



## 72 Acres m/l, Linn County, IA Trefz Farm

**82.4 CSR2 - Located 3.5 miles west of Coggon along a Hard Surface Road!**

### Property Information

#### Location

**From Coggon - Intersection of Hwy 13 and Coggon Rd.:** 3½ miles west on Coggon Rd.

**From Troy Mills - Intersection of Troy Mills Rd. and Coggon Rd.:** 3½ miles east on Coggon Rd. The farm is located on the north side of the road at the intersection of Coggon Rd. and Wilde Rd.

#### Address

2573 Coggon Rd.  
Coggon, IA 52218

#### Legal Description

The S½ of the SW¼ except the east 5 acres of Section 1, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

- \$651,600
- \$9,050/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2016 - 2017: \$2,122.00  
Net Taxable Acres: 70.97  
Tax per Net Taxable Acre: \$29.90

### FSA Data

Farm Number 5541, Tract 2047  
Crop Acres: 61.2  
Corn Base: 53.94  
Corn PLC Yield: 144 Bu.

### Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Bassett. See soil map for detail.

- **CSR2:** 82.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 71.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.9 per County Assessor, based on net taxable acres.

### Land Description

Level to gently rolling.

### Tile

There is considerable drainage tile on this farm. Tile maps are available upon request.

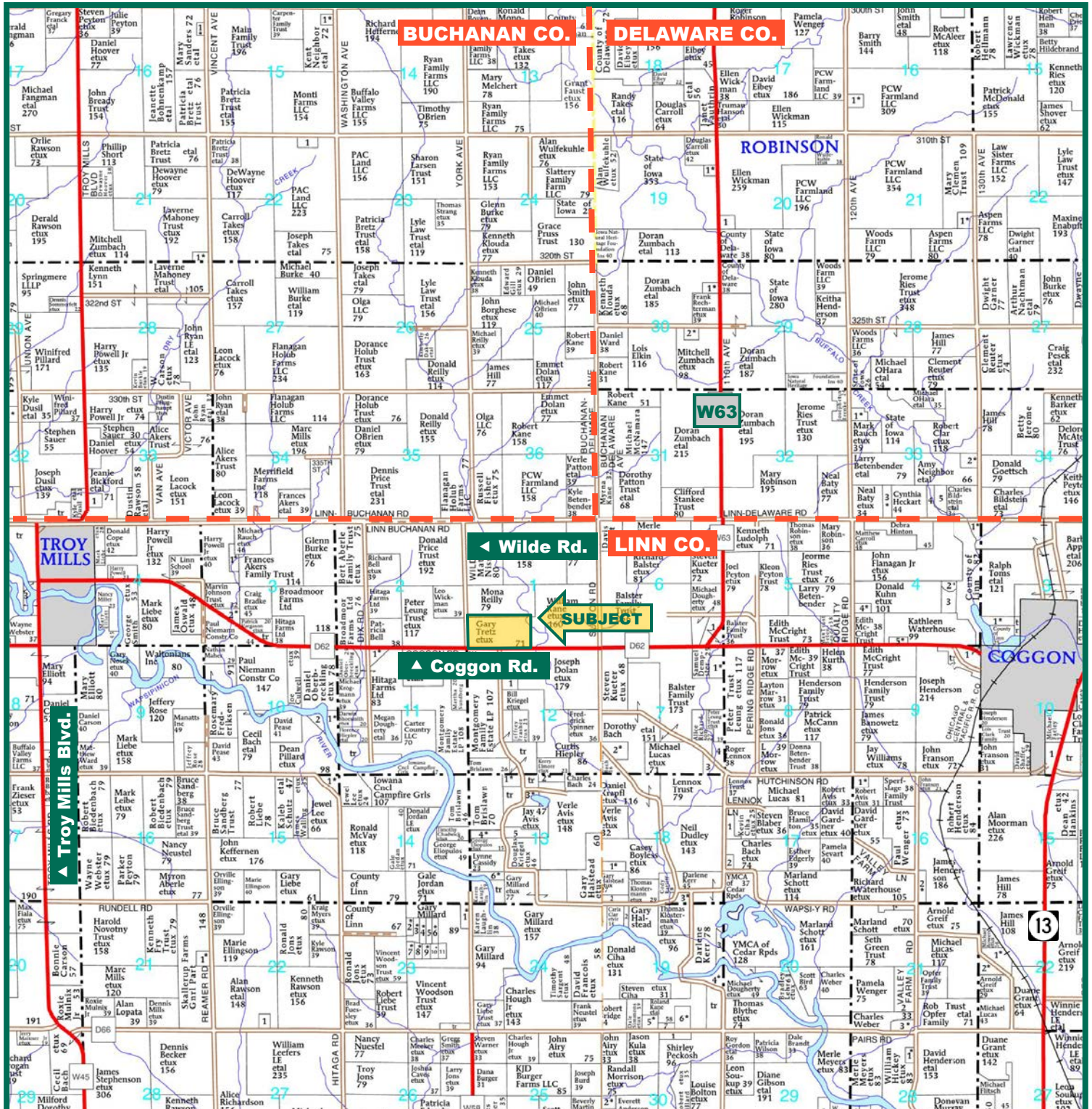
### Comments

This is a highly productive Linn County farm located along a hard surface road. Includes 10 acres of attractive timber pasture.

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

# Plat Map



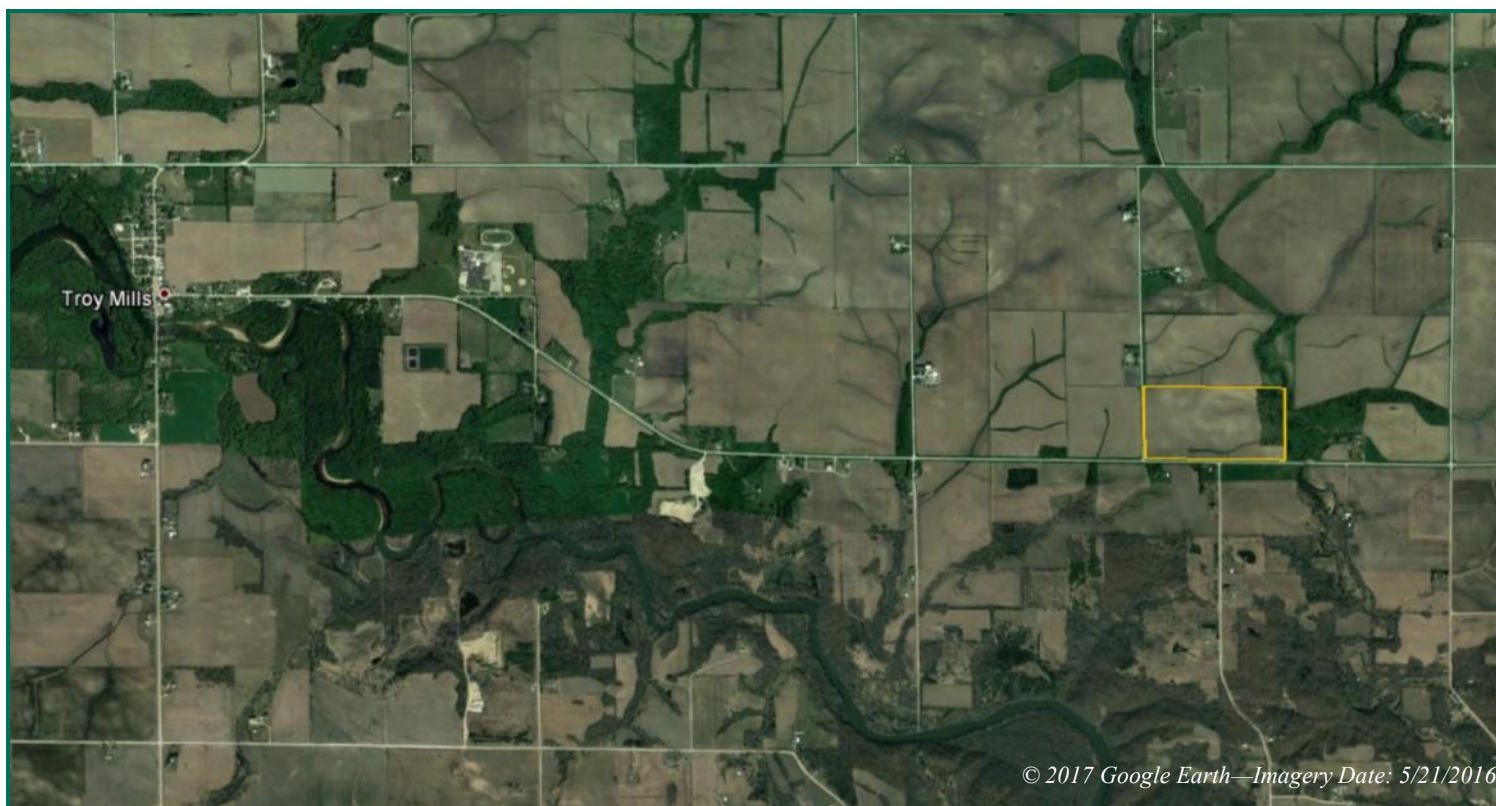
Map reproduced with permission of Farm & Home Publishers, Ltd.

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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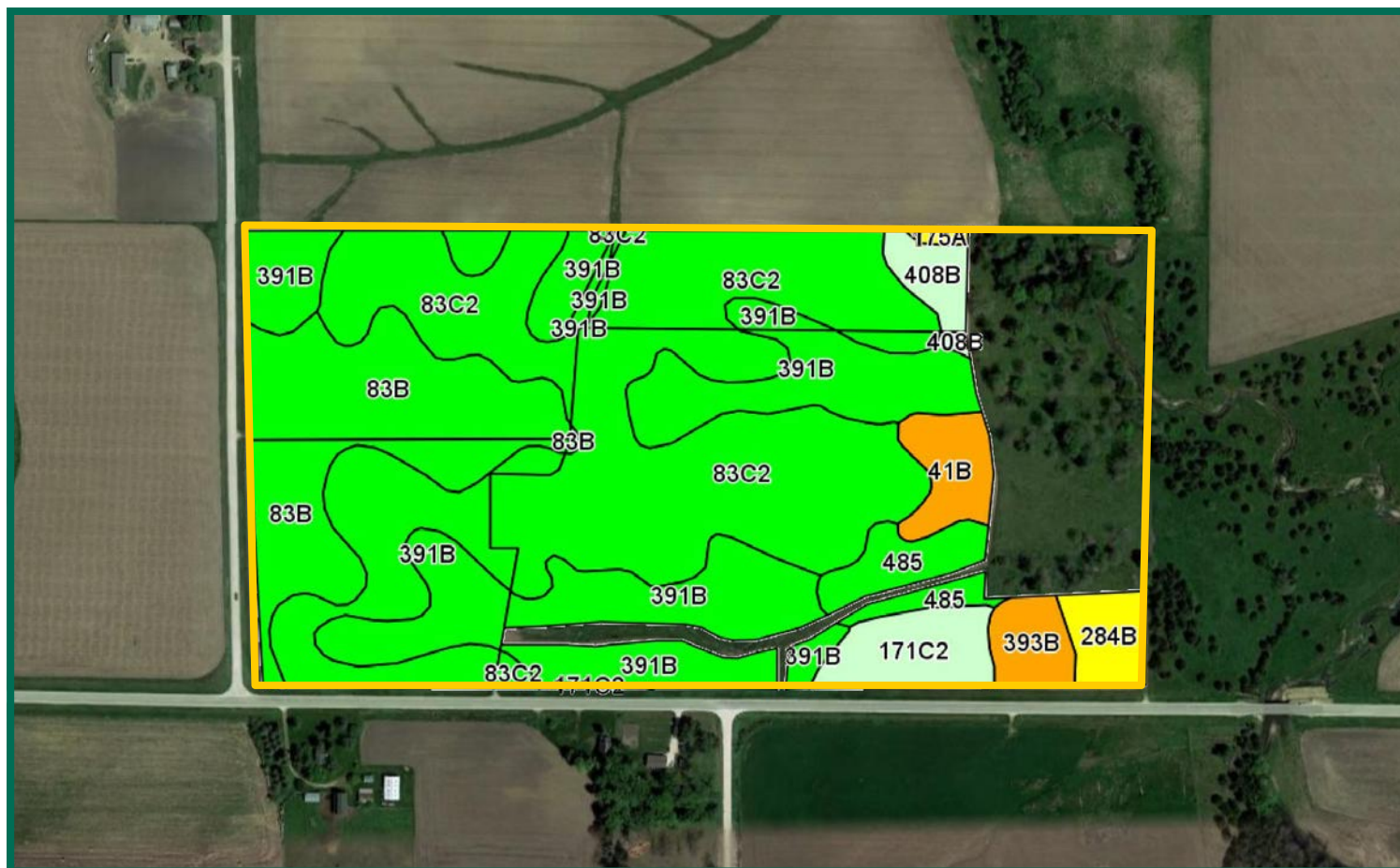
# Google Earth Photos



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# Soil Map



Measured Tillable Acres		61.2	Avg. CSR	71.5	Avg. CSR2	82.4		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	3.7%	IIIe	2.27		
175A	Dickinson fine sandy loam, 0 to 2	60	54	0.1%	IIIs	0.05		
284B	Flagler sandy loam, 2 to 5 percent	35	51	2.0%	IIIe	1.25		
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	24.6%	IIw	15.03		
393B	Sparta loamy fine sand, loamy	42	38	2.0%	IVs	1.25		
408B	Olin fine sandy loam, 2 to 5 percent	65	73	1.7%	Ile	1.03		
41B	Sparta loamy fine sand, 2 to 5	40	39	2.8%	IVs	1.74		
485	Spillville loam	92	87	3.4%	IIw	2.1		
83B	Kenyon loam, 2 to 5 percent slopes	87	90	14.9%	Ile	9.1		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	44.7%	IIIe	27.3		

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**Photos:** 72 Acres m/l, Linn County, IA



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