

Land For Sale

ACREAGE:

67.88 Acres, m/l

LOCATION:

Linn County, IA

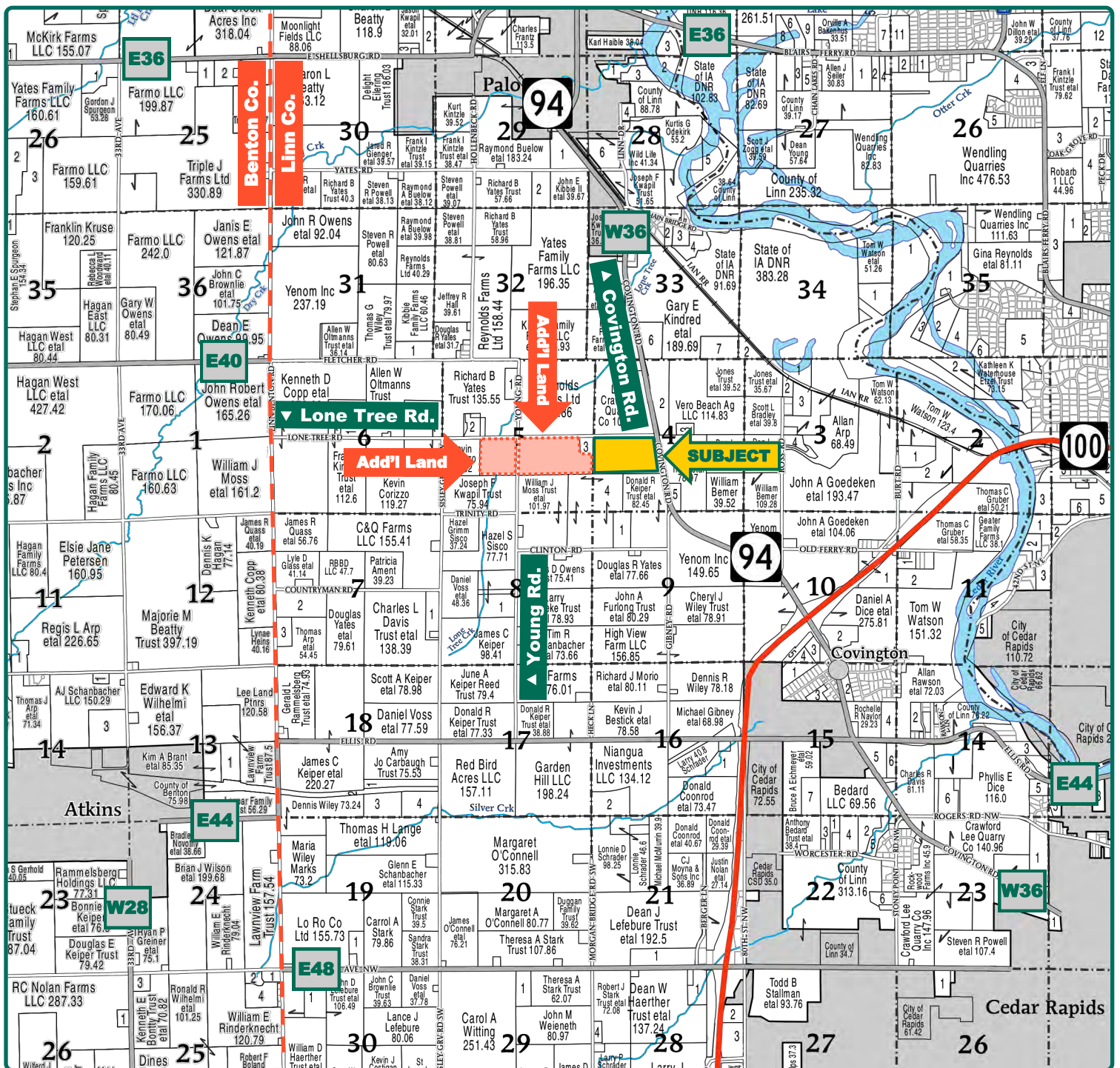


Property Key Features

- Located 2 Miles Northwest of Cedar Rapids, Iowa
- 65.62 Est. FSA/Eff. Crop Acres with a 90.80 CSR2
- High-Quality Cropland Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres: 65.62*
Cert. Mixed Forage Acres: 0.61
Cert. Grass Acres: 1.71
Corn Base Acres: 31.88*
Bean Base Acres: 13.54*
Soil Productivity: 90.80 CSR2

**Acres are estimated.*

Property Information

67.88 Acres, m/l

Location

From Cedar Rapids: At the intersection of IA-100 and Covington Rd., head 1¾ miles northwest on Covington Rd. The property is on the southwest side of the intersection with Lone Tree Rd.

Legal Description

That part of the N½ of the SW¼ lying east of the road in Section 4, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,069,110.00
- \$15,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,014.00
 Net Taxable Acres: 67.88
 Tax per Net Taxable Acre: \$44.40
 Tax Parcel ID #s: 130432600100000 & 130430200100000

FSA Data

Part of Farm 8151 Tract 12422

FSA/Eff. Crop Acres: 30.76
 Certified Grass Acres: 0.57
 Corn Base Acres: 15.77*
 Corn PLC Yield: 145 Bu.
 Bean Base Acres: 13.54*
 Bean PLC Yield: 47 Bu.

Part of Farm 8151 Tract 482

FSA/Eff. Crop Acres: 34.86*
 Certified Mixed Forage Acres: 0.61
 Certified Grass Acres: 1.14
 Corn Base Acres: 16.11*
 Corn PLC Yield: 145 Bu.

**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Expired CRP Contract

The 0.57 acres shown on the FSA Map as CRP are no longer enrolled in the program and have been included in the crop acres.

Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Klinger. CSR2 on the estimated FSA/Eff. crop acres is 90.80. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

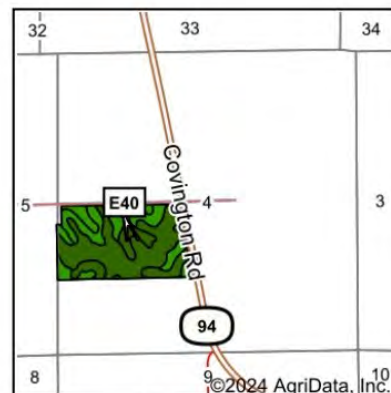
None.

Water & Well Information

None.

Comments

This is an excellent Linn County farm with a 90.80 CSR2, located just northwest of Cedar Rapids on a hard-surfaced road.



State: Iowa
County: Linn
Location: 4-83N-8W
Township: Clinton
Acres: 65.62
Date: 8/7/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	31.08	47.3%		Ile	94
83C	Kenyon loam, 5 to 9 percent slopes	18.12	27.6%		IIIe	85
184A	Klinger silty clay loam, 1 to 4 percent slopes	7.94	12.1%		Iw	95
11B	Colo-Ely complex, 0 to 5 percent slopes	4.57	7.0%		IIw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.86	4.4%		IIIe	90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.89	1.4%		IIIe	84
83B	Kenyon loam, 2 to 5 percent slopes	0.16	0.2%		Ile	90
Weighted Average					2.21	90.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

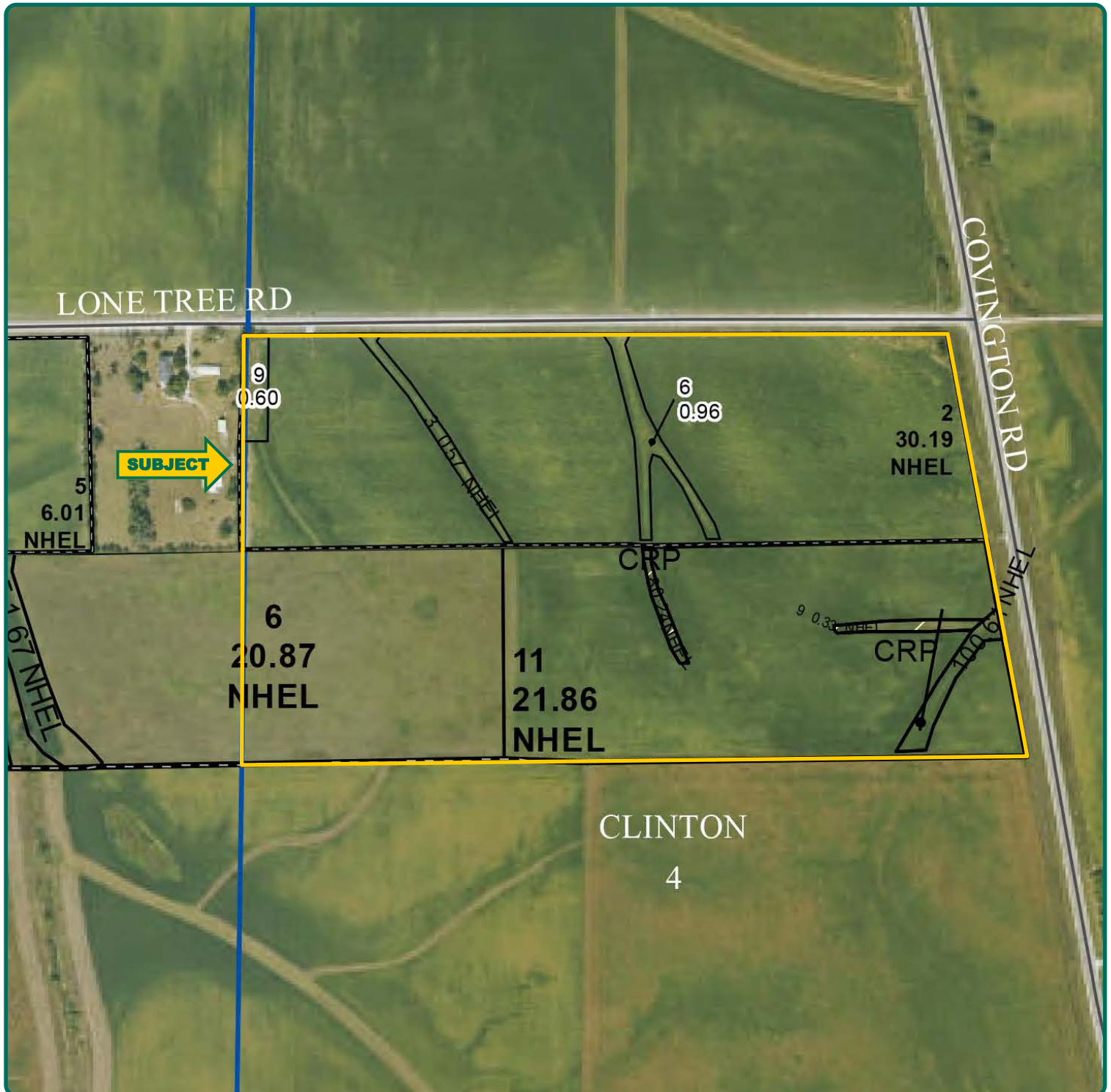
Additional Land for Sale

Seller has two additional tracts of land for sale located west of this property. See Additional Land Aerial Photo.

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.

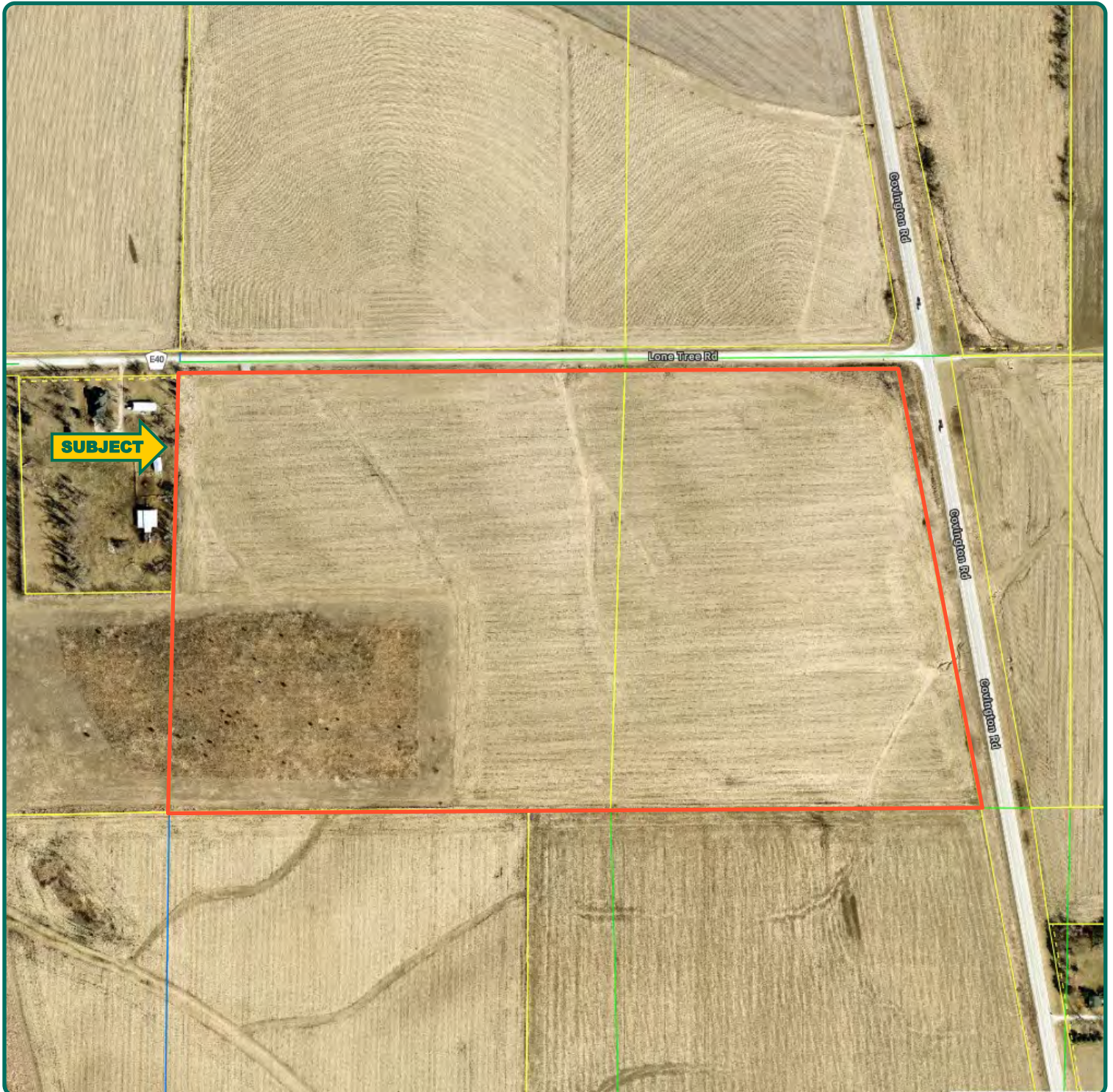
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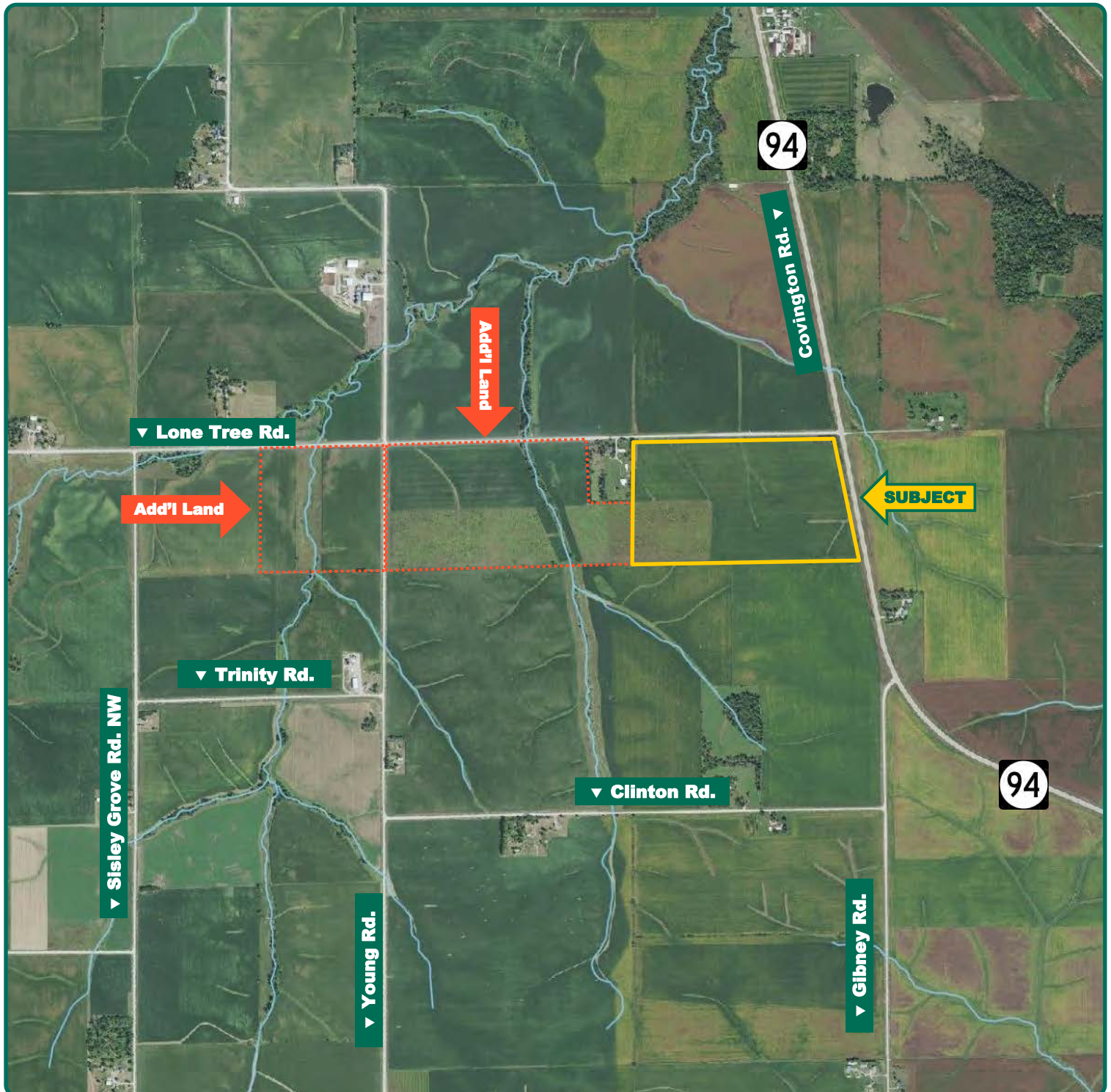
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