

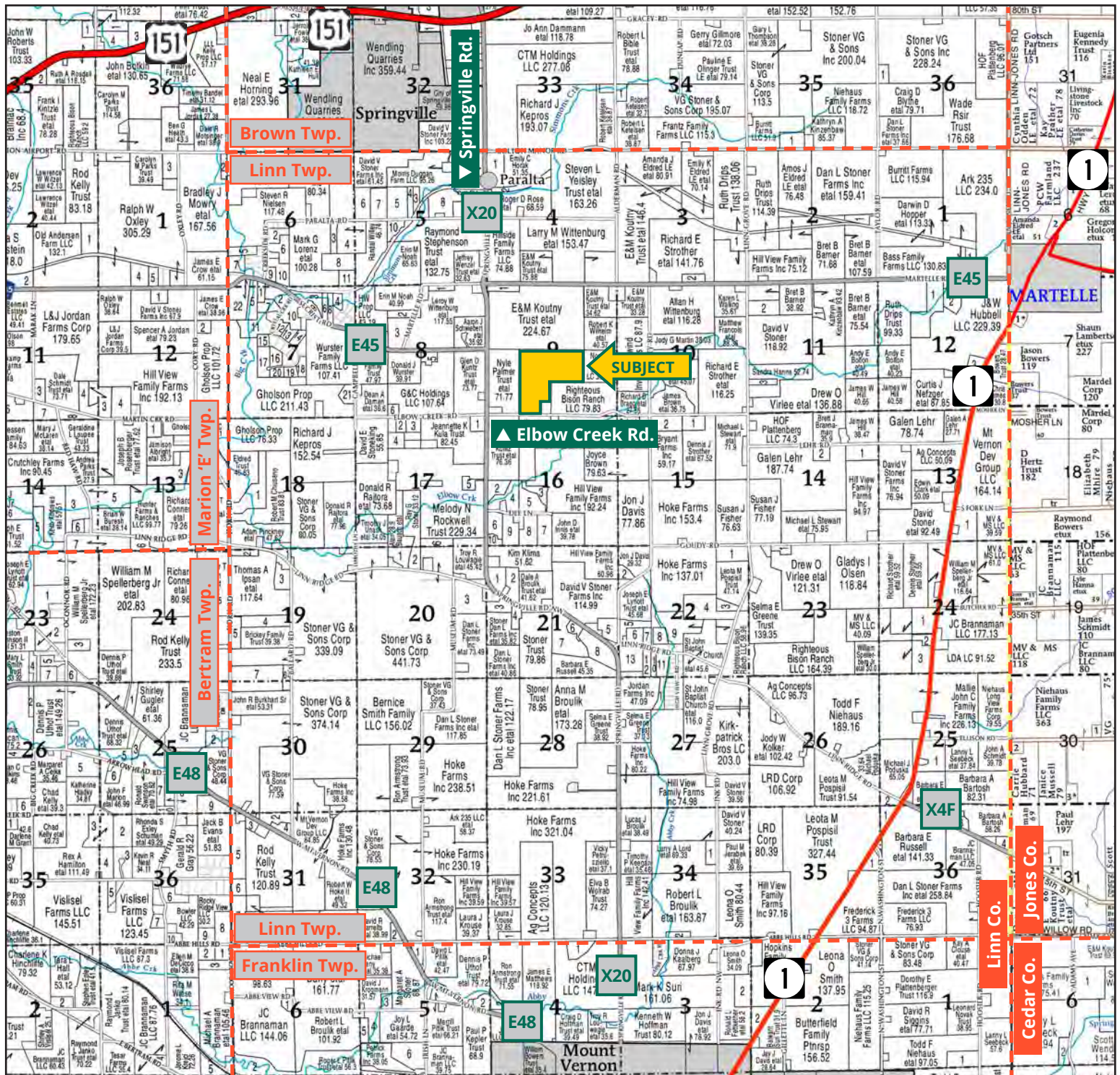
The Martin Farm



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114.90 Acres, m/l
Linn County, IA

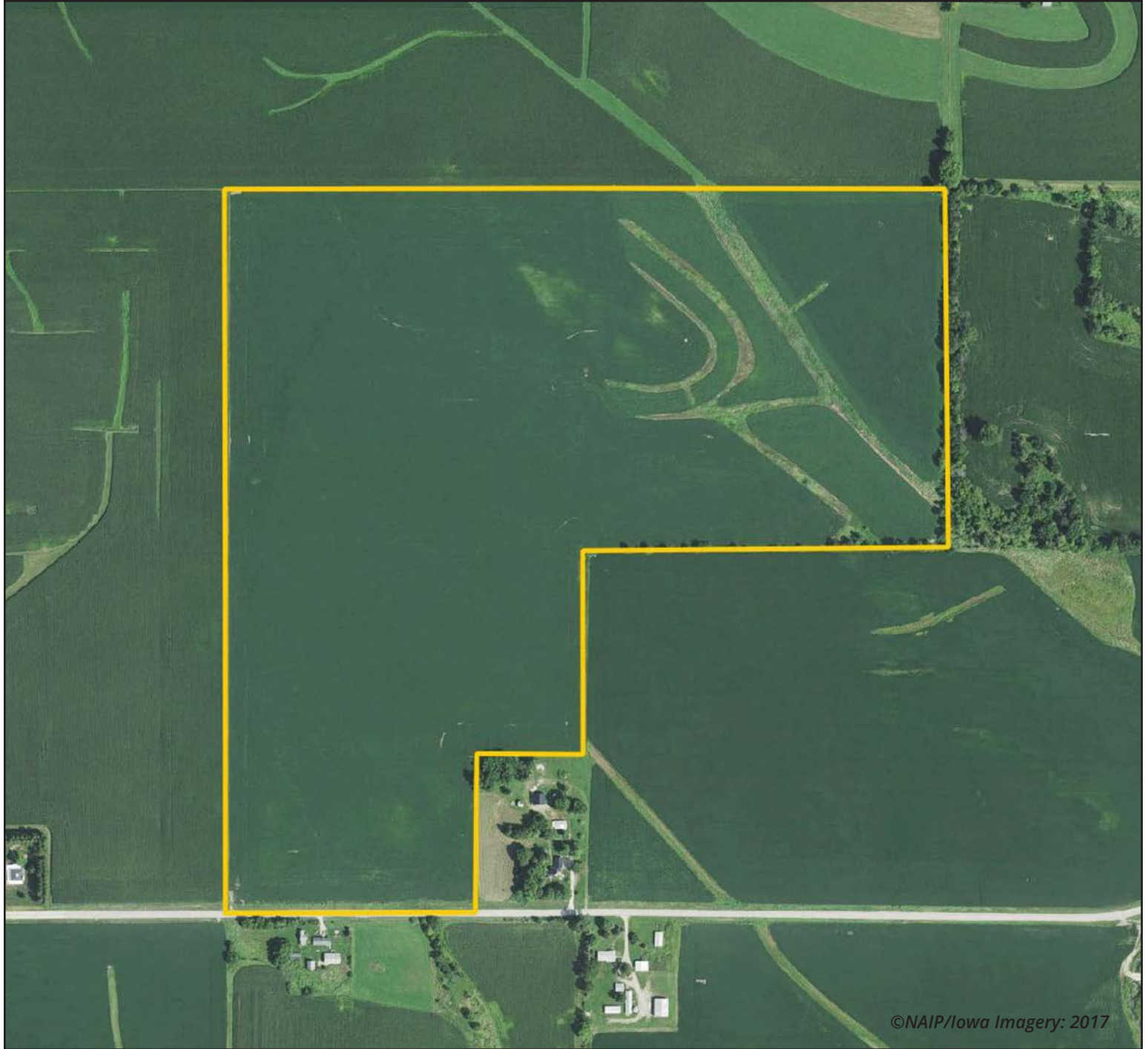


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FSA/Eff. Crop Acres: 107.19 | Soil Productivity: 90.00 CSR2



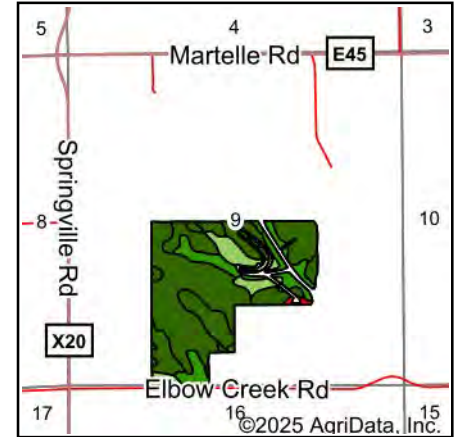
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Linn**
 Location: **9-83N-5W**
 Township: **Linn**
 Acres: **107.19**
 Date: **5/9/2025**



Maps Provided By:

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Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	50.85	47.7%		Ile	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	21.79	20.3%		Iw	95
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	10.23	9.5%		IIIe	70
11B	Colo-Ely complex, 0 to 5 percent slopes	7.51	7.0%		IIw	86
382	Maxfield silty clay loam, 0 to 2 percent slopes	4.65	4.3%		IIw	87
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.99	3.7%		IIw	87
394B	Ostrander loam, 2 to 5 percent slopes	3.69	3.4%		Ile	91
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	3.69	3.4%		IIIe	90
41D	Sparta loamy fine sand, 9 to 18 percent slopes	0.79	0.7%		IVs	17
Weighted Average					1.94	90

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Springville—Intersection of US-151 and Springville Rd.: 3 miles south on Springville Rd. and ¼ mile east on Elbow Creek Rd. The property is on the north side of the road.

Simple Legal

The NW¼ SE¼ and the E½ SW¼, excepting Lot 1, in Section 9, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,947,555.00
- \$ 16,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable. Subject to 2025 cash rent lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,202.00
Gross Acres: 114.90
Net Taxable Acres: 114.19
Tax per Net Taxable Acre: \$45.56

Lease Status

There is a cash rent lease in place for the 2025 crop year.

FSA Data

Farm Number 1158, Tract 3013
FSA/Eff. Crop Acres: 107.19
Corn Base Acres: 54.39
Corn PLC Yield: 169 Bu.
Bean Base Acres: 52.80
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Klinger.
CSR2 on the FSA/Eff. crop acres is 90.00.
See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The topography is gently rolling.

Drainage

Drainage is natural with some tile. There are no tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Linn County farm located southeast of Springville with a 90.00 CSR2.



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.

Northwest Corner Looking Southeast



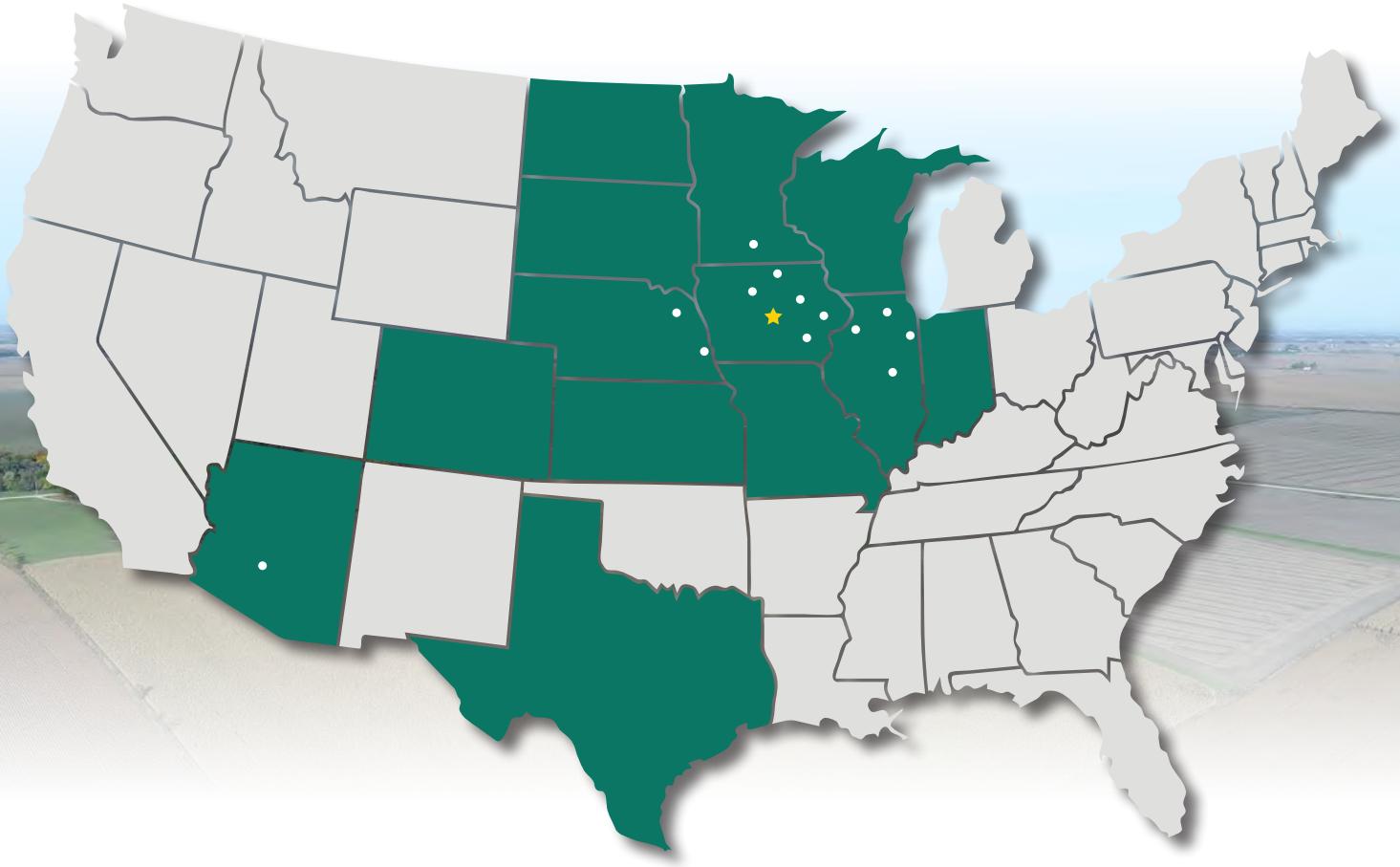
Northeast Corner Looking Southwest







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