

Land For Sale

ACREAGE:

LOCATION:

471.75 Acres, m/l

Linn County, IA



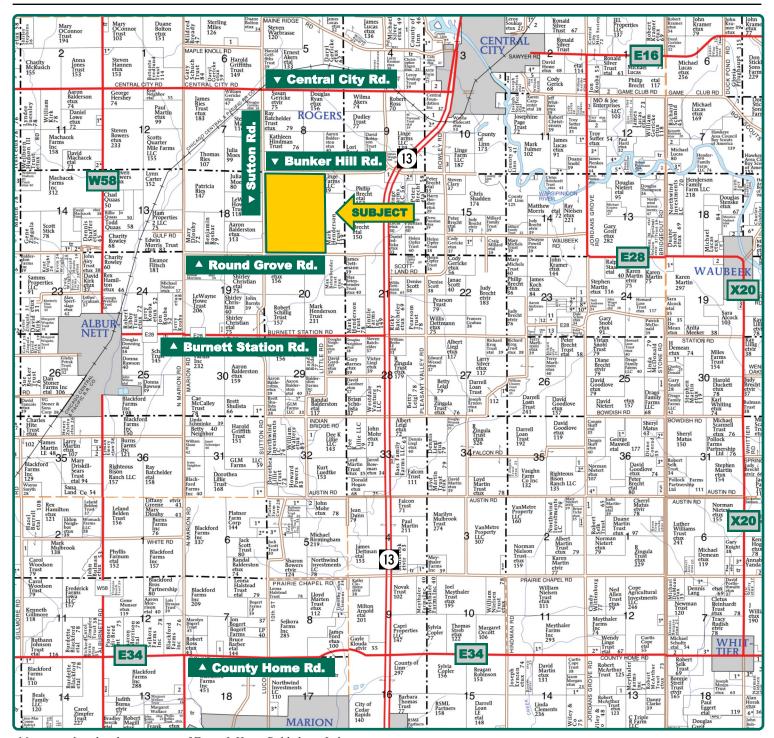
Property Key Features

- Located 3 Miles Northeast of Alburnett, Iowa
- 472.81 FSA/Eff. Crop Acres with an 82.67 CSR2
- This Is One of the Highest-Quality Farms in Linn County



Plat Map

Maine Township, Linn County, IA



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Aerial Photo

471.75 Acres, m/l



FSA/Eff. Crop Acres: 472.81
Cert. Grass Acres: 14.32
Corn Base Acres: 341.70
Bean Base Acres: 129.60
Soil Productivity: 82.67 CSR2

Property Information 471.75 Acres, m/l

Location

From Marion: 5¾ miles north on Highway 13 and ¾ mile west on Round Grove Road. The farm is located on the north side of the road.

Legal Description

The W½ and the W½ of the E½ of Section 17, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$6,439,387.50
- \$13,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$19,530.00 Net Taxable Acres: 471.75 Tax per Net Taxable Acre: \$41.40

FSA Data

Farm Number 2781, Tract 1874 FSA/Eff. Crop Acres: 472.81 Cert. Grass Acres: 14.32 Corn Base Acres: 341.70 Corn PLC Yield: 131 Bu. Bean Base Acres: 129.60 Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Maxfield, Donnan and Klinger. CSR2 on the FSA/Eff. crop acres is 82.67. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is considerable drainage tile that has been installed in this farm.

Buildings/Improvements

Storage Bin: 24' x 18'; built in 1988 Storage Bin: 30' x 18'; built in 1970 Storage Bin: 36' x 24'; built in 1970 Storage Bin: 36' x 24'; built in 1970

Water & Well Information

None.

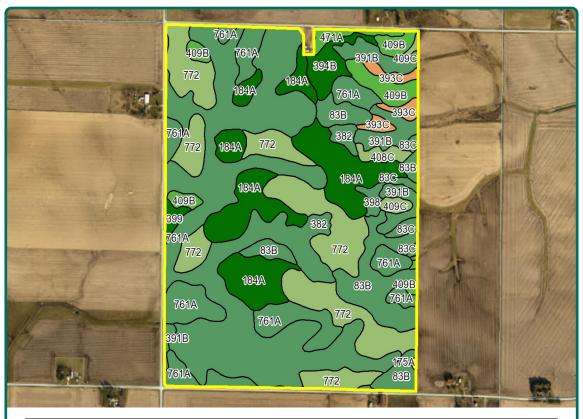
Comments

This is one of the nicest farms in Linn County. It offers mile long rows for efficient farming and 60,000 bushels of grain storage. This is a rare opportunity to purchase a contiguous 471.75 acres in Linn County.



Soil Map

472.81 FSA/Eff. Crop Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
382	Maxfield silty clay loam, 0 to 2 percent slopes	157.07	33.22	2	87	
772	Donnan loam, gray subsoil variant	82.32	17.41	3	61	
184A	Klinger silty clay loam, 1 to 4 percent slopes	66.85	14.14	1	95	
761A	Franklin silt loam, 0 to 2 percent slopes	50.61	10.70	1	90	
83B	Kenyon loam, 2 to 5 percent slopes	40.72	8.61	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.67	4.58	2	87	
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	16.81	3.55	3	75	
394B	Ostrander loam, 2 to 5 percent slopes	9.07	1.92	2	91	
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	7.08	1.50	4e	33	
83C	Kenyon loam, 5 to 9 percent slopes	4.67	0.99	3	85	
471A	Oran loam, 0 to 2 percent slopes	3.82	0.81	1	79	
408C	Olin fine sandy loam, 5 to 9 percent slopes	3.58	0.76	3	68	
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	3.04	0.64	3	70	
399	Readlyn silt loam, 1 to 3 percent slopes	2.65	0.56	1	91	
398	Tripoli clay loam, 0 to 2 percent slopes	2.57	0.54	2	82	
175A	Dickinson fine sandy loam, 0 to 2 percent slopes	0.25	0.05	3	55	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.03	0.01	2	88	

Measured Tillable Acres: 472.81

Average CSR2: 82.67



FSA Map

472.81 FSA/Eff. Crop Acres



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.



Assessor's Map

471.75 Acres, m/l





Property Photos









Property Photos



