

Land For Sale

ACREAGE:

73.52 Acres, m/l

LOCATION:

Linn County, IA

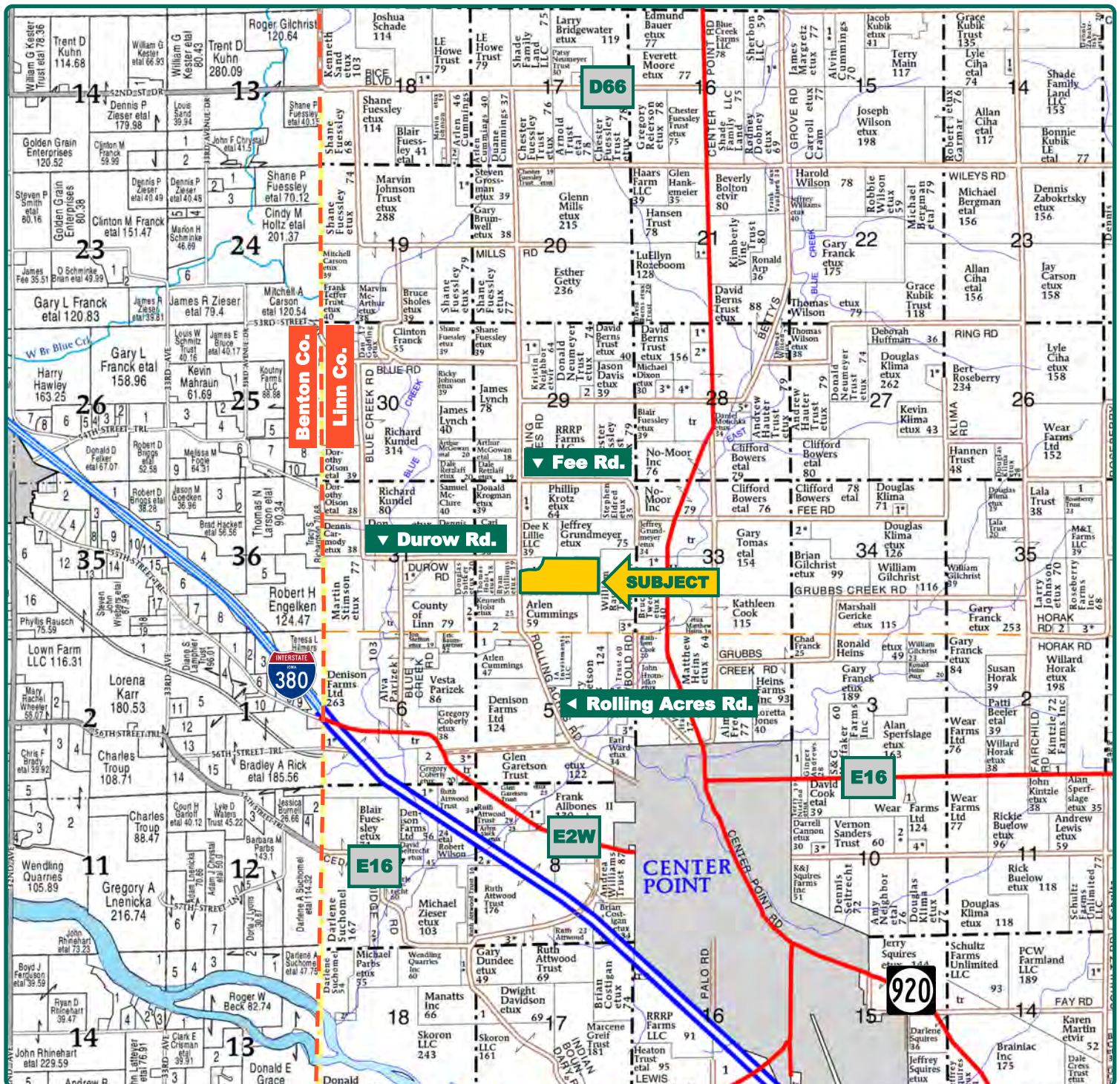


Property *Key Features*

- Located 1½ Miles Northwest of Center Point, Iowa
- 55.99 FSA/Eff. Crop Acres with a 76.40 CSR2
- Attractive Building Site with a Mixture of Productive Cropland and Timber

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



FSA/Eff. Crop Acres: 55.99

Corn Base Acres: 24.49*

Bean Base Acres: 24.49*

Soil Productivity: 76.40 CSR2

**Acres are estimated.*

Property Information

73.52 Acres, m/l

Location

From Center Point: 1½ miles northwest on Rolling Acres Rd. The property is on the east side of the road.

Legal Description

The NE¼ of the SW¼ and the NW¼ of the SE¼ of Section 32, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa, excepting Lot 1, Mackey Trust First Addition to Linn County, Iowa.

Price & Terms

- \$731,524.00
- \$9,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,157.00*

Surveyed Acres: 73.52

Exempt Road ROW Acres: 0.52

Net Taxable Acres: 73.00

Tax per Net Taxable Acre: \$43.25*

Tax Parcel ID #: 043242600100000

& part of 043230100100000

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

FSA Data

Farm 808, Part of Tract 99

FSA/Eff. Crop Acres: 55.99

Corn Base Acres: 24.49*

Corn PLC Yield: 120 Bu.

Bean Base Acres: 24.49*

Bean PLC Yield: 38 Bu.

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

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Ostrander. CSR2 on the FSA/Eff. crop acres is 76.40. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage tile was recently installed on this farm. Contact the listing agent for a tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Solid Waste

There is a small area of old junk located north of the quarry.

Comments

This is an attractive Linn County farm with a mixture of timber and productive farmland. This would make a nice building site in rural Linn County.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

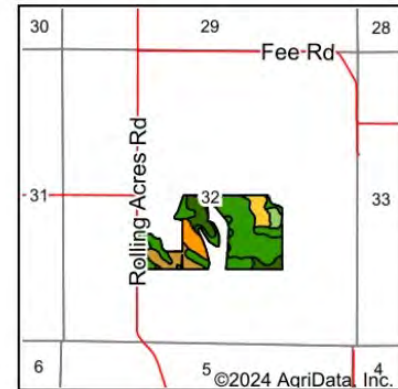
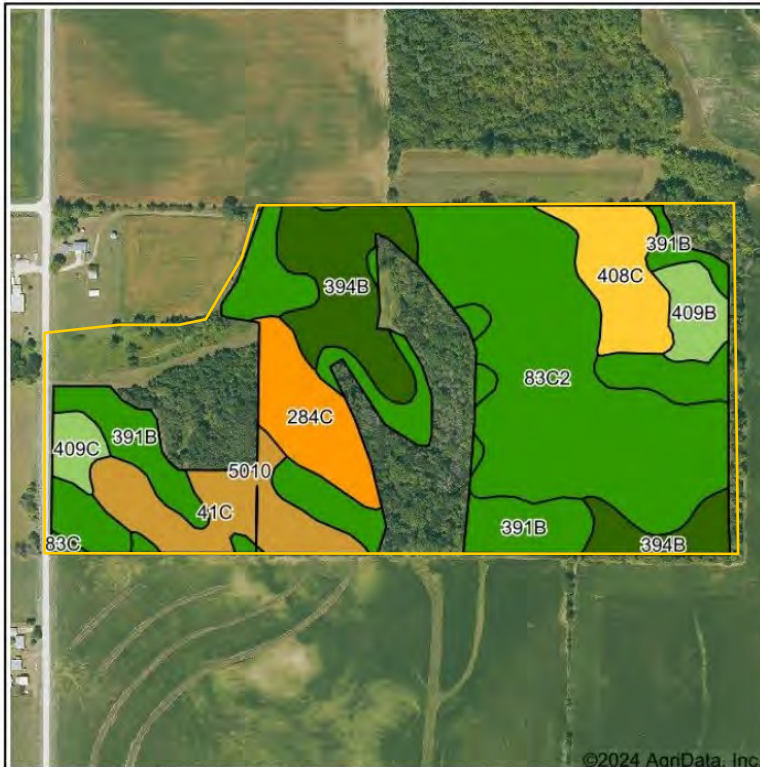
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



State: **Iowa**
County: **Linn**
Location: **32-86N-8W**
Township: **Grant**
Acres: **55.99**
Date: **4/15/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	18.22	32.5%		IIIe		84
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.12	25.2%		IIw		87
394B	Ostrander loam, 2 to 5 percent slopes	7.42	13.3%		IIe		91
41C	Sparta loamy sand, 5 to 9 percent slopes	5.13	9.2%		IVs	IIe	37
284C	Flagler sandy loam, 5 to 9 percent slopes	4.00	7.1%		IIIe		46
408C	Olin sandy loam, 5 to 9 percent slopes	3.89	6.9%		IIe		59
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	1.80	3.2%		IIIe		75
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	1.12	2.0%		IIIe		70
83C	Kenyon loam, 5 to 9 percent slopes	0.29	0.5%		IIIe		85
Weighted Average					2.64	*-	76.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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