

Land For Sale

ACREAGE:

226.09 Acres, m/l

LOCATION:

Linn County, IA

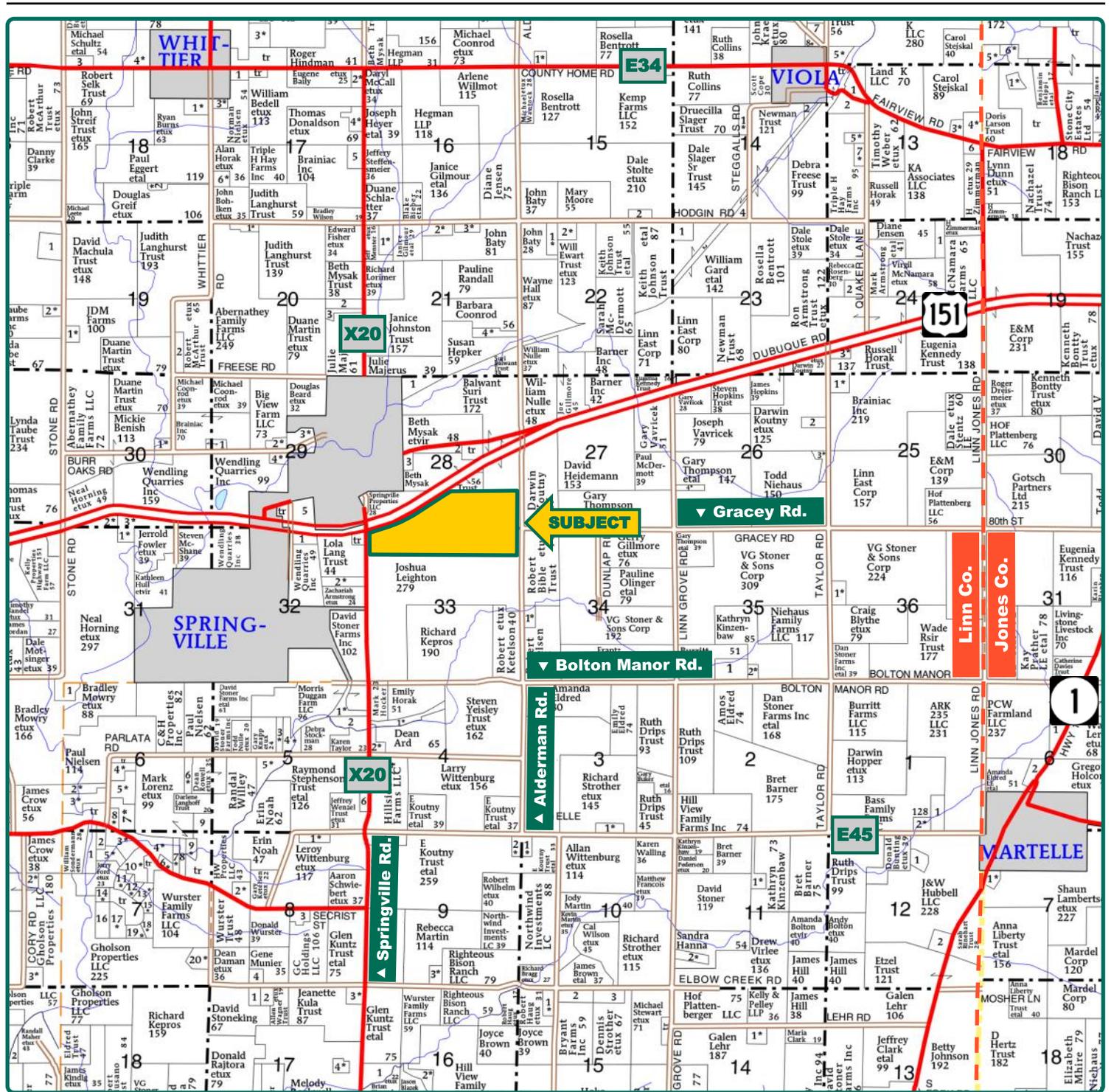


Property Key Features

- Located on the Southeast Side of Springville, Iowa
- 217.19 FSA/Eff. Crop Acres with an 89.70 CSR2
- Excellent Farmland in Prime Location on Hard-Surfaced Road

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	217.19
Corn Base Acres:	130.05
Bean Base Acres:	87.14
Soil Productivity:	89.70 CSR2

Property Information

226.09 Acres, m/l

Location

From Springville - Intersection of Hwy 151 & Springville Rd.: The property is on the southeast side of the intersection.

Legal Description

Lot 2, Lensing First Addition to Linn County, Iowa and that part of the S½ of the S½ of Section 28 & the North 60 rods of the N½ of the N½ of Section 33, all in Township 84 North, Range 5, West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$4,126,142.50
- \$18,250/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: \$10,416.00
 Net Taxable Acres: 226.09
 Tax per Net Taxable Acre: \$46.07
 Tax Parcel ID #: 092837600200000, 092845100100000, 092847600100000, 093322600100000, 093320100100000, 093312600100000 & 093310100100000

FSA Data

Farm 6956, Tract 11334
 FSA/Eff. Crop Acres: 217.19
 Corn Base Acres: 130.05
 Corn PLC Yield: 146 Bu.
 Bean Base Acres: 87.14
 Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Kenyon. CSR2 on the FSA/Eff. crop acres is 89.70. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Land Preservation Area

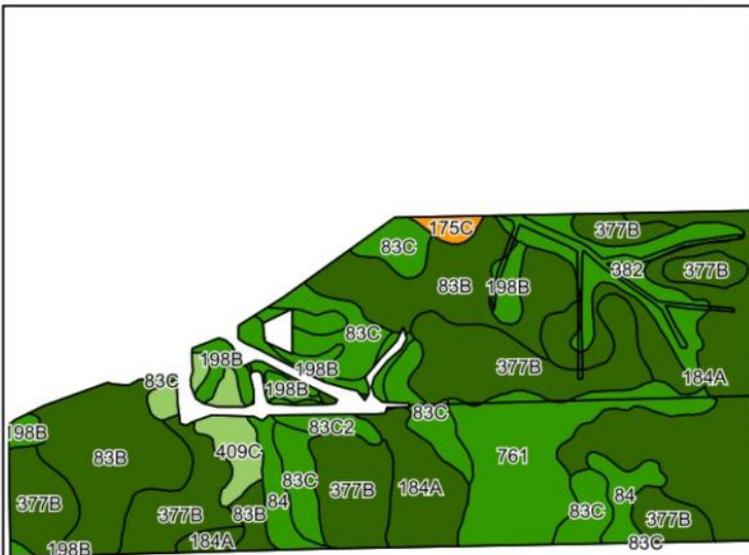
The Iowa Department of Transportation will be installing an overpass over Hwy 151 in the next 2-5 years. A portion of this farm is located in a land preservation area. See Land Preservation Map. Contact the listing agent for details.

Comments

This is a high-quality Linn County farm with an 89.70 CSR2. It is in a prime location on a hard-surfaced road at the intersection of Hwy 151 and Springville Rd.

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State: Iowa
 County: Linn
 Location: 33-84N-5W
 Township: Brown
 Acres: 217.19
 Date: 8/25/2023



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	48.42	22.3%		IIe	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	46.14	21.2%		Iw	95
83B	Kenyon loam, 2 to 5 percent slopes	38.22	17.6%		IIe	90
761	Franklin silt loam, 1 to 3 percent slopes	21.03	9.7%		Iw	85
83C	Kenyon loam, 5 to 9 percent slopes	20.54	9.5%		IIIe	85
382	Maxfield silty clay loam, 0 to 2 percent slopes	13.15	6.1%		IIw	87
198B	Floyd loam, 1 to 4 percent slopes	10.98	5.1%		IIw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	8.75	4.0%		IIw	88
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	6.33	2.9%		IIIe	70
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.16	1.0%		IIIe	84
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.47	0.7%		IIIe	45
Weighted Average					1.83	89.7

**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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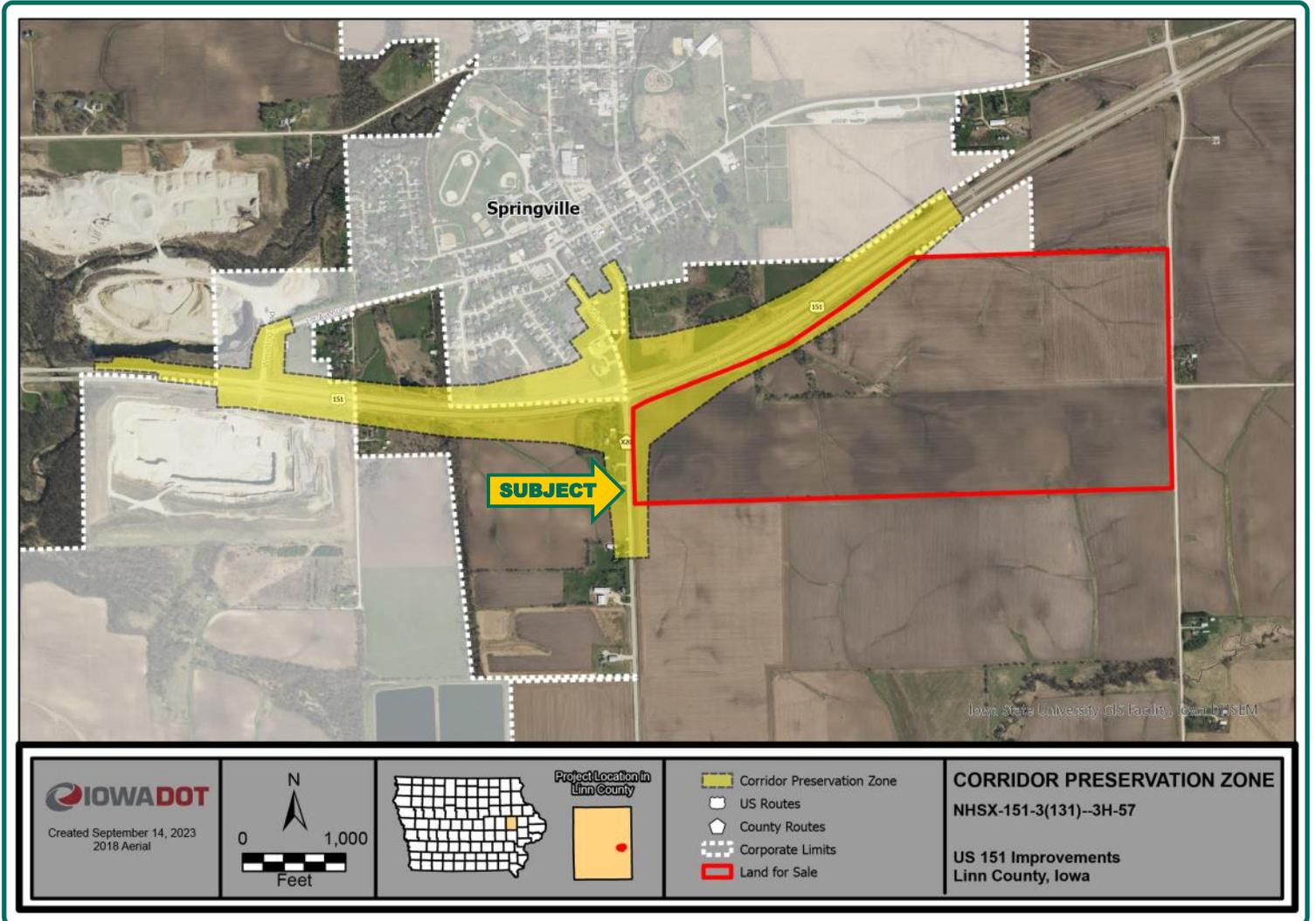
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