

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property *Key Features*

- Located Just Southeast of Cedar Rapids, Iowa
- Includes a 3-Bedroom, 1½-Bathroom Home on an Attractive Site
- High-Quality Cropland and Creek Along a Hard-Surfaced Road

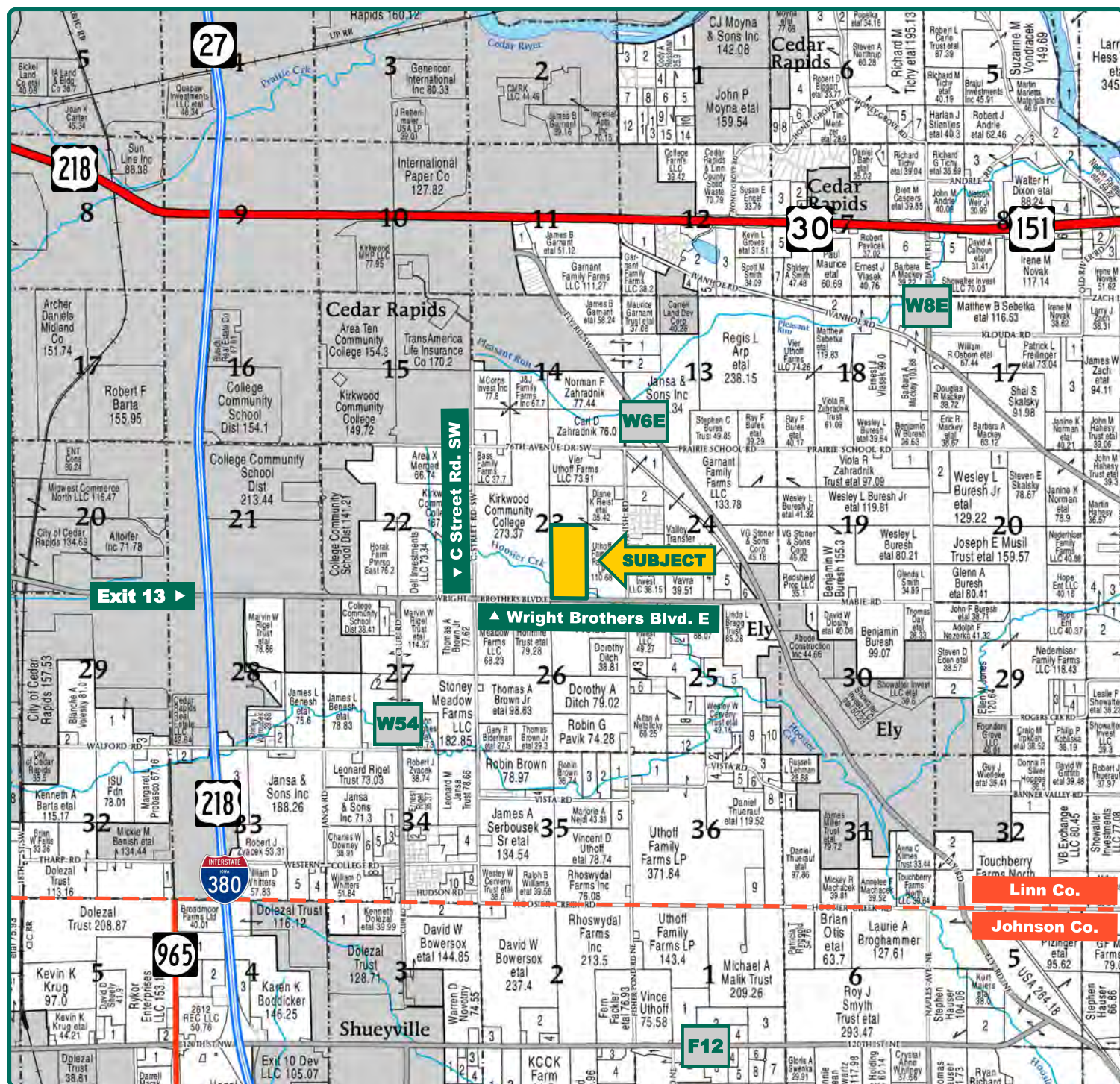
**Troy Louwagie, ALC**  
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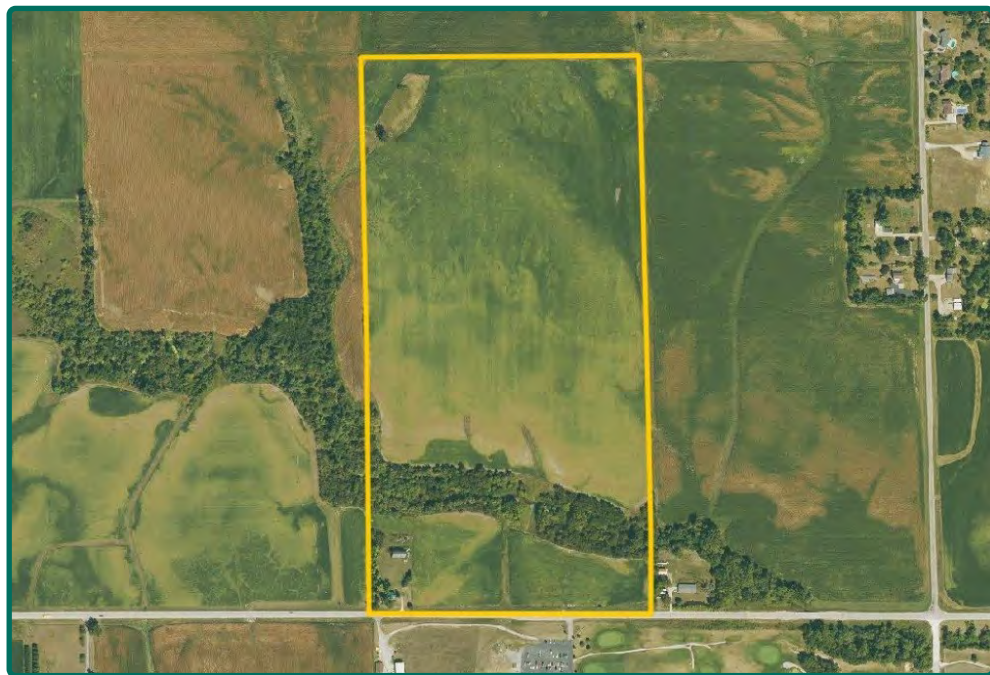
## College Township, Linn County, IA



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**FSA/Eff. Crop Acres:** 67.33  
**Corn Base Acres:** 48.52  
**Bean Base Acres:** 16.18  
**Soil Productivity:** 83.10 CSR2

**Total Living SF:** 1,564  
**Bedrooms:** 3  
**Bathrooms:** 1½  
**Year Built:** 1902  
**Address:**  
2800 Wright Brothers Blvd. E  
Cedar Rapids, IA 52404

## Property Information

**80.00 Acres, m/l**

### Location

**From Cedar Rapid—I-380 Exit 13:** 2¼ miles east on Wright Brothers Blvd. E. The property is on the north side of the road.

### Legal Description

The W½ of the SE¼ of Section 23, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.

### Site Address

2800 Wright Brothers Blvd. E  
Cedar Rapids, IA 52404

### Price & Terms

- \$1,436,000.00
- \$17,950/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: \$4,392.00  
Gross Acres: 80.00  
Exempt Road ROW Acres: 1.73  
Net Taxable Acres: 78.27  
Tax Parcel ID #: 192342600100000 & 192345100100000

### School District

College Community School District

### House

There is a 2-story, frame house that was built in 1902. It consists of 1,564 square feet of finished living space. The main level includes an eat-in kitchen, laundry room, half bath, living room and family room. The second story consists of three bedrooms and a full bathroom. The basement is a limestone/granite foundation and includes a forced-air furnace, pressure tank and hot water heater. The breaker box is located on the exterior of the house. The home has a steel roof and aluminum siding.

### FSA Data

Farm 566, Tract 2686  
FSA/Eff. Crop Acres: 67.33  
Corn Base Acres: 48.52  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 16.18  
Bean PLC Yield: 41 Bu.

### Soil Types/Productivity

Primary soils are Kenyon, Waukee and Muscatine. CSR2 on the FSA/Eff. crop acres is 83.10. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

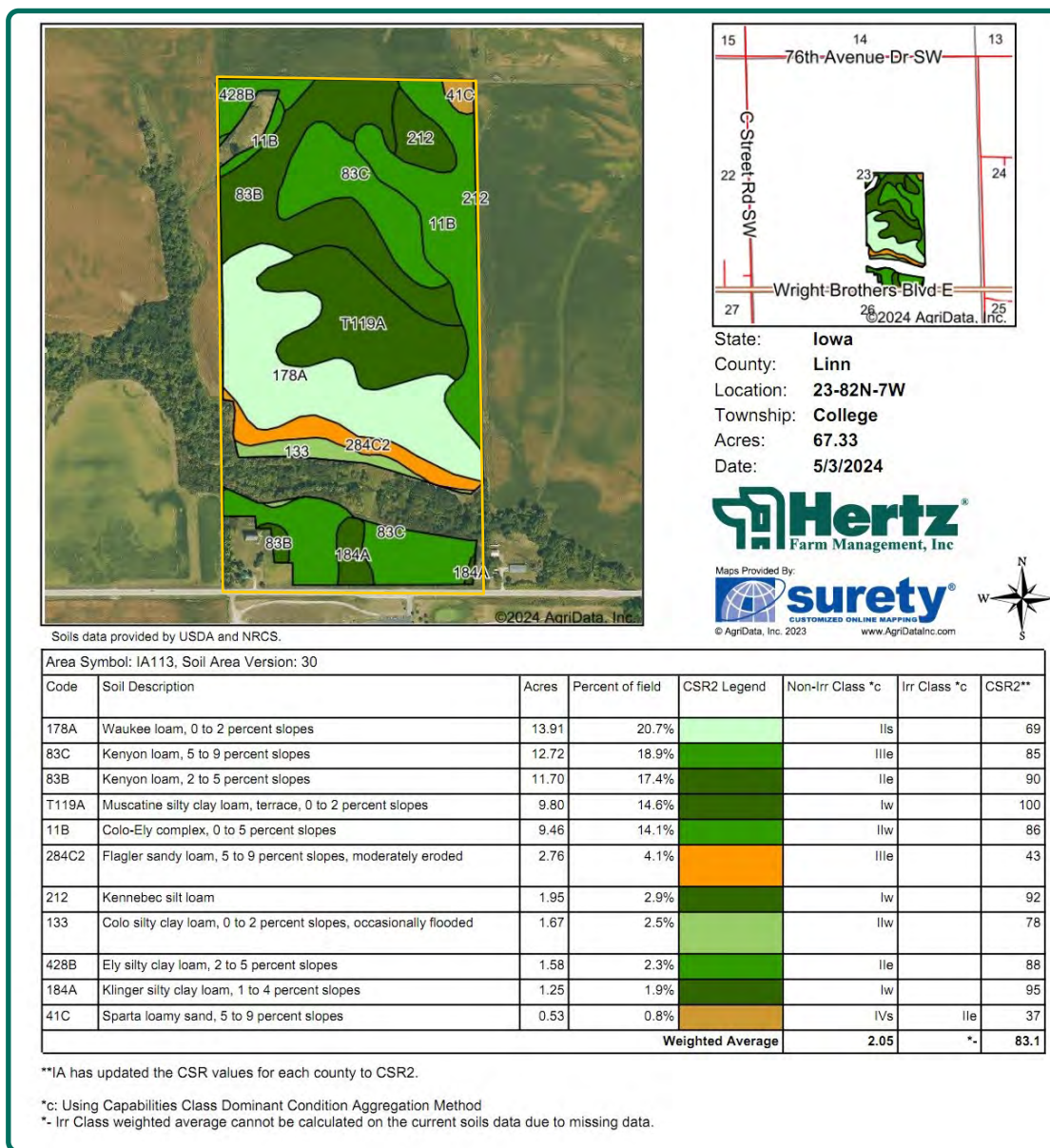
There is an older livestock barn.

### Water & Well Information

The well is located northwest of the house.

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## LP Tank

The LP Tank is leased.

## Septic System

The septic system is located northeast of the house. The existing septic system does not conform to Linn County code. The Buyer to be responsible for installation of new septic system.

## Potential Pipeline

The Sellers have received an offer from Wolf Carbon Solutions for a potential CO<sub>2</sub> pipeline to cross this farm north of the creek from west to east. Contact the listing agent for details.

## Comments

This highly productive farm is in a rapidly developing area on Wright Brothers Blvd., a hard-surfaced road, about two miles east of I-380.

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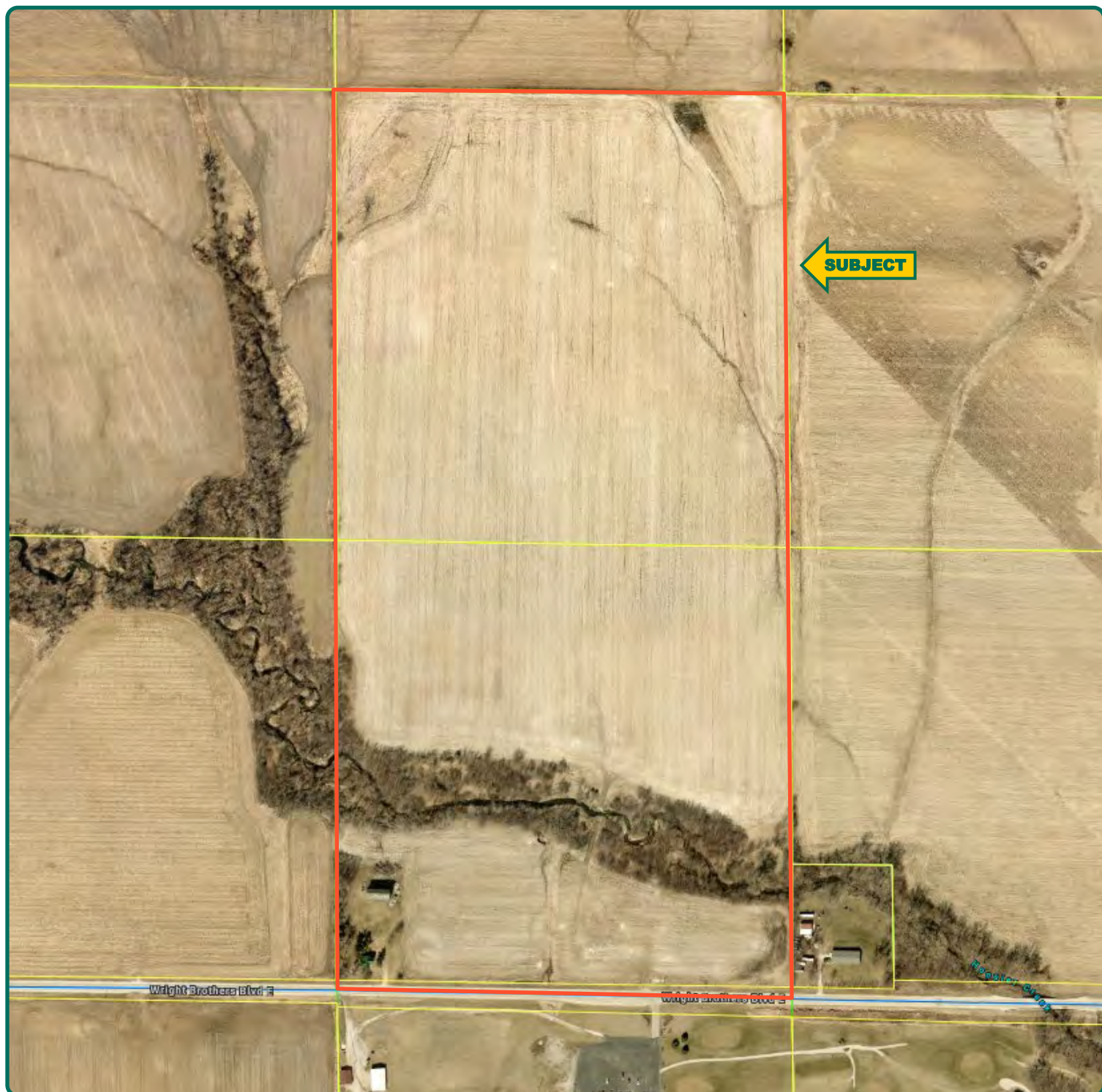


*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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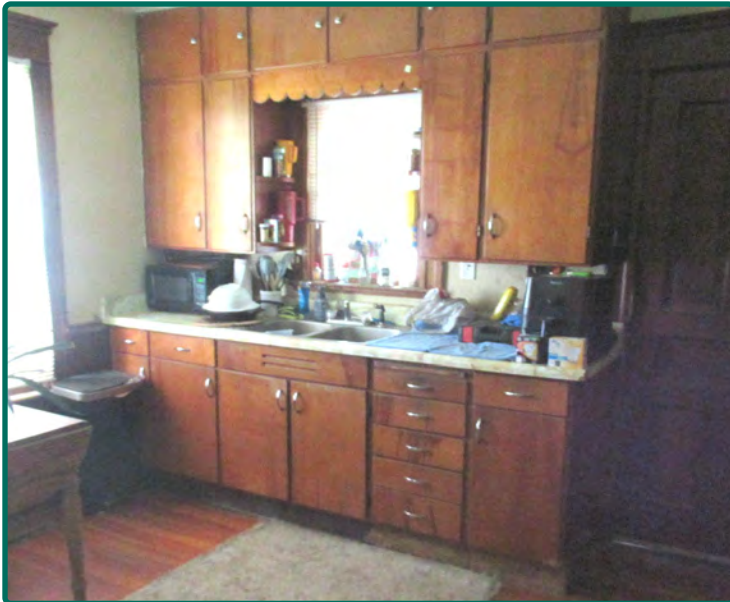




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