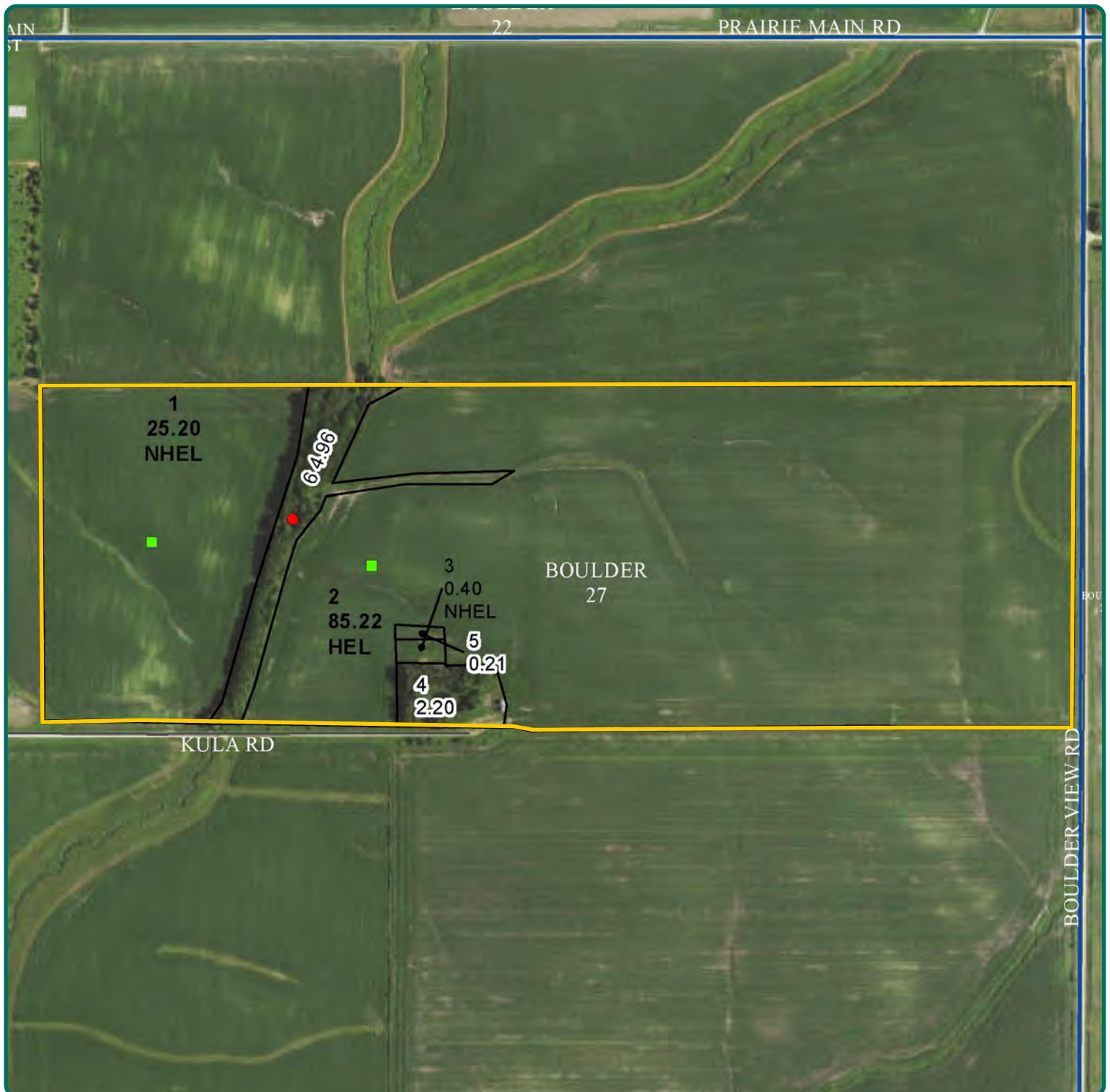
Linn County zoning would allow this building site to be split off and sold. Building sites in rural Linn County are in strong demand and sell at premium prices.

*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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