

Land For Sale

ACREAGE:

72.95 Acres, m/l

LOCATION:

Linn County, IA

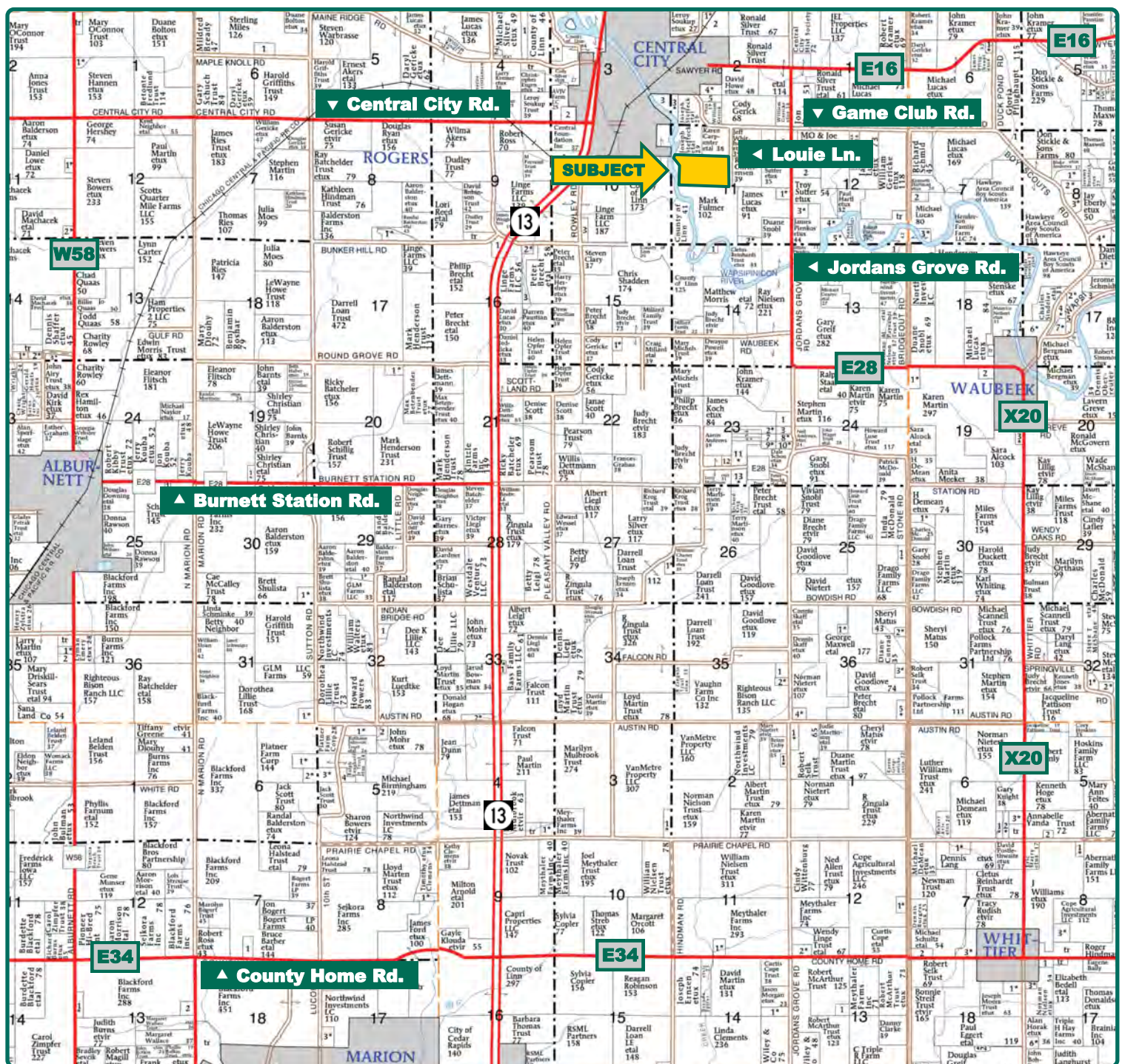


Property *Key Features*

- Located ½ Mile Southeast of Central City
- Includes 26.44 FSA/ Eff. Crop Acres, 11.89 CRP Acres with the Balance in Timber
- Ideal Recreational Property adjoining the Wapsipinicon River

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FSA/Eff. Crop Acres:	26.44
CRP Acres:	11.89
Corn Base Acres:	26.40
Soil Productivity:	52.40 CSR2

Property Information

72.95 Acres, m/l

Location

From Central City: ½ mile east on County Road E16, ½ mile south on Jordans Grove Road, ½ mile west on Game Club Road and ¼ mile south on Louie Lane. The farm is located on the west side of the road.

Legal Description

The S½ of the NW¼ of Section 11, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Address

4550 Louie Lane
Central City, IA 52214

Price & Terms

- \$765,975.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$996.00
Gross Acres: 72.95
Exempt Forest Reserve Acres: 32.95
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$24.90

FSA Data

Farm Number 6744, Tract 1070
FSA/Eff. Crop Acres: 26.44
CRP Acres: 11.89
Corn Base Acres: 26.40
Corn PLC Yield: 138 Bu.

CRP Contracts

There are 11.9* acres enrolled in a CP-38E contract with a payment of \$215.72 per acre, for a total annual payment of \$2,567.00. This contract expires September 30, 2023.

**Acres are rounded by FSA and are subject to change at renewal.*

Soil Types/Productivity

Primary soils are Lamont, Nodaway and Chelsea. CSR2 on the FSA/Eff. crop acres is 52.40. See soil map for detail.

Land Description

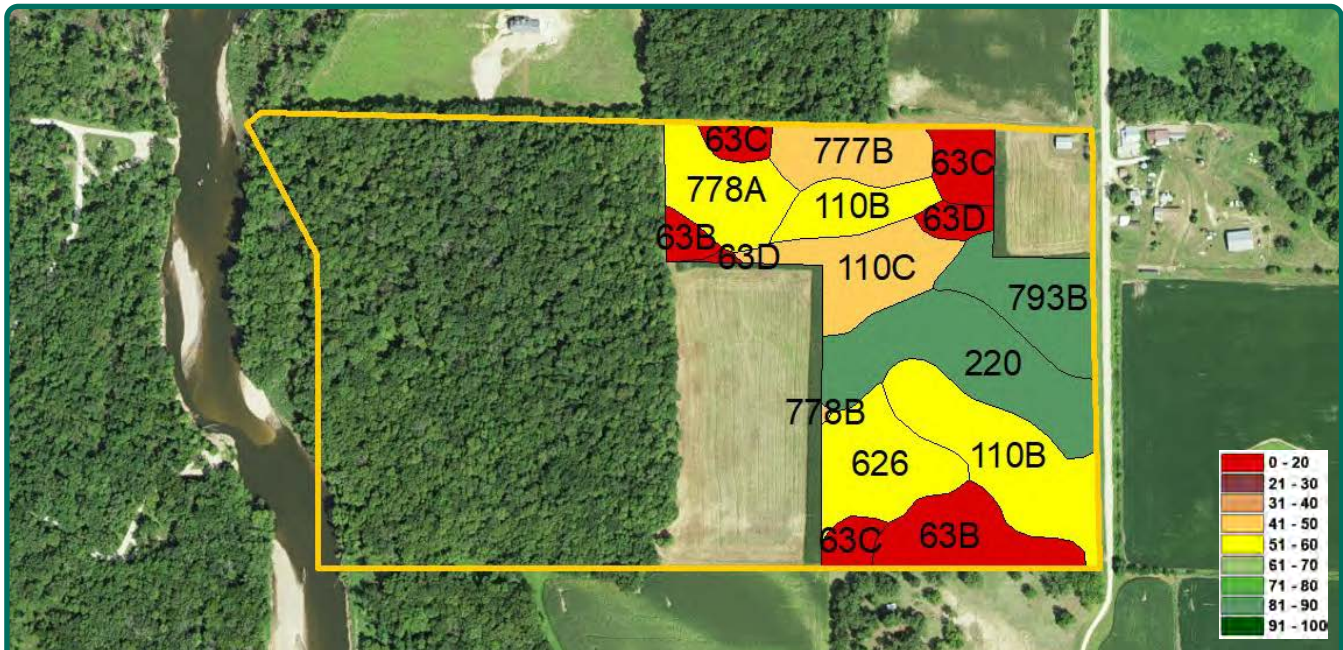
Level to gently rolling.

Drainage

Natural.

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Measured Tillable Acres		26.44	Avg. CSR2		52.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
110B	Lamont fine sandy loam, 2 to 5	52	19.6%	IIIe	5.17
220	Nodaway silt loam, 0 to 2 percent	82	16.9%	IIw	4.46
63B	Chelsea loamy fine sand, 2 to 5	19	10.1%	IVs	2.68
626	Hayfield loam, 0 to 2 percent slopes,	53	10.0%	IIs	2.64
793B	Bertrand silt loam, 2 to 5 percent	82	9.4%	Ile	2.48
110C	Lamont fine sandy loam, 5 to 9	47	9.2%	IIIe	2.44
778A	Sattre loam, 0 to 2 percent slopes	55	8.2%	IIs	2.16
63C	Chelsea loamy fine sand, 5 to 9	14	7.5%	IVs	2.0
777B	Wapsie loam, 2 to 5 percent slopes	50	7.0%	Ile	1.9
63D	Chelsea loamy fine sand, 9 to 18	5	2.1%	VIIIs	0.6
778B	Sattre loam, 2 to 5 percent slopes	50	0.1%	Ile	0.0

Buildings/Improvements

Machine Shed: 32' x 45'; built in 1986.

Gazebo: Nice screened-in gazebo located in the timber.

Water & Well Information

None.

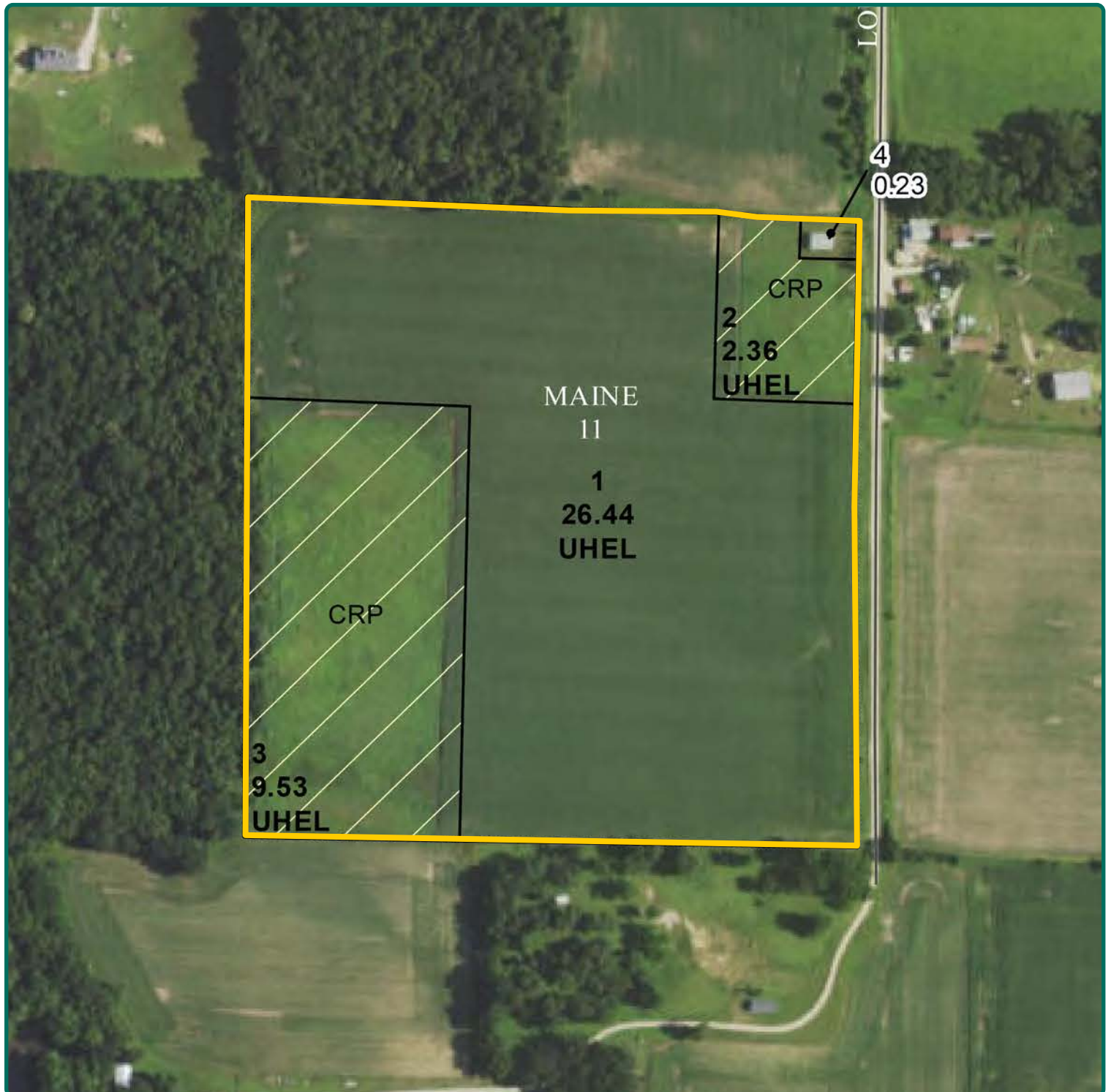
Comments

This is one of the nicest recreational properties in Linn County. It includes a mixture of cropland, CRP and timber. It adjoins the Wapsipinicon River and provides excellent recreational opportunities. Build your dream home on this one-of-a-kind property!

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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