



80 Acres m/l, Linn County, IA MTD Grain, LTD Farm

85.5 CSR2 - Located 1½ miles east of Walford, Iowa

Property Information

Location

From Walford: 1½ miles east on Walford Road. Property is located on the north side of the road.

Legal Description

The E ½ of the SE ¼ of Section 29, Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$840,000
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,540.00

Net Taxable Acres: 77.0

Tax per Net Taxable Acre: \$32.99

FSA Data

Farm Number 5469, Tract 9395

Crop Acres: 72.3

Corn Base: 46.7

Corn PLC Yield: 180 Bu.

Bean Base: 25.6

Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Klinger-Maxfield, Kenyon and Colo. See soil map for detail.

- **CSR2:** 85.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 85.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Drainage

Natural plus tile drainage. No tile maps available.

Water & Well Information

None.

Comments

Highly productive soils located in a strong area.

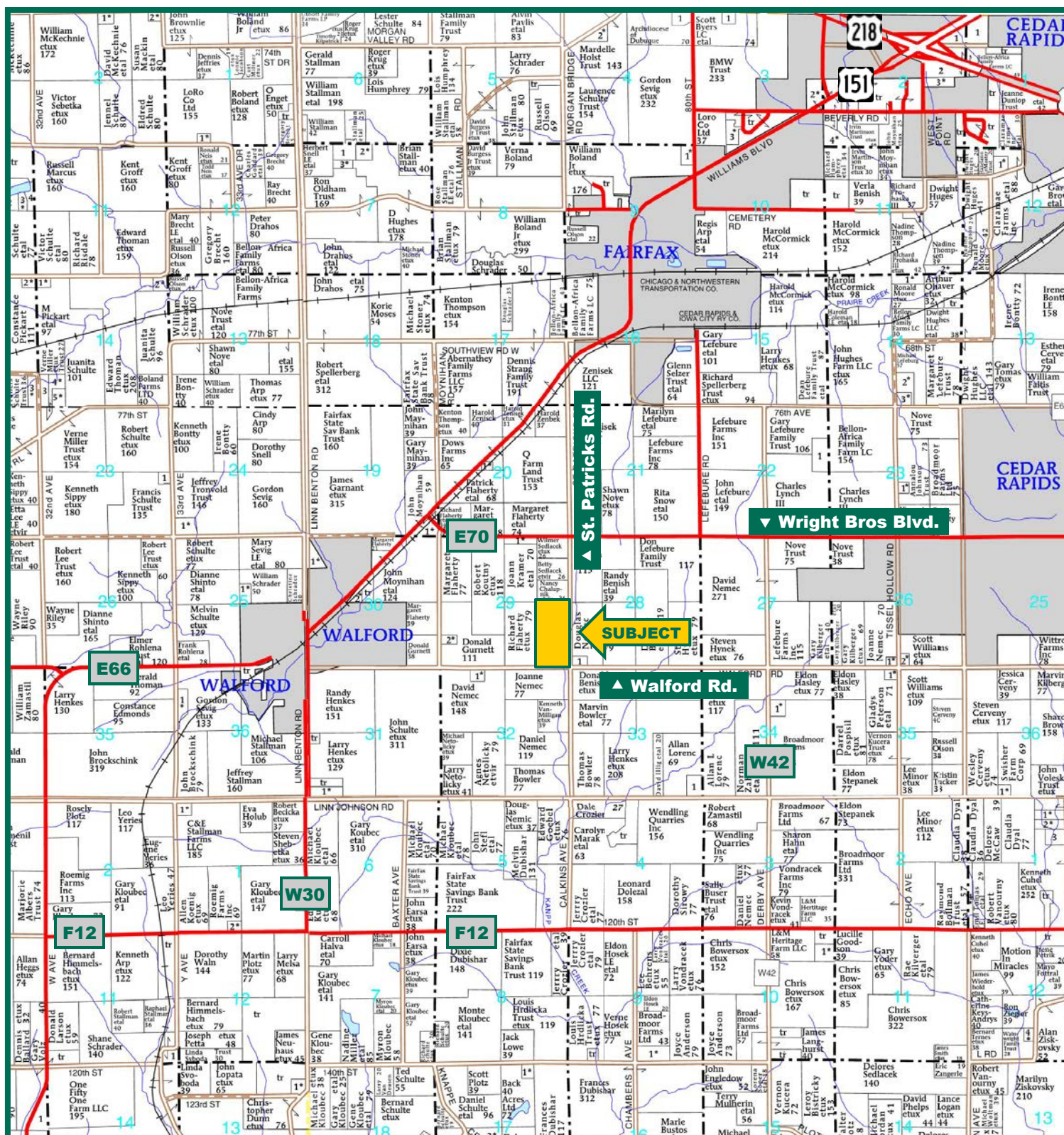
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



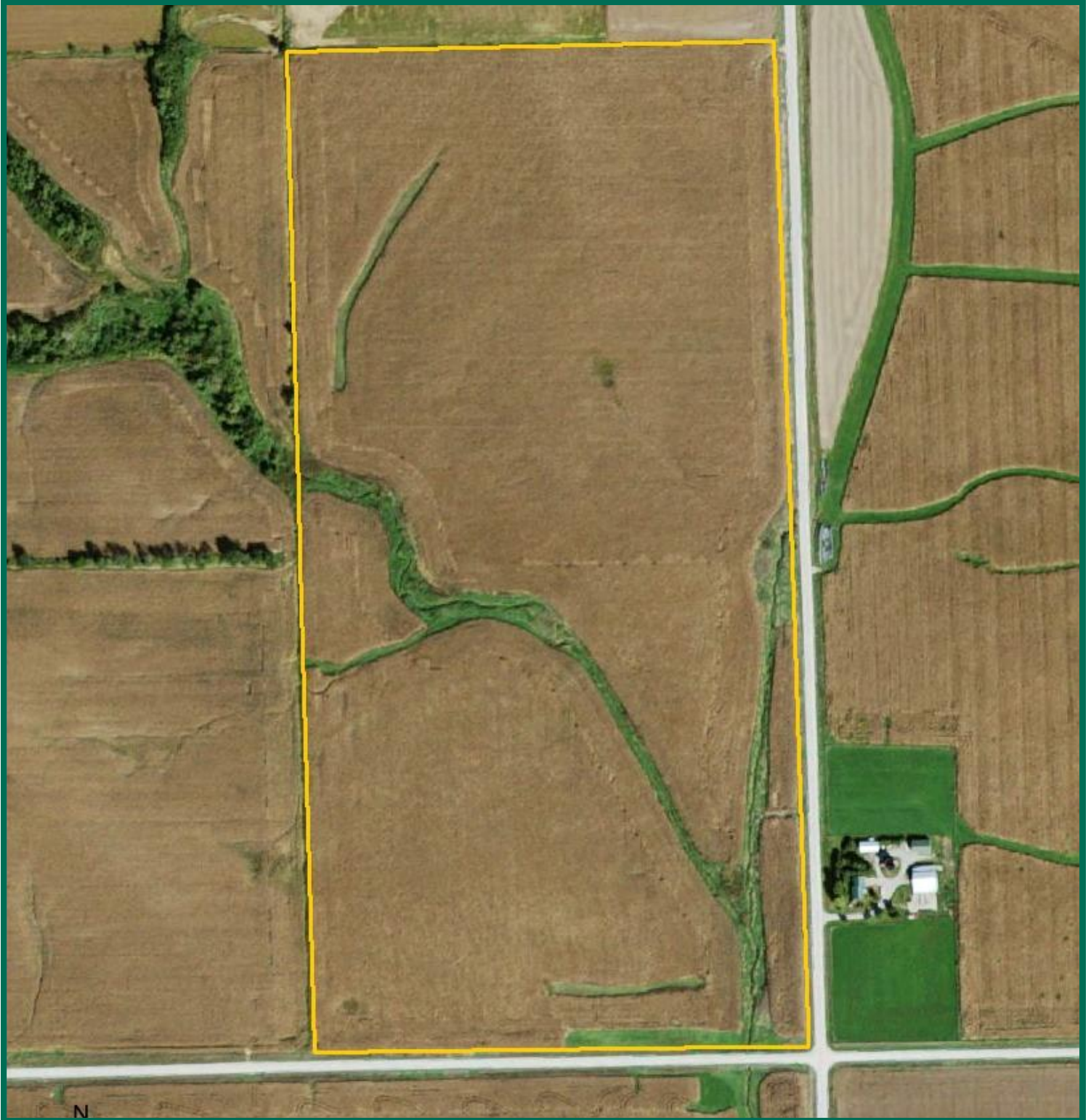
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Aerial Photo

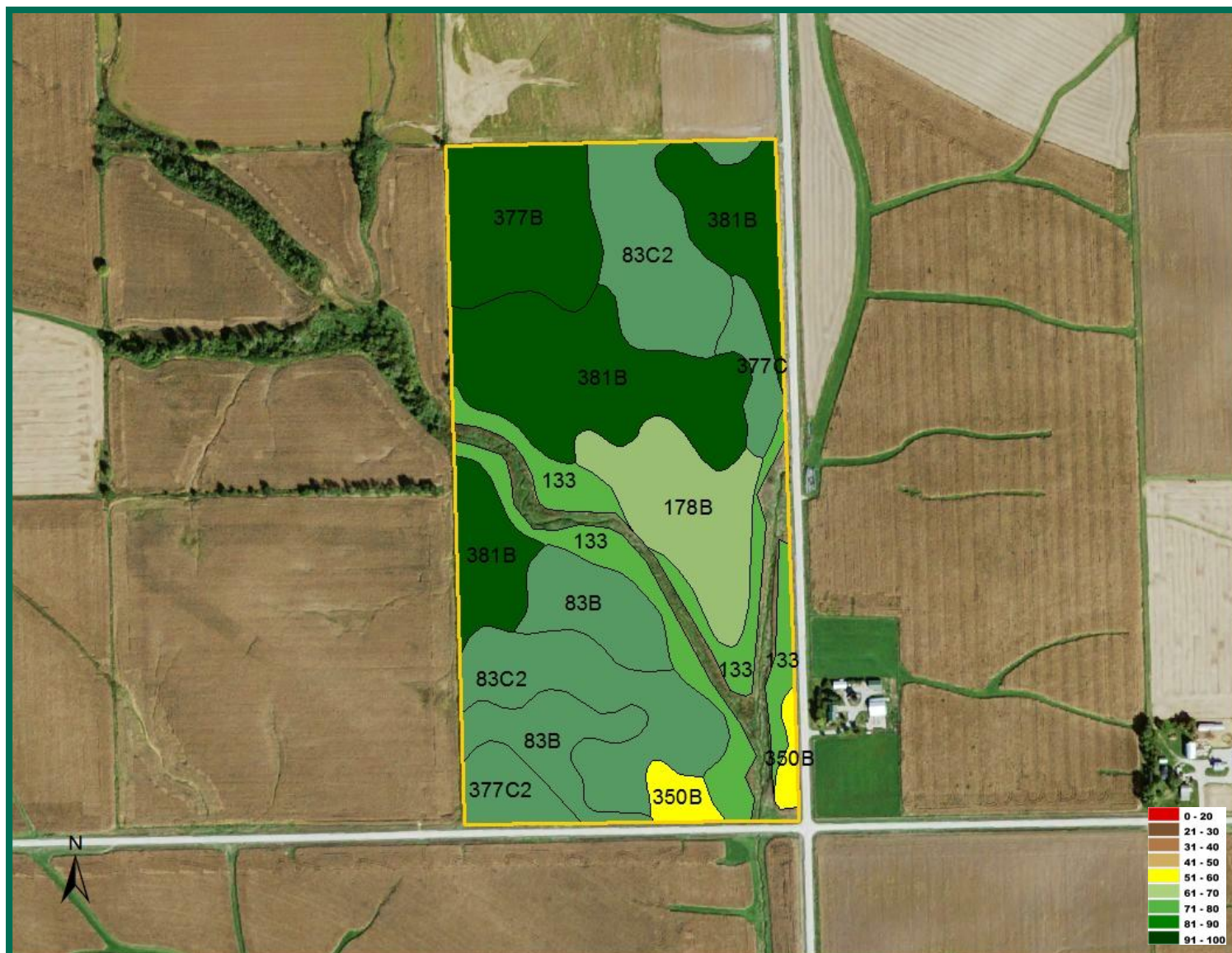


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Soil Map



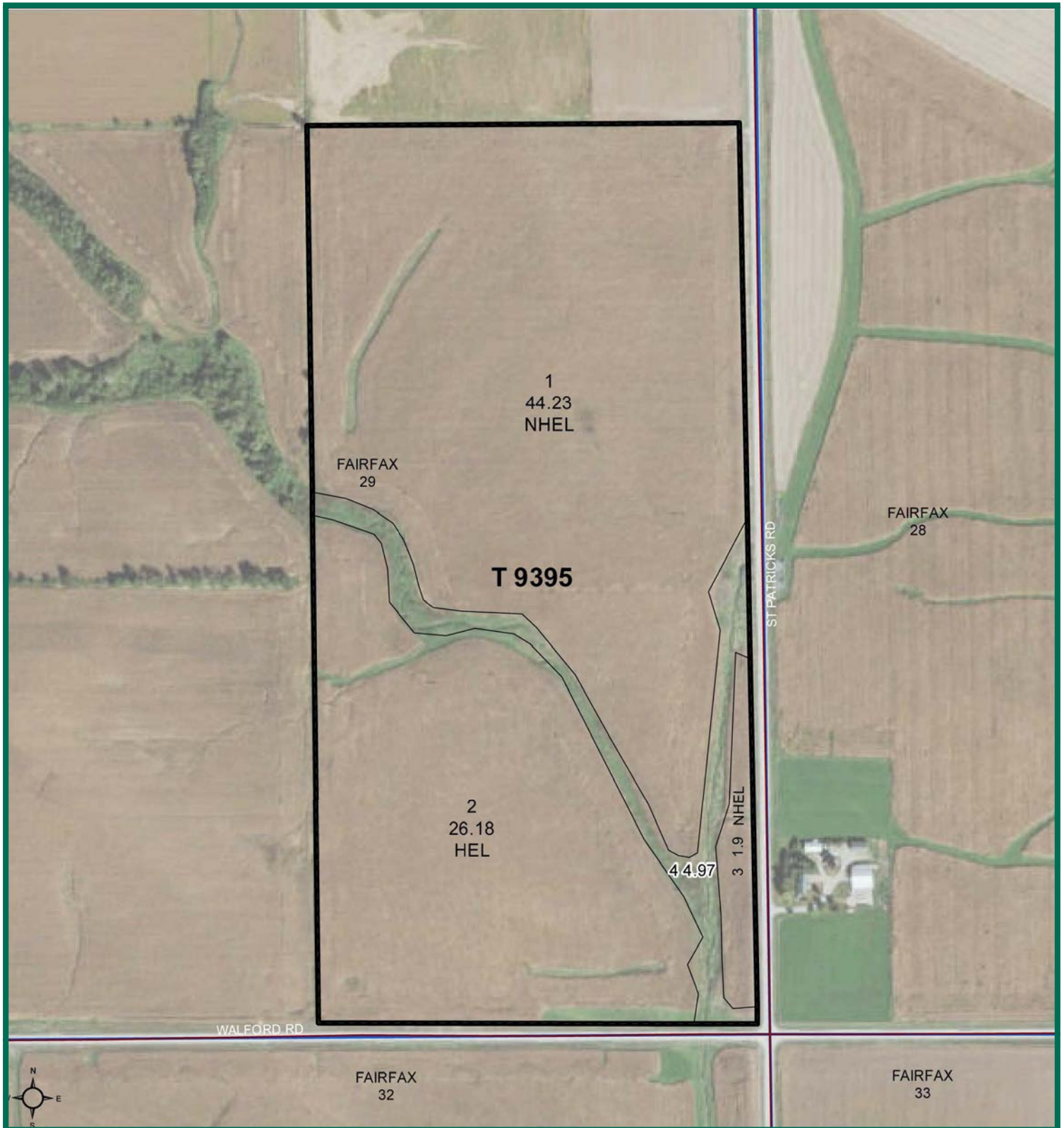
Measured Tillable Acres 72.3		Avg. CSR 78.6		Avg. CSR2 85.5		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam, 0 to 2 percent	80	78	12.3%	Ilw	8.93
178B	Waukee loam, 2 to 5 percent slopes	74	64	9.8%	Ils	7.12
350B	Waukegan silt loam, 2 to 5 percent	73	55	2.4%	Ile	1.76
377B	Dinsdale silty clay loam, 2 to 5	90	94	10.8%	Ile	7.84
377C	Dinsdale silty clay loam, 5 to 9	75	90	2.7%	Ille	1.94
377C2	Dinsdale silty clay loam, 5 to 9	73	85	3.0%	Ille	2.20
381B	Klinger-Maxfield complex, 1 to 4	80	95	27.4%	Iw	19.80
83B	Kenyon loam, 2 to 5 percent slopes	87	90	10.4%	Ile	7.5
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	21.1%	Ille	15.2

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FSA Map

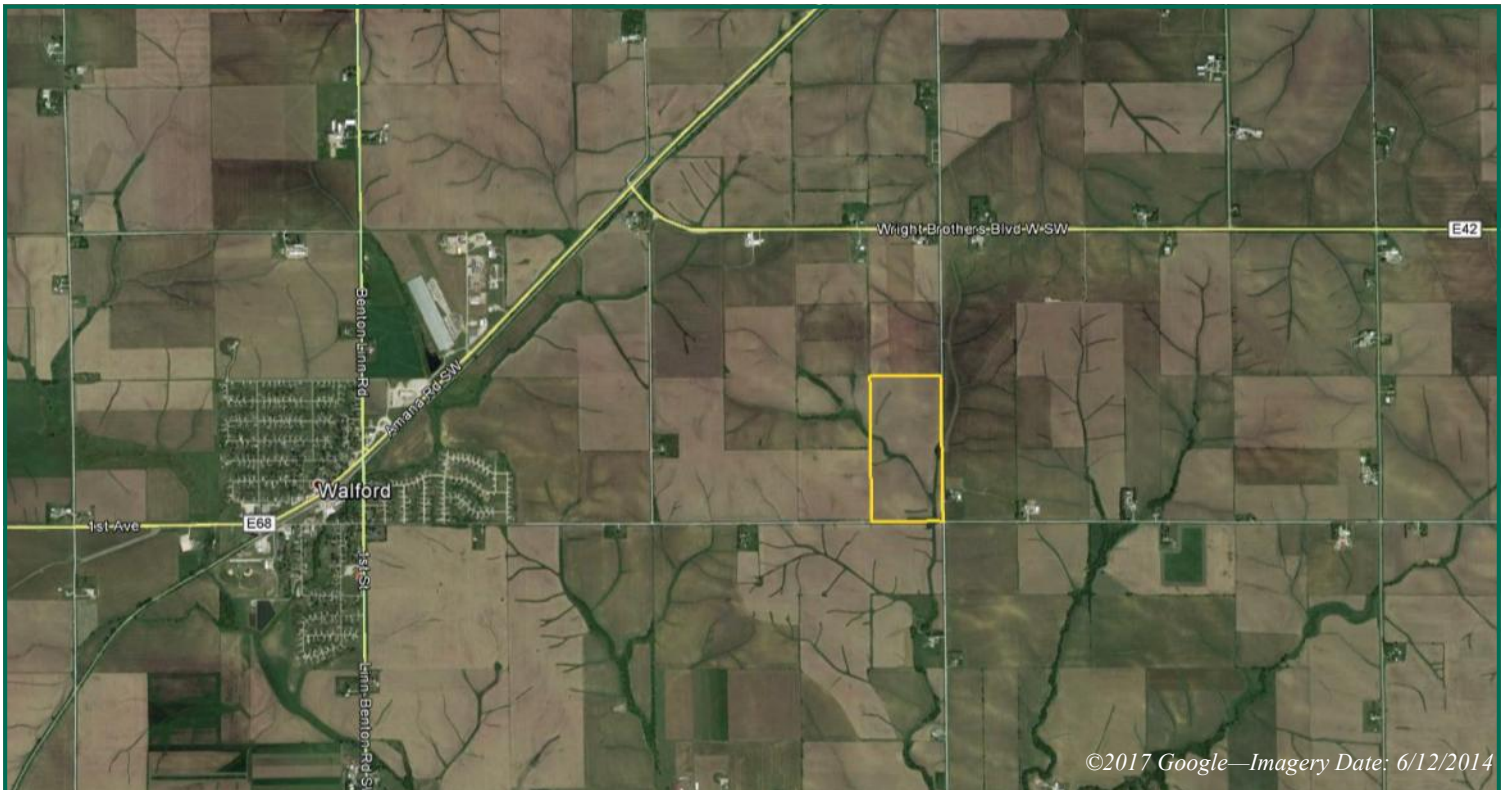


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Assessor's Map & Google Earth Photo



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