

Land For Sale

ACREAGE:

29.72 Acres, m/l

LOCATION:

Linn County, IA

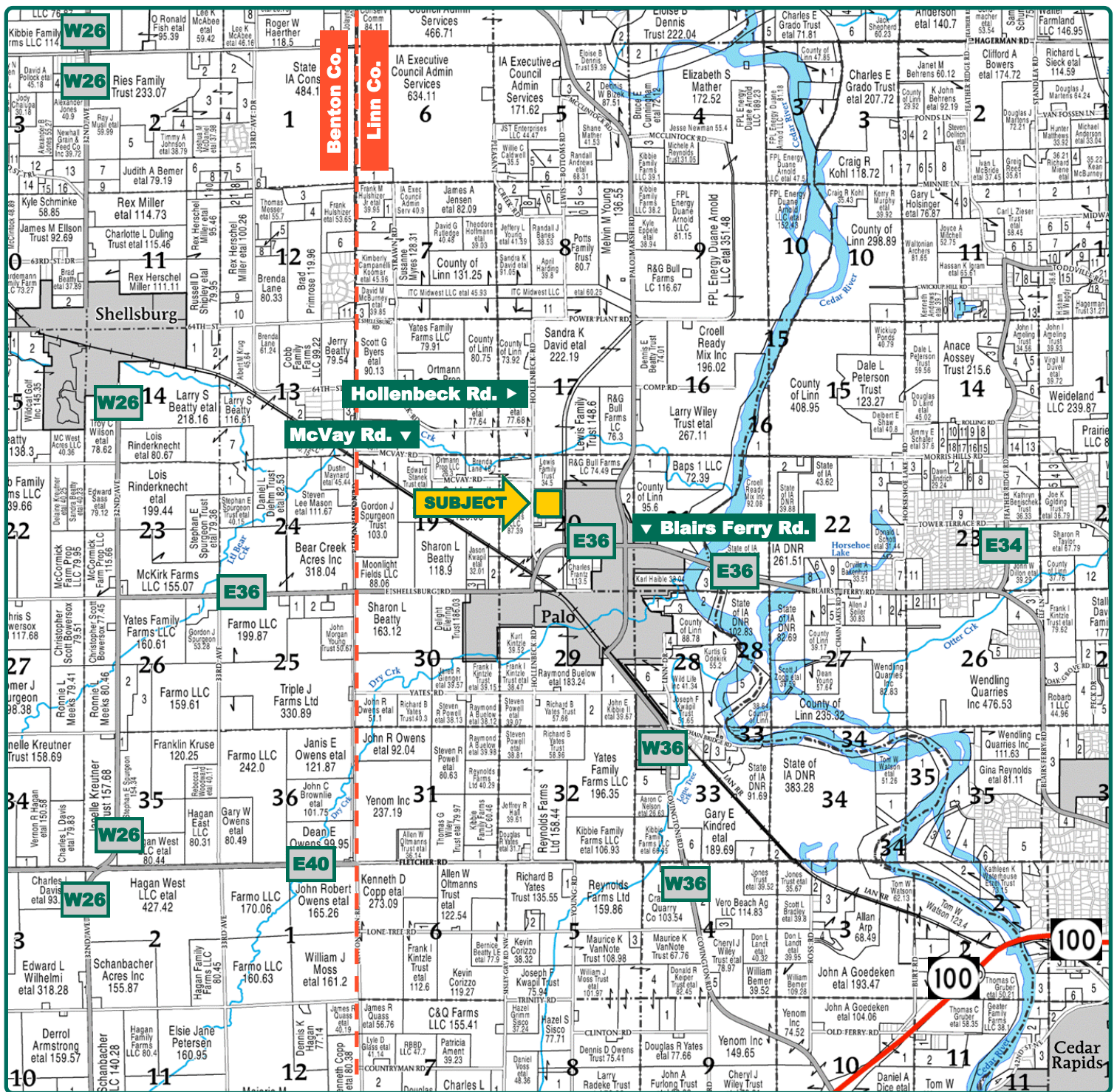


Property *Key Features*

- Located on the West Side of Palo, Iowa
- 29.19 Est. FSA/Eff. Crop Acres with a 91.80 CSR2
- Excellent-Quality Cropland, Just off Blairs Ferry Road

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 29.19*
Oats Base Acres: 0.49*
Corn Base Acres: 14.04*
Bean Base Acres: 13.23*
Soil Productivity: 91.80 CSR2

**Acres are estimated.*

Property Information

29.72 Acres, m/l

Location

From Palo: ¼ mile west on Blairs Ferry Rd. and ¼ mile north on Hollenbeck Rd. The property is on the east side of the road.

Legal Description

The SE¼ of the NW¼, Section 20 Township 84 North, Range 8 West of the 5th P.M., Linn County, Iowa, excepting therefrom the South 11 rods and also excepting therefrom the West 11 rods of the North 60 feet of the South 241.5 feet.

Price & Terms

- \$474,034.00
- \$15,950/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: \$1,324.00
 Net Taxable Acres: 29.72
 Tax per Net Taxable Acre: \$44.55
 Tax Parcel ID #: 122027600200000

FSA Data

Farm 7918, Tract 12210
 FSA/Eff. Crop Acres: 29.19*
 Oats Base Acres: 0.49*
 Oats PLC Yield: 60
 Corn Base Acres: 14.04*
 Corn PLC Yield: 138 Bu.
 Bean Base Acres: 13.23*
 Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Tama and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 91.80. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

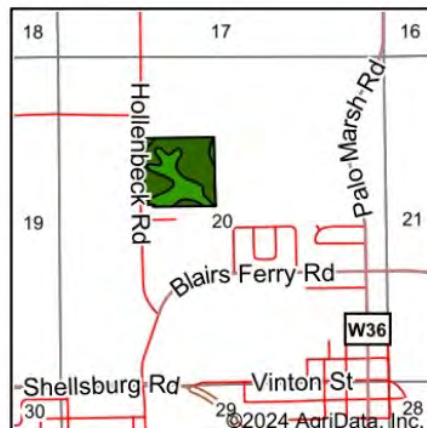
None.

Water & Well Information

None.

Comments

This is a highly productive Linn County farm with a 91.80 CSR2.



State: **Iowa**
County: **Linn**
Location: **20-84N-8W**
Township: **Fayette**
Acres: **29.19**
Date: **5/31/2024**



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	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	18.19	62.4%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	10.52	36.0%		IIw	86
120A	Tama silty clay loam, 0 to 2 percent slopes	0.48	1.6%		I	100
Weighted Average					1.98	91.8

**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.

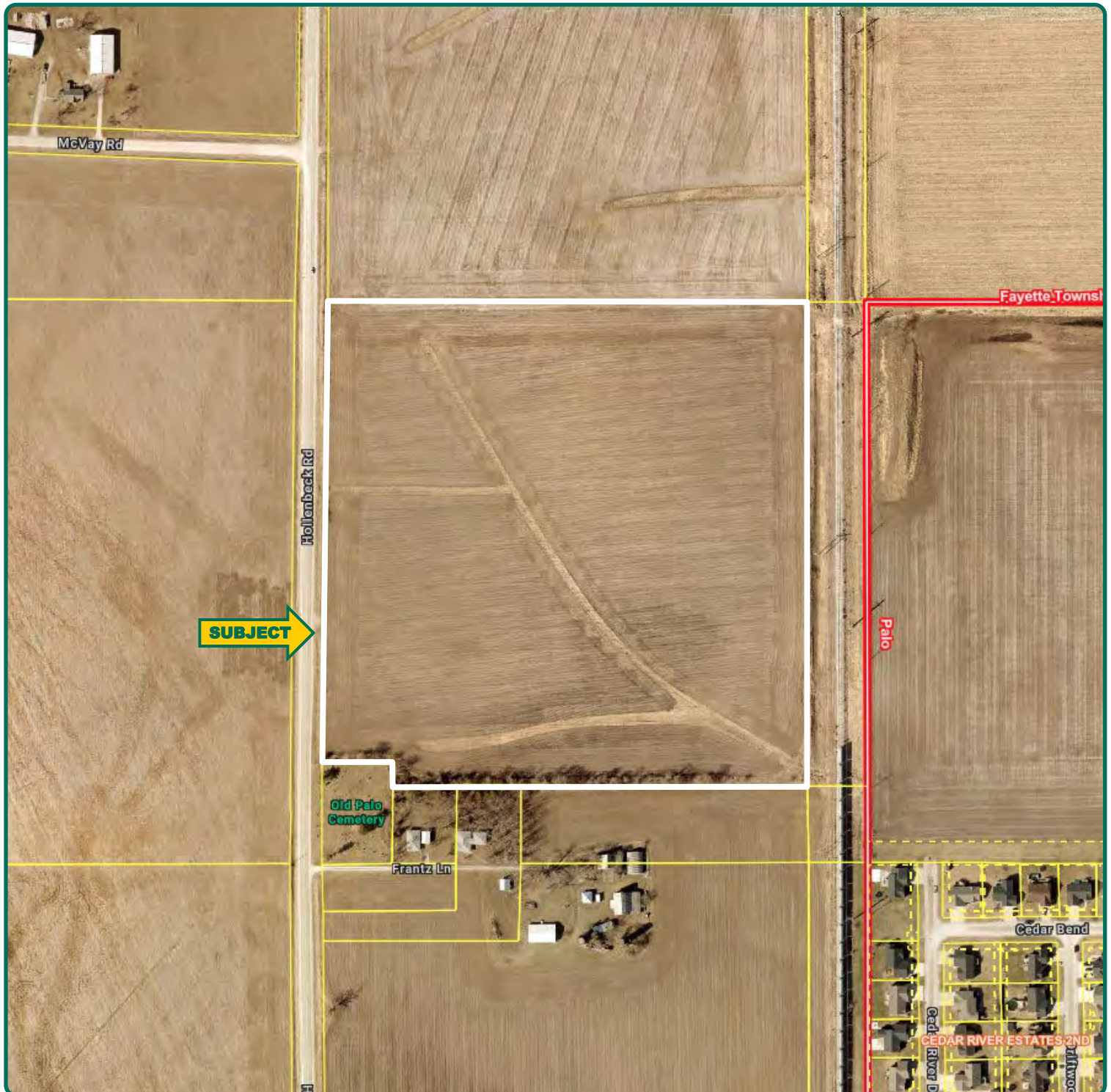
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