

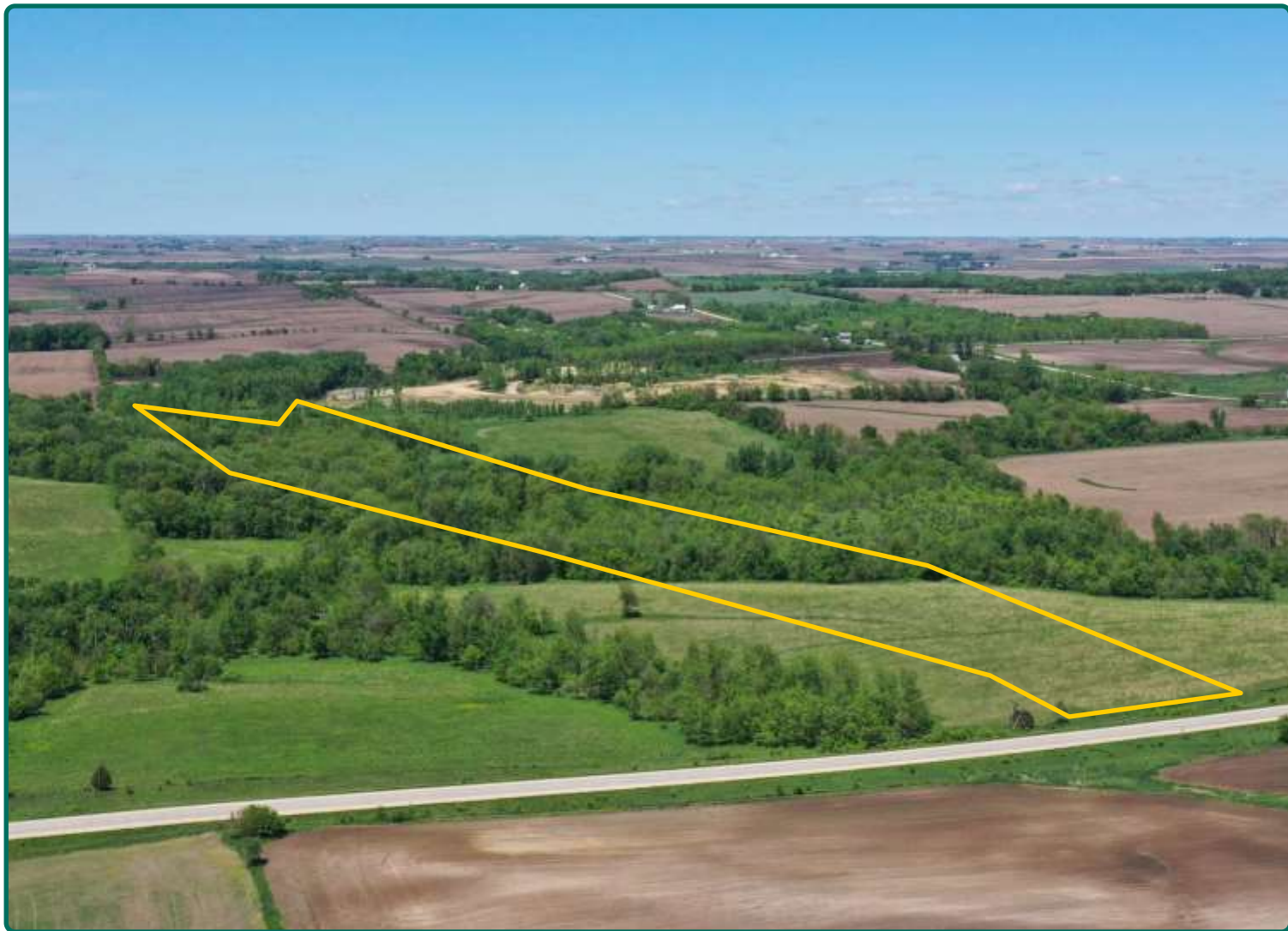
Lot For Sale

ACREAGE:

16.90 Acres, m/l

LOCATION:

Linn County, IA

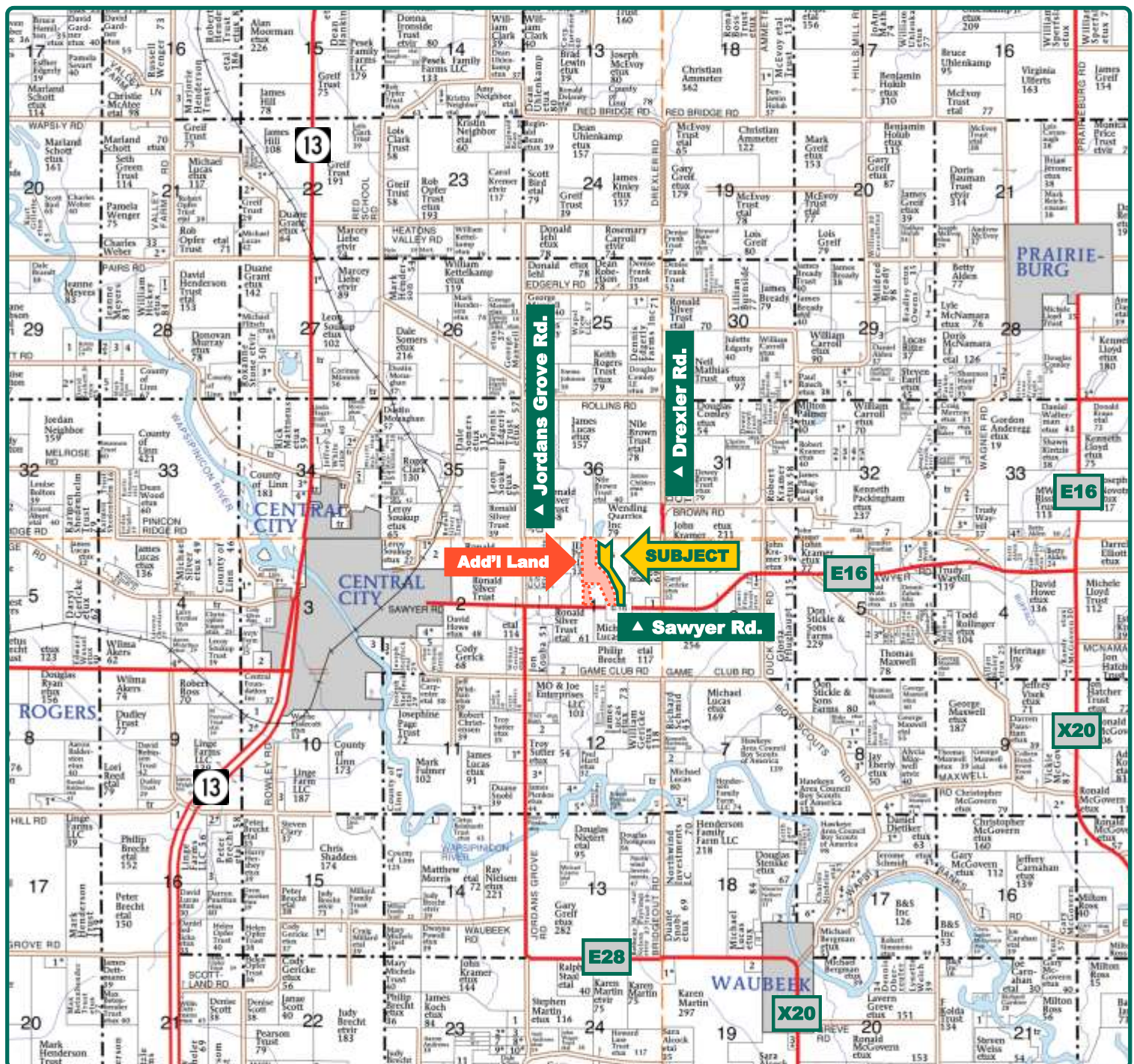


Property *Key Features*

- Located East of Central City along a Hard-Surface Road
- Includes Mature Timber, Creek and Native CRP
- Attractive Building Site

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

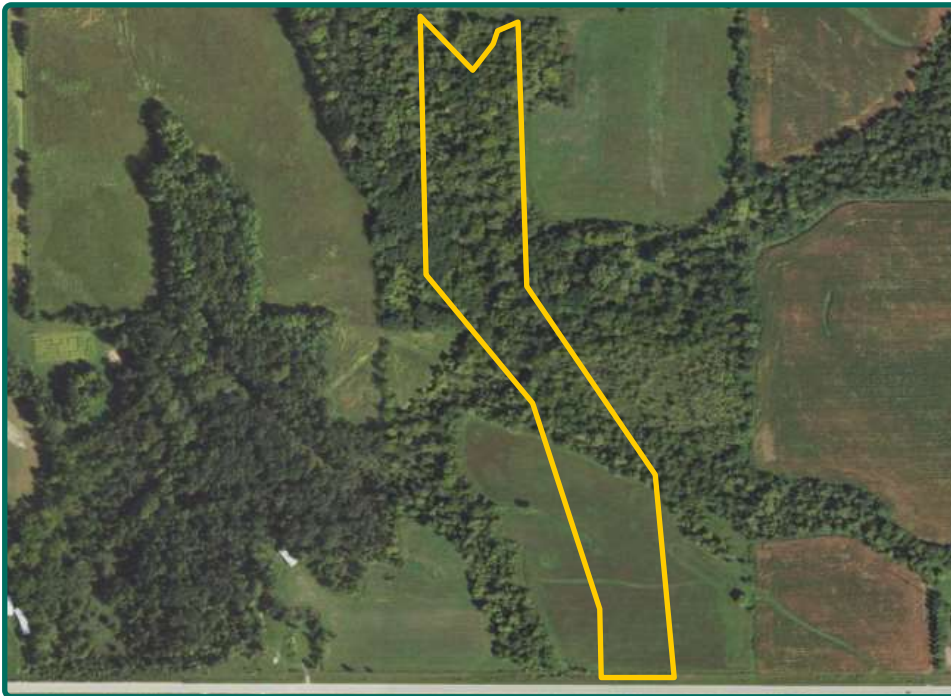
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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



CRP Acres: 6.31*

Soil Productivity: 37.72 CSR2

**Acres are estimated.*

Property Information

16.90 Acres, m/l

Location

From Central City: 1¾ miles east on Sawyer Road. The farm is located on the north side of the road.

Legal Description

The East 16.90 acres of Lot 3 of the Rolling Hill Farms First Addition to Linn County, Iowa, part of Parcel A, Amended Plat of Survey No. 2602, Section 1, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$270,400.00
- \$16,000/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$183.00*

Gross Acres: 16.90

Forest Reserve Acres: 8.04*

Net Taxable Acres: 8.86*

Tax per Net Taxable Acre: \$20.65*

Tax Parcel ID #: Part of 070115100100000

**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3797, Tract 9299

CRP Acres: 6.31*

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

CRP Contracts

There are 6.31 acres* enrolled in a CP-38E-25 contract that pays \$184.49/acre - or \$1,164.00 annually* - and expires September 30, 2030.

**Acres and payments estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

Primary soils are Lamont, Chelsea and Sparta. CSR2 on the estimated CRP acres is 37.72. Contact agent for soil map.

Survey

Property will be surveyed at Seller's expense to determine exact acres and boundaries.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

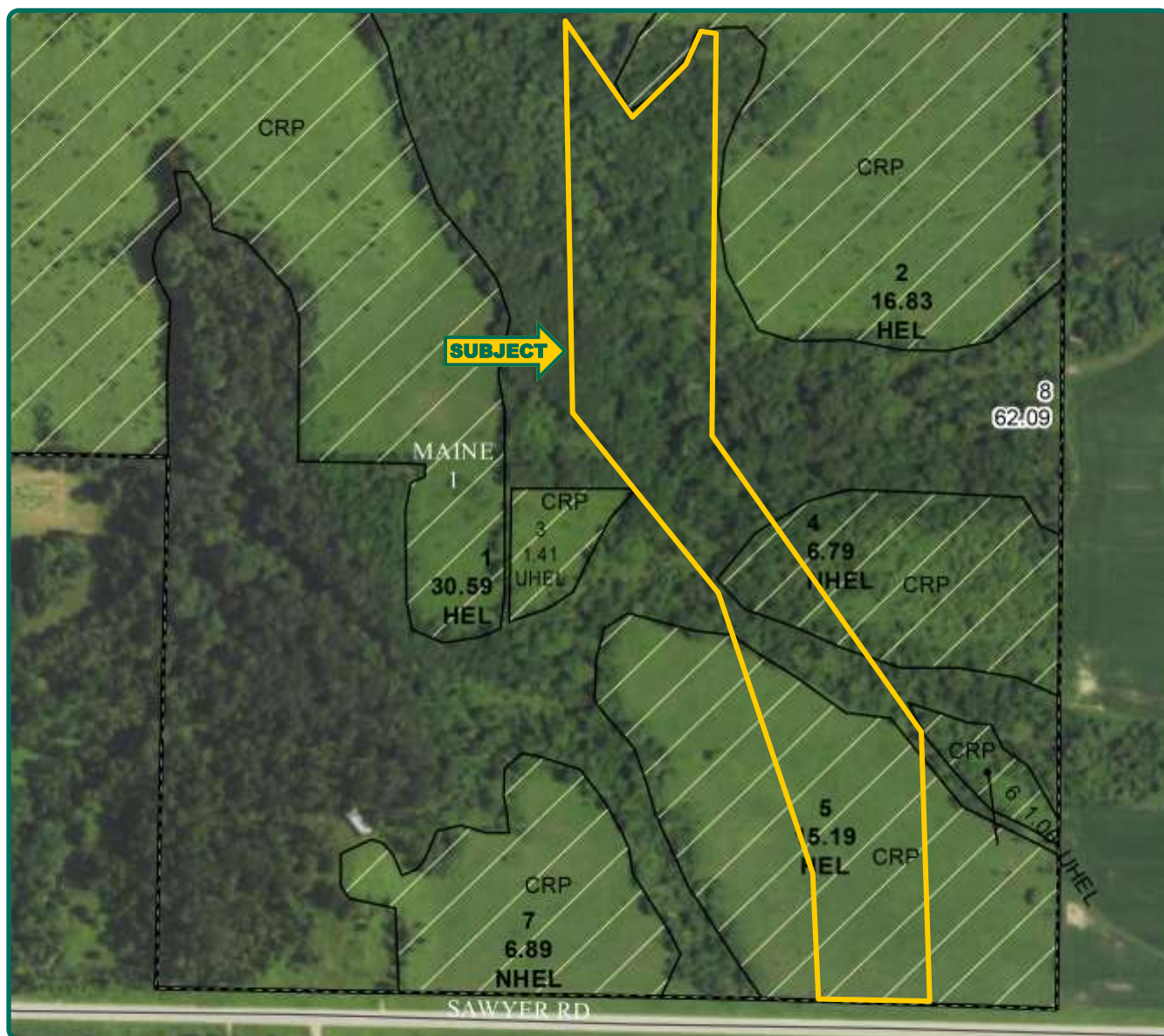
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Comments

This is an attractive building site located east of Central City along a hard-surface road. Includes a mixture of timber, creek and native CRP.

Additional Land for Sale

Seller has two additional tracts 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.

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

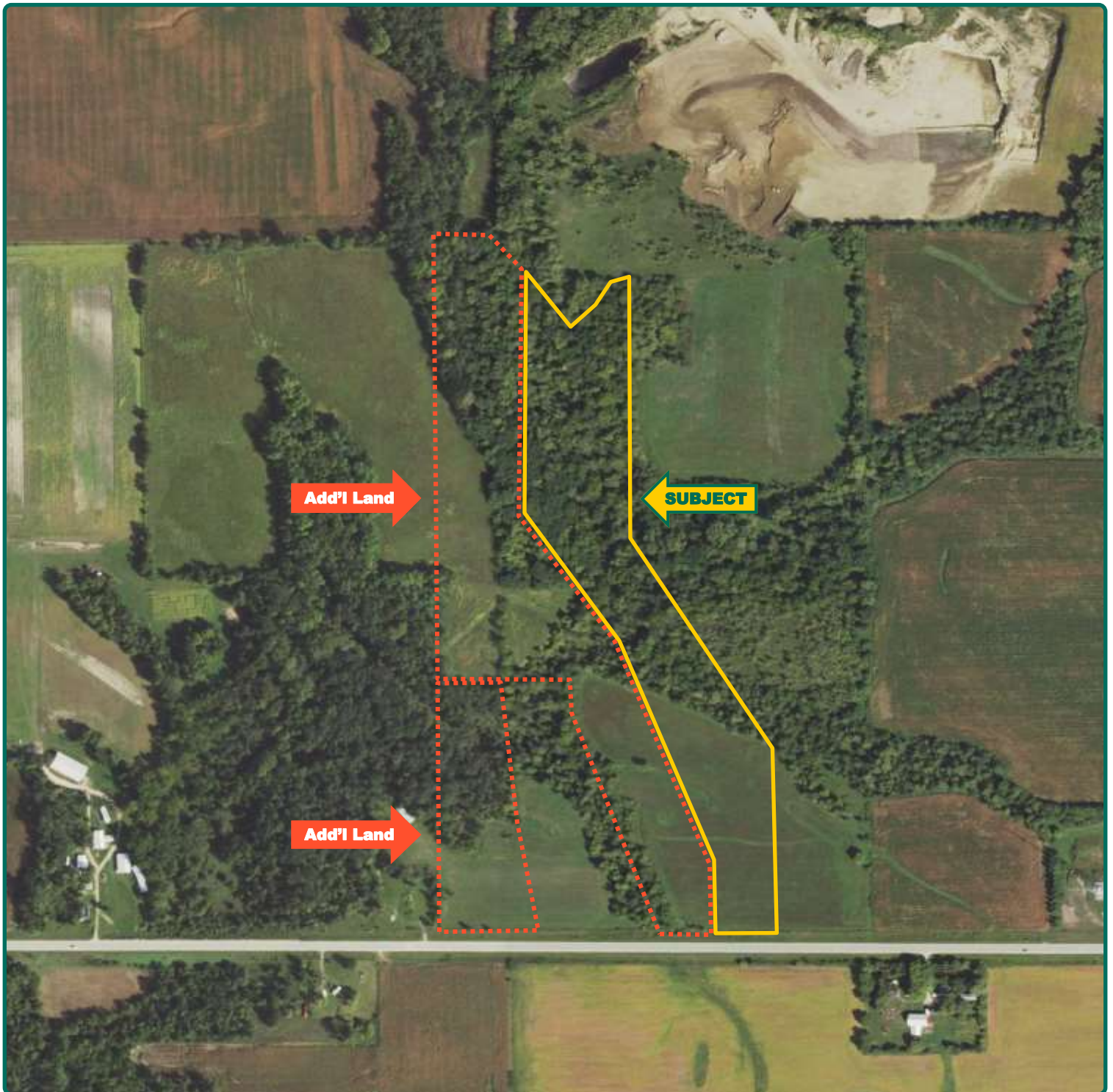
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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

Additional Land Aerial Photo



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