

Land For Sale

ACREAGE:

43.00 Acres, m/l

LOCATION:

Linn County, IA

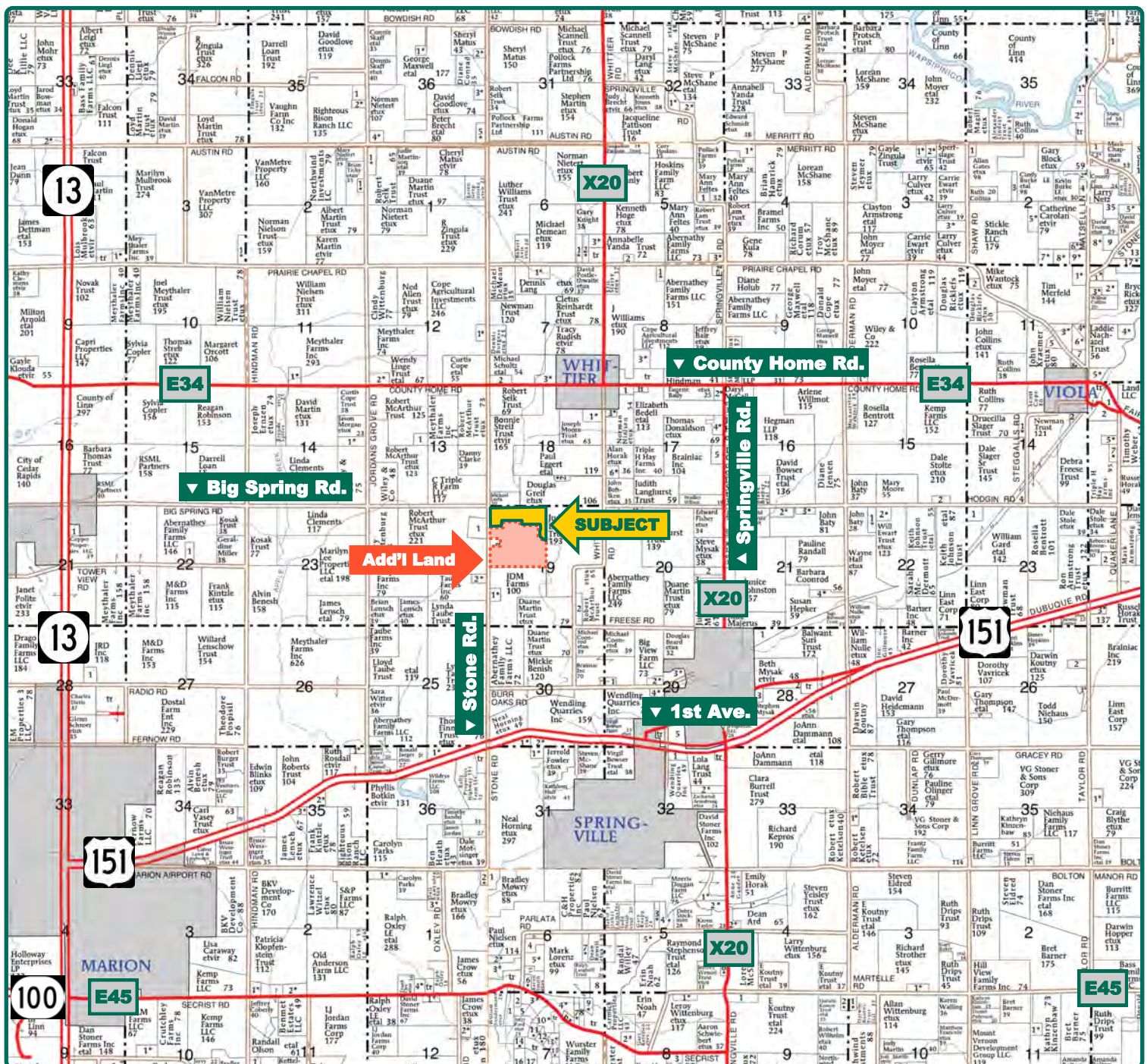


Property *Key Features*

- Located 5 Miles Northeast of Marion, Iowa
- Mixture of Productive Cropland, Timber and Creek
- Attractive Building Site in Rural Linn County

Troy Louwagie, ALC
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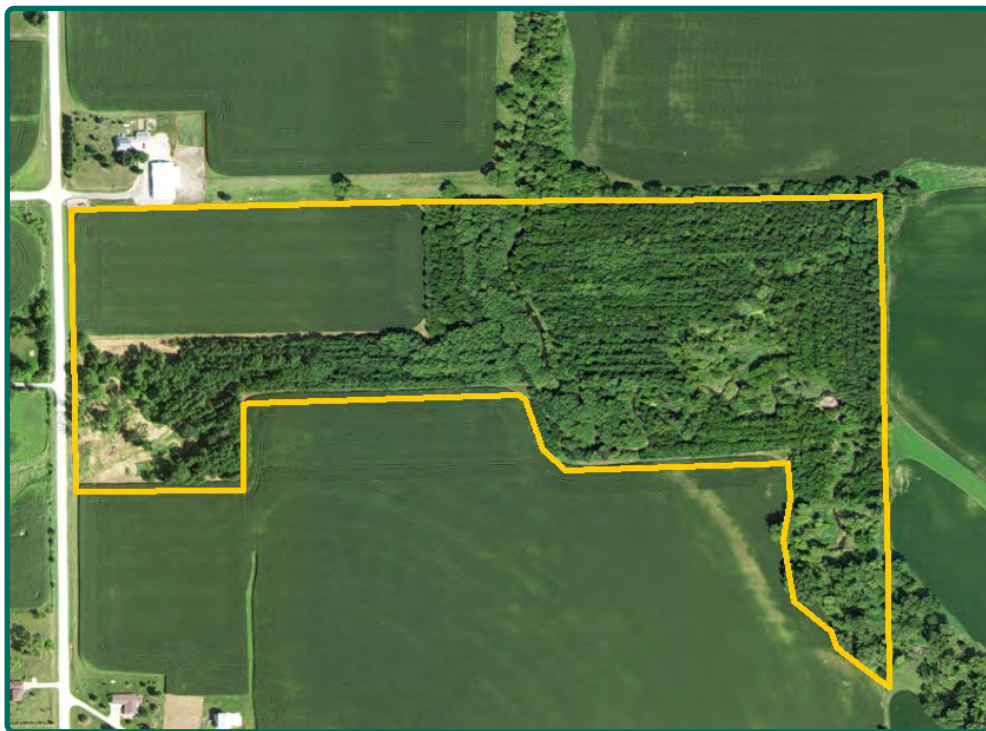
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FSA/Eff. Crop Acres: 9.06
CRP Acres: 21.00
Corn Base Acres: 4.00*
Bean Base Acres: 4.00*
Soil Productivity: 91.29 CSR2

**Acres are estimated.*

Property Information

43.00 Acres, m/l

Location

From Marion—Intersection of Hwy 13 and Hwy 151: 3¾ miles northeast on Hwy 151 and 1¼ mile north on Stone Rd. The property is on the east side of the road.

From Springville—Intersection of 1st Ave. and Hwy 151: 1¼ mile west on Hwy 151 and 1¼ mile north on Stone Rd.

Legal Description

That part of the N½ of the N½ of the NW¼ of Section 19, Township 84 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

- \$451,500.00
- \$10,500/acre
- 5% 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: \$628.00*
 Gross Acres: 43.00
 Exempt Forest Reserve Acres: 23.98
 Net Taxable Acres: 19.02
 Tax per Net Taxable Acre: \$33.02*
 Tax Parcel ID #s: Part of 091920100200000 and 091922600100000
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4792, Tract 2914
 FSA/Eff. Crop Acres: 9.06
 CRP Acres: 21.00
 Corn Base Acres: 4.00*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 4.00*
 Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

CRP Contracts

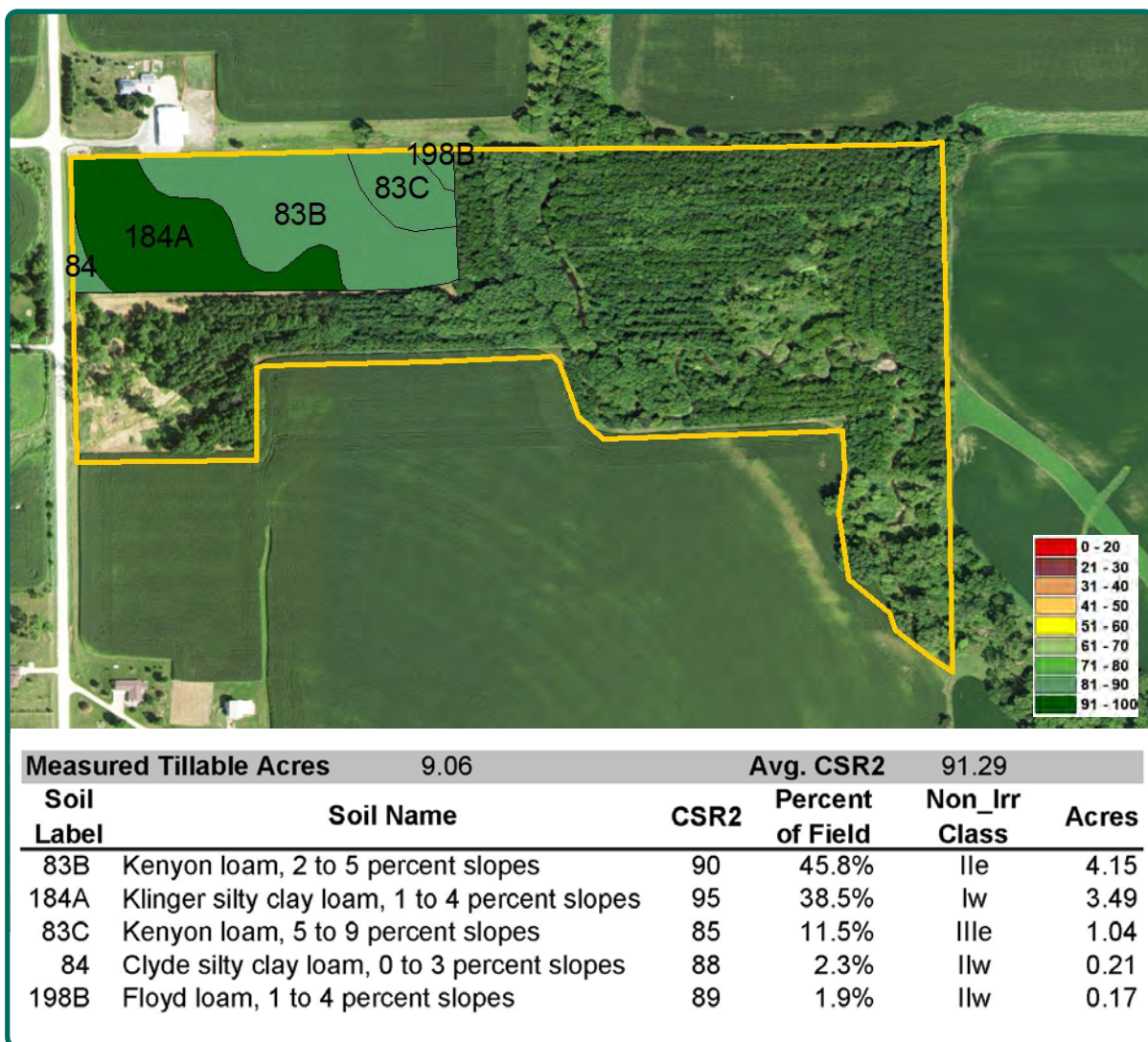
There are 21.00 acres enrolled in a CP-22 contract that pays \$79.20/acre or \$1,663.00 annually and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Kenyon and Klinger CSR2 on the FSA/Eff. crop acres is 91.29 See soil map for detail.

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Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive building site located northeast of Marion. It includes a mixture of income producing cropland, creek and trees. Some of the timber is in a CRP program that provides income. This would make an ideal building site and will provide recreational opportunities with an abundance of deer and turkey.

Additional Land for Sale

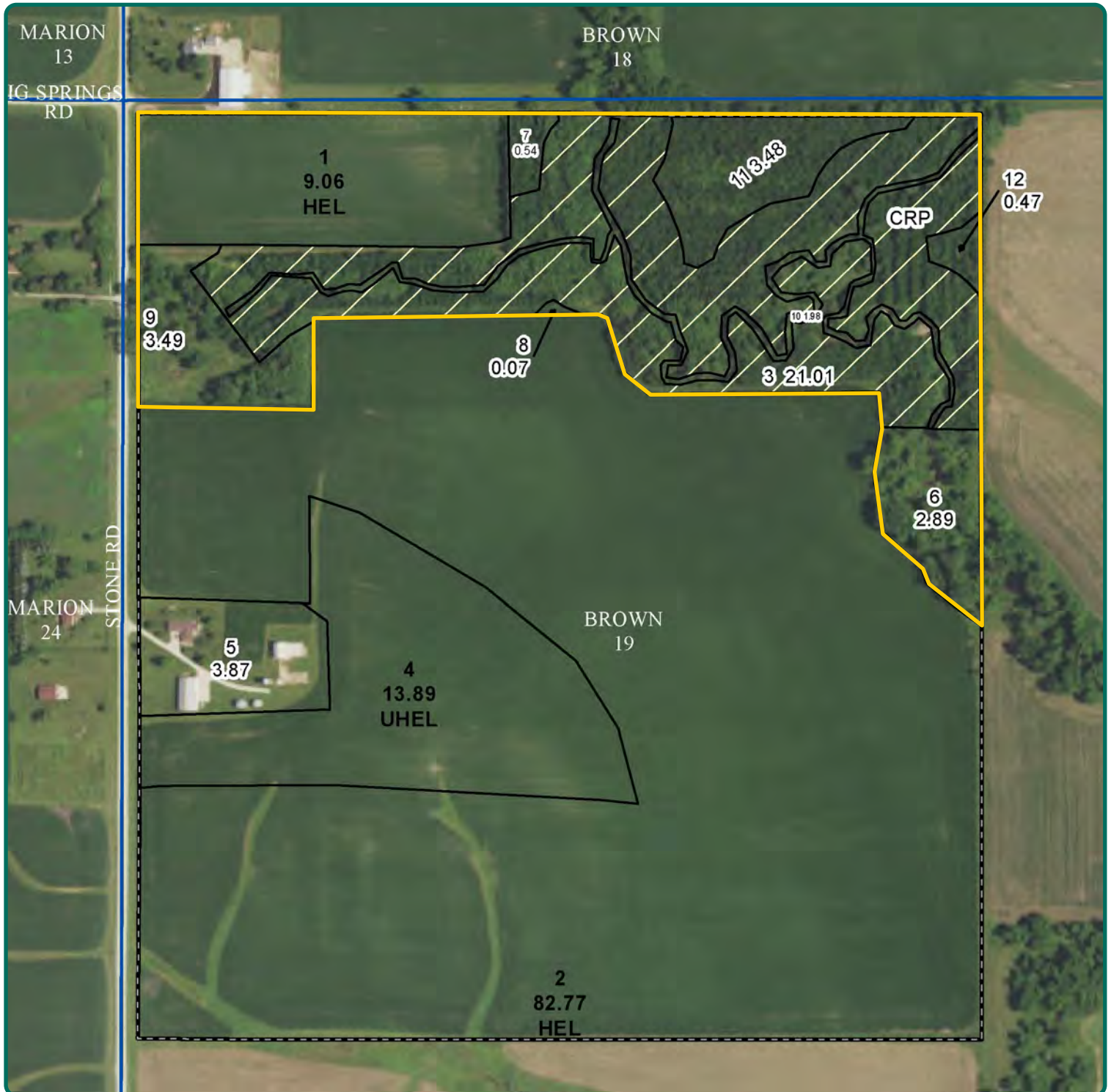
Seller has an additional tract of land for

sale located south 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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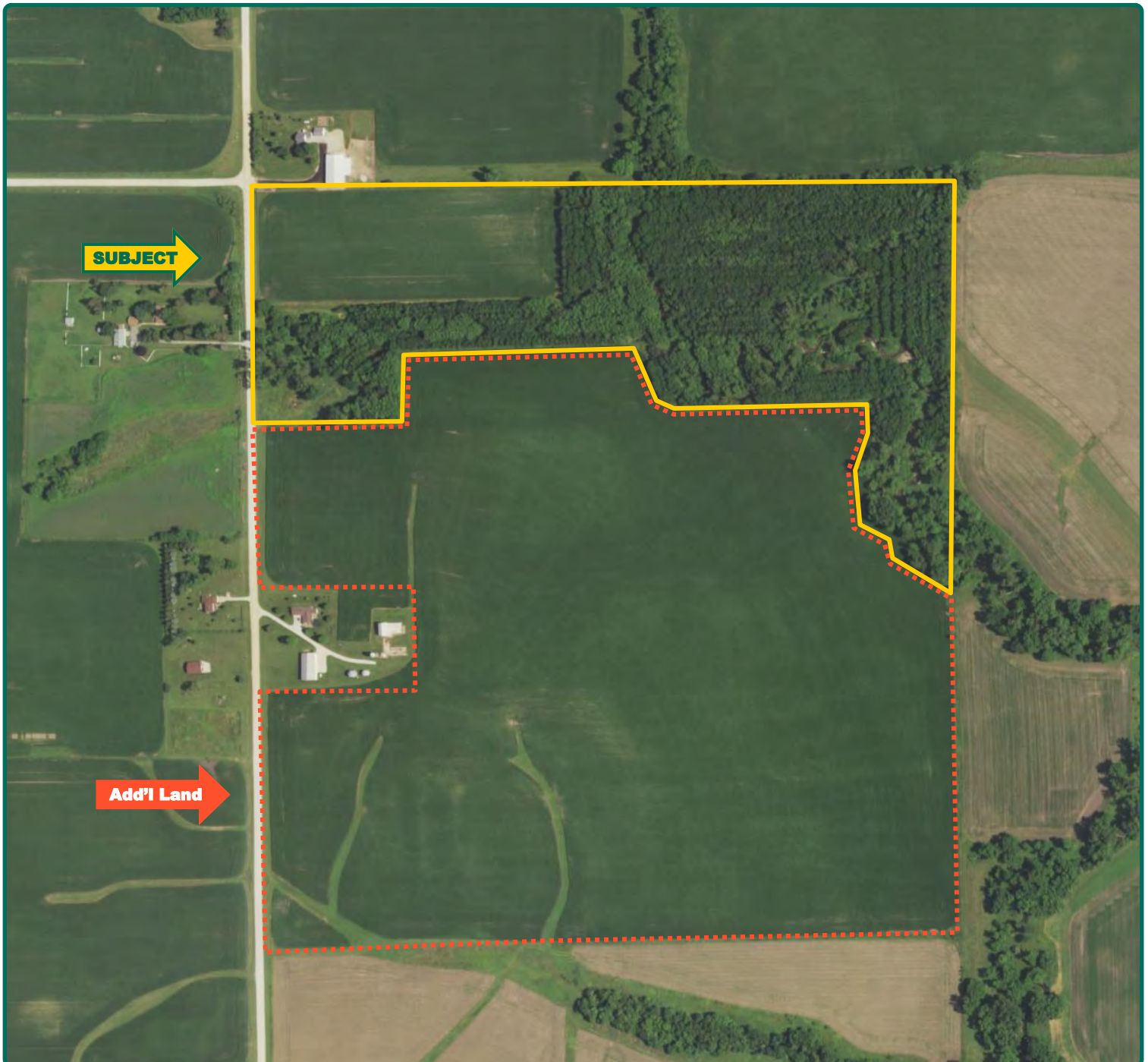
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Additional Land Aerial Photo



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