

Land For Sale

ACREAGE:

5.47 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- **5.47 Acres Located within Hiawatha City Limits**
- **Located Along Tower Terrace Road and Robins Road**
- **Rapidly Developing Location**

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Acres in Production: 5.00
Soil Productivity: 81.80 CSR2

Property Information

5.47 Acres, m/l

Location

From Robins/Hiawatha—Intersection of Robins Rd. and Tower Terrace Rd.:
The farm is located in the southwest corner of the intersection.

Legal Description

Parcel A Plat of Survey #665 as recorded in Book 3953 Page 493 in the office of the Linn County Recorder.

Price & Terms

- \$656,400.00
- \$120,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$206.00
Net Taxable Acres: 5.47
Tax per Net Taxable Acre: \$37.66

FSA Data

Farm is not enrolled with FSA. Owner/operator records indicate 5.00 acres currently in crop production.

Soil Types/Productivity

The soils are Atterberry, Klinger and Dickinson. CSR2 on the acres in production are 81.80. See soil map for detail.

Land Description

Level to gently rolling.

Comments

This 5.47 acre property is ideally located at the intersection of Tower Terrace Road and Robins Road between Robins and Hiawatha, Iowa. This piece of land would work well for industrial or commercial development. The Cedar Valley Nature Trail runs along the western boundary of this property.

The new Interstate 380 and Tower Terrace Road interchange is to be completed by 2023.

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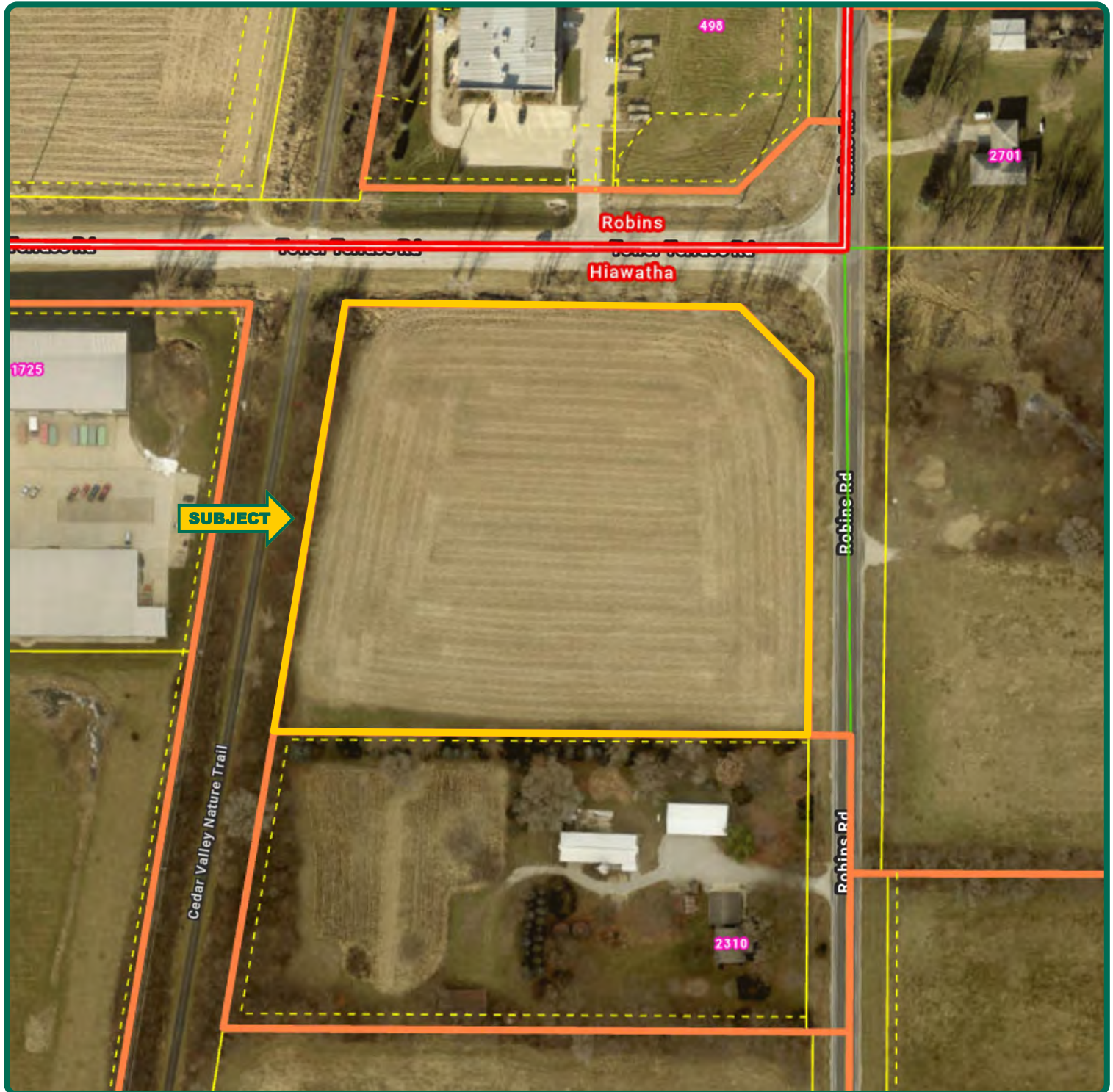


Acres in Production		5.00	Avg. CSR2				81.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	80	74.4%	Iw	3.72		
184A	Klinger silty clay loam, 1 to 4 percent slopes	95	15.4%	Iw	0.77		
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	75	10.2%	IIle	0.51		

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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