

Land For Sale

ACREAGE:

42.05 Acres, m/l

LOCATION:

Linn County, IA

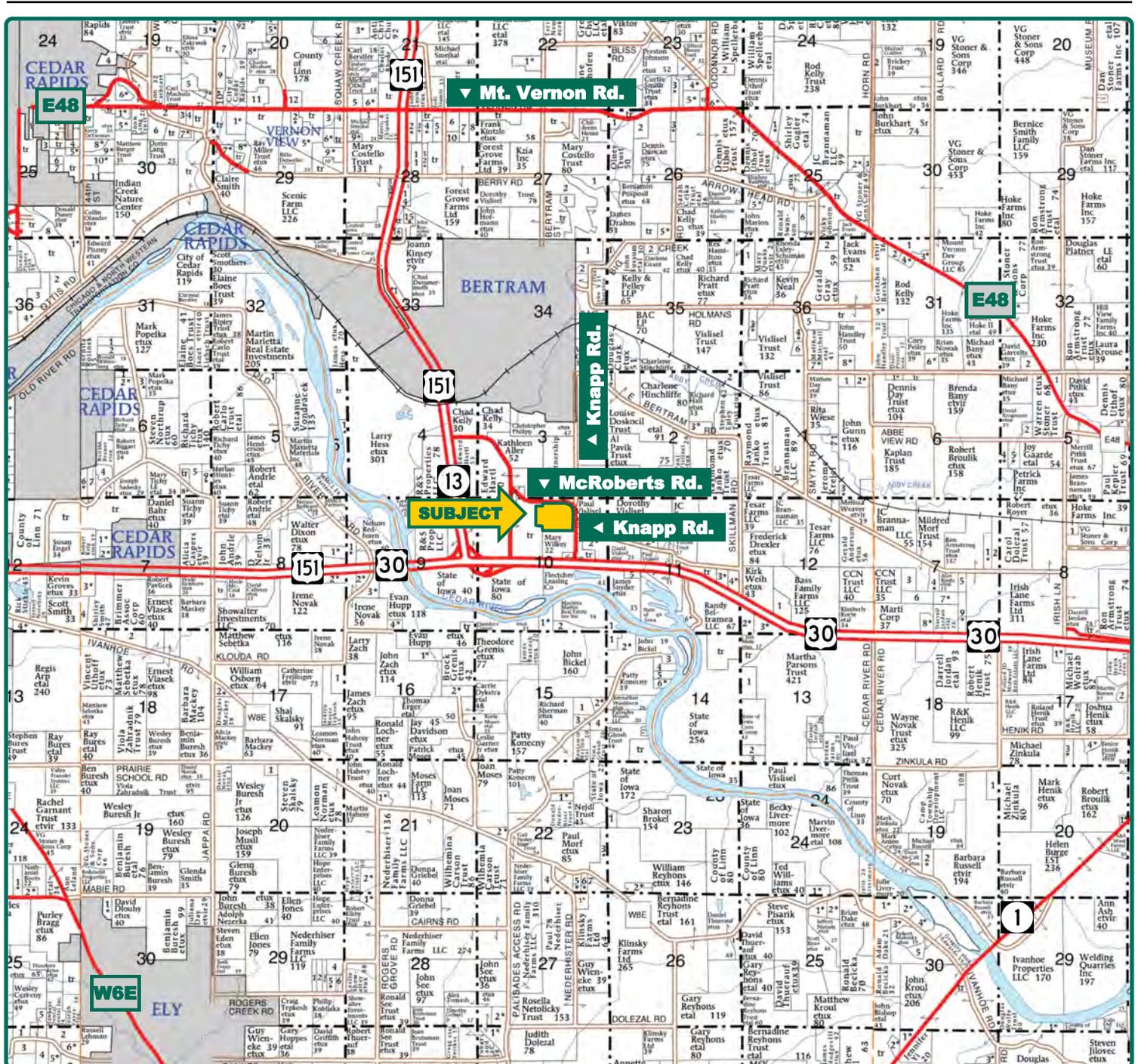


Property Key Features

- Located Between Cedar Rapids and Mount Vernon, Just off Highway 30
- 39.04 FSA/Eff. Crop Acres with a 58.40 CSR2
- Attractive Homesite Located on a Hard-Surface Road

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

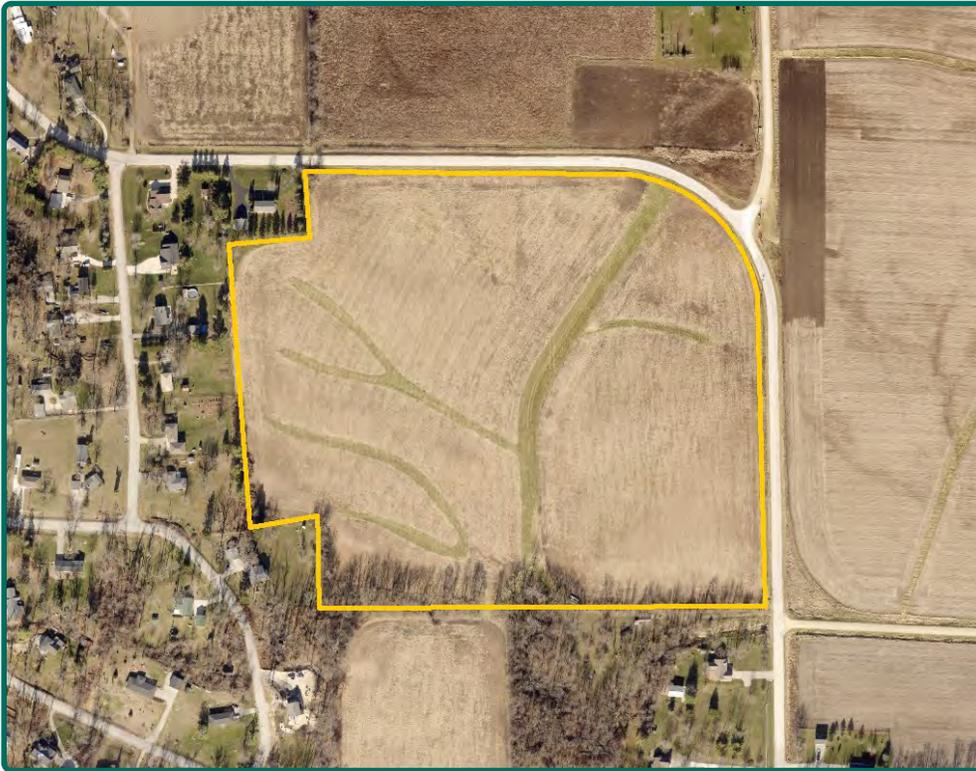
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Mount Vernon, IA 52314
www.Hertz.ag



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FSA/Eff. Crop Acres:	39.04
Corn Base Acres:	25.40
Bean Base Acres:	13.60
Soil Productivity:	58.40 CSR2

Property Information

42.05 Acres, m/l

Location

From Bertram—Intersection of Highway 13 and Highway 30: ¼ mile east on Highway 30 and ¼ mile north on Knapp Road. The farm is located on the west side of the road.

Legal Description

That part of the NW¼ of the NE¼ of Section 10, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$540,342.50~~ \$521,420.00
- ~~\$12,850/acre~~ \$12,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,168.00
Net Taxable Acres: 42.05
Tax per Net Taxable Acre: \$27.79
Tax Parcel ID #s: 181012600100000 and 181020100100000

FSA Data

Part of Farm Number 6276, Tract 3382
FSA/Eff. Crop Acres: 39.04
Corn Base Acres: 25.40
Corn PLC Yield: 139 Bu.
Bean Base Acres: 13.60
Bean PLC Yield: 36 Bu.

Soil Types/Productivity

Primary soils are Atterberry, Chelsea-Fayette-Lamont and Dickinson. CSR2 on the FSA/Eff. crop acres is 58.40. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Water & Well Information

None.

Comments

This is a nice Linn County farm located on a hard-surface road. This would make an attractive homesite providing good income.

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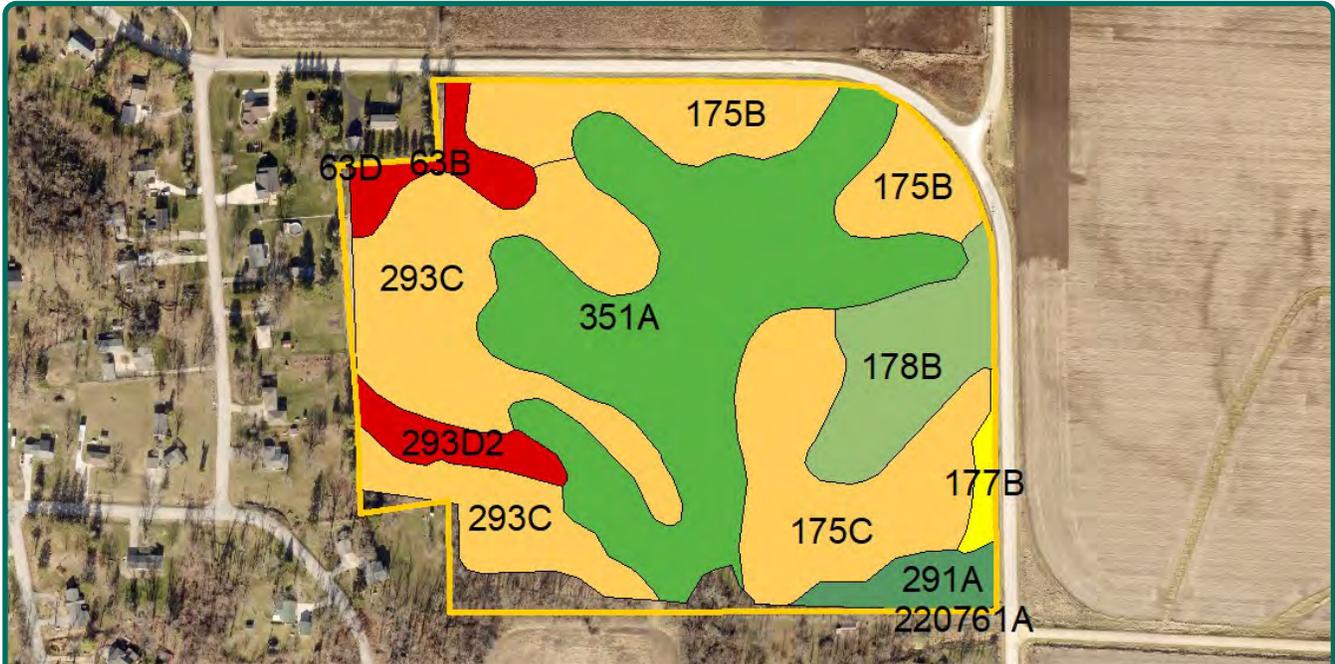
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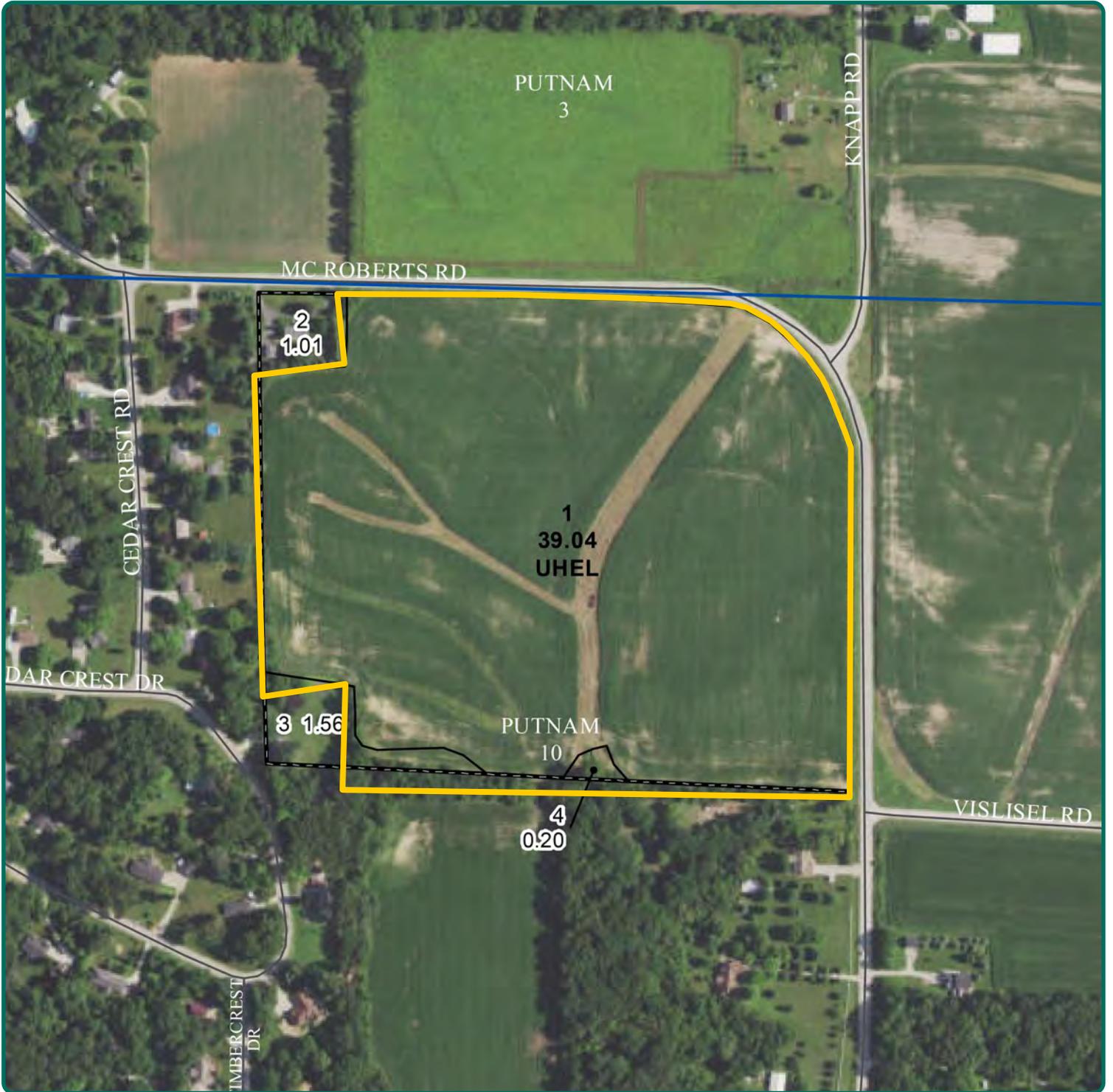


Measured Tillable Acres		39.04	Avg. CSR2		58.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
351A	Atterberry silt loam, sandy substratum, 0	80	33.3%	Iw	13.01
293C	Chelsea-Fayette-Lamont complex, 5 to 9	44	22.6%	IIle	8.81
175C	Dickinson fine sandy loam, 5 to 9	45	14.1%	IIle	5.50
175B	Dickinson fine sandy loam, 2 to 5	50	12.0%	IIle	4.70
178B	Waukee loam, 2 to 5 percent slopes	64	8.2%	IIs	3.20
63B	Chelsea loamy fine sand, 2 to 5 percent	19	3.0%	IVs	1.18
291A	Atterberry silt loam, 0 to 2 percent	89	2.8%	Ie	1.11
293D2	Chelsea-Lamont-Fayette complex, 9 to	19	2.8%	VIe	1.09
177B	Saude loam, 2 to 5 percent slopes	55	1.1%	IIs	0.43
63D	Chelsea loamy fine sand, 9 to 18 percent	5	0.0%	VIIIs	0.01
761A	Franklin silt loam, 0 to 2 percent slopes	90	0.0%	Iw	0.01

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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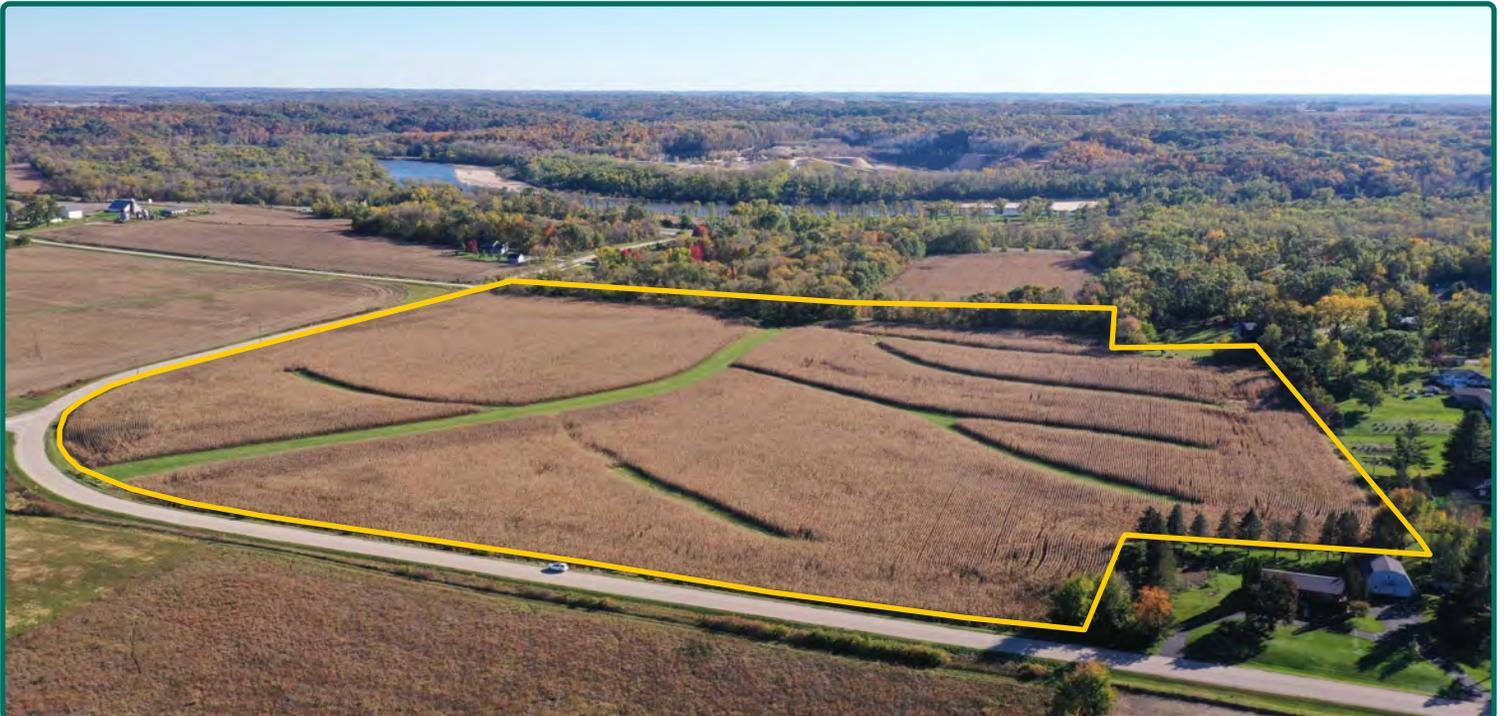
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