

Land For Sale

ACREAGE:

471.75 Acres, m/l

LOCATION:

Linn County, IA



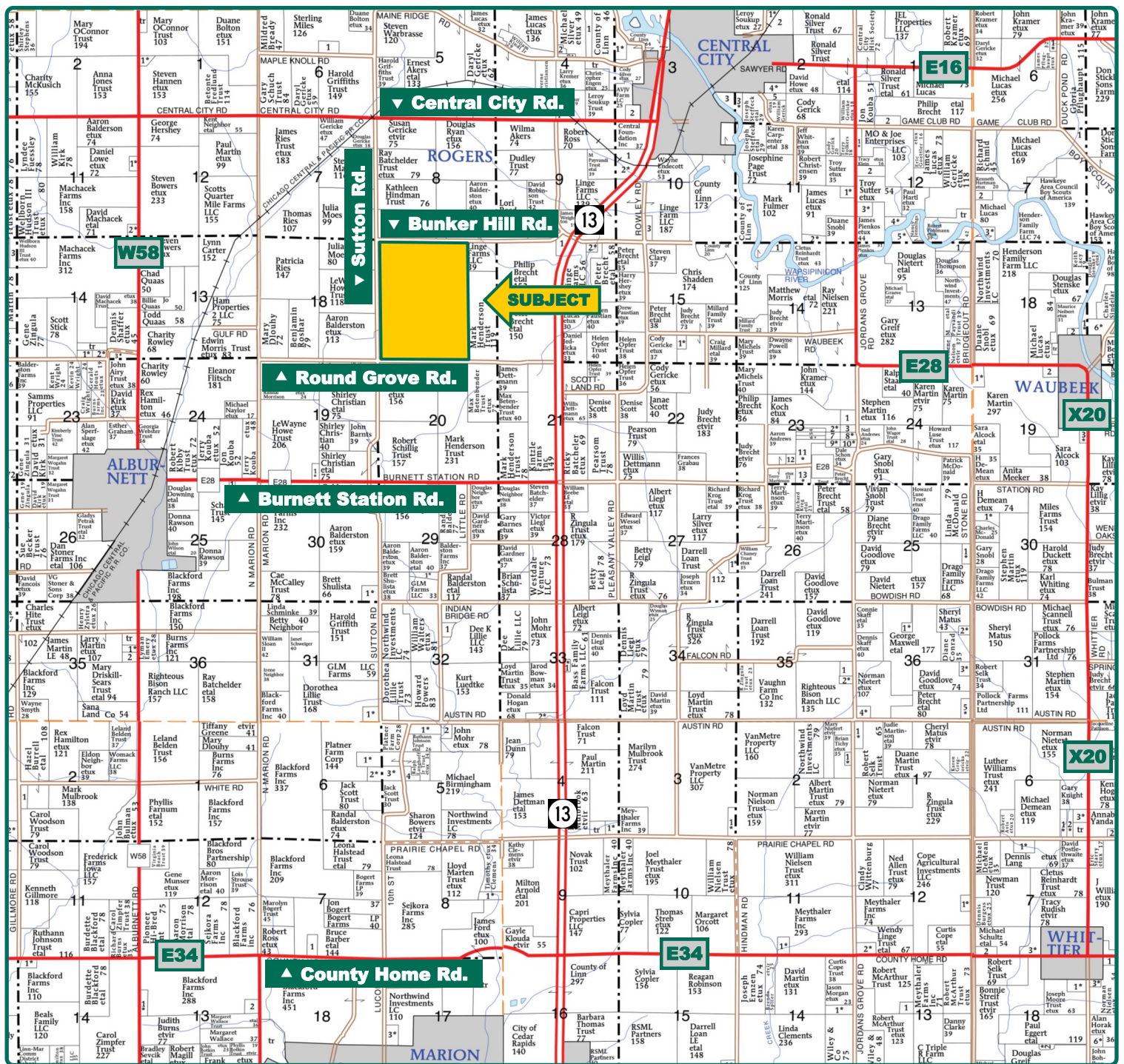
Property Key Features

- 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

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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.

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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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