

Land For Sale

ACREAGE:

39.40 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Located 3 Miles Southeast of Cedar Rapids, Iowa
- 28.03 FSA/Eff. Crop Acres with a 58.90 CSR2
- Attractive Homesite with Mixture of Timber, Pond and Cropland

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FSA/Eff. Crop Acres:	28.03
Cert. Mixed Forage Acres:	2.19
Bean Base Acres:	8.40
Soil Productivity:	58.90 CSR2

Property Information

39.40 Acres, m/l

Location

From Cedar Rapids—Intersection of Hwy 30 and Hwy 13: 2 miles west on Hwy 30, ¾ mile south on Jappa Rd., 2½ miles southeast on Ivanhoe Rd. and ¼ mile north on Old School Rd. The property is on the west side of the road.

Legal Description

The NE¼ of the NE¼ of Section 21, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$549,630.00
- \$13,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,062.00
Net Taxable Acres: 39.40
Tax per Net Taxable Acre: \$26.95
Tax Parcel ID #: 182110100100000

FSA Data

Part of Farm Number 7976, Tract 9336
FSA/Eff. Crop Acres: 28.03
Cert. Mixed Forage Acres: 2.19
Bean Base Acres: 8.40
Bean PLC Yield: 28 Bu.

Soil Types/Productivity

The primary soil type is Fayette. CSR2 on the FSA/Eff. crop acres is 58.90. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

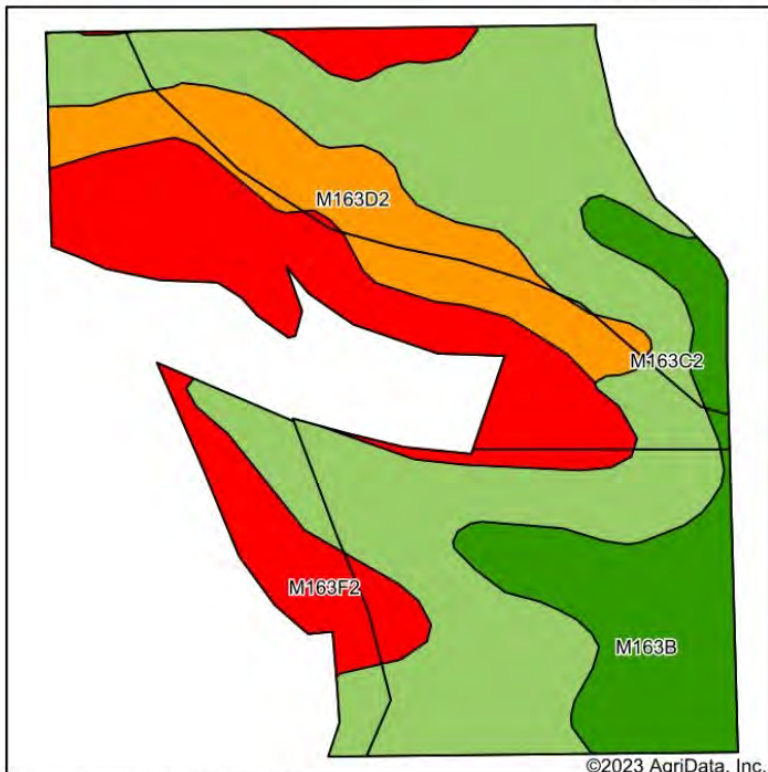
This is a beautiful, potential homesite in rural Linn County. It includes a mixture of mature timber, income-producing cropland and nice pond.

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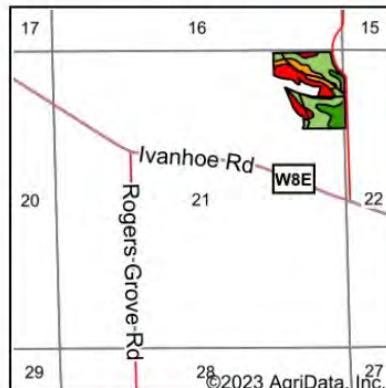
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **21-82N-6W**
Township: **Putnam**
Acres: **28.03**
Date: **4/3/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA113, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	12.98	46.3%		IIIe	76
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	7.09	25.3%		VIe	18
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.38	15.6%		Ile	84
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	3.58	12.8%		IIIe	47
Weighted Average					3.60	58.9

**IA has updated the CSR values for each county to CSR2.

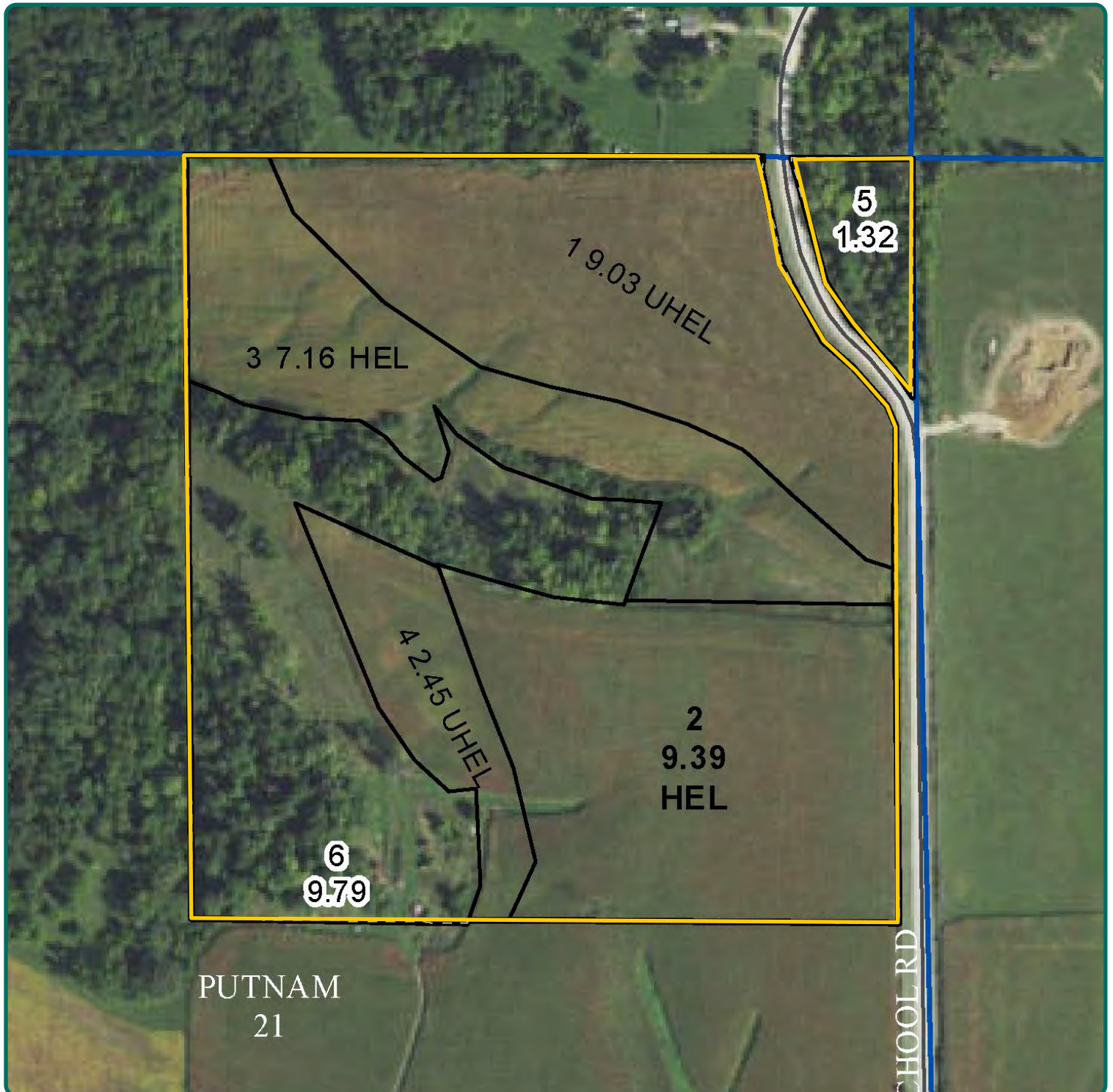
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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