

Land For Sale

ACREAGE:

233.96 Acres, m/l

LOCATION:

Linn County, IA

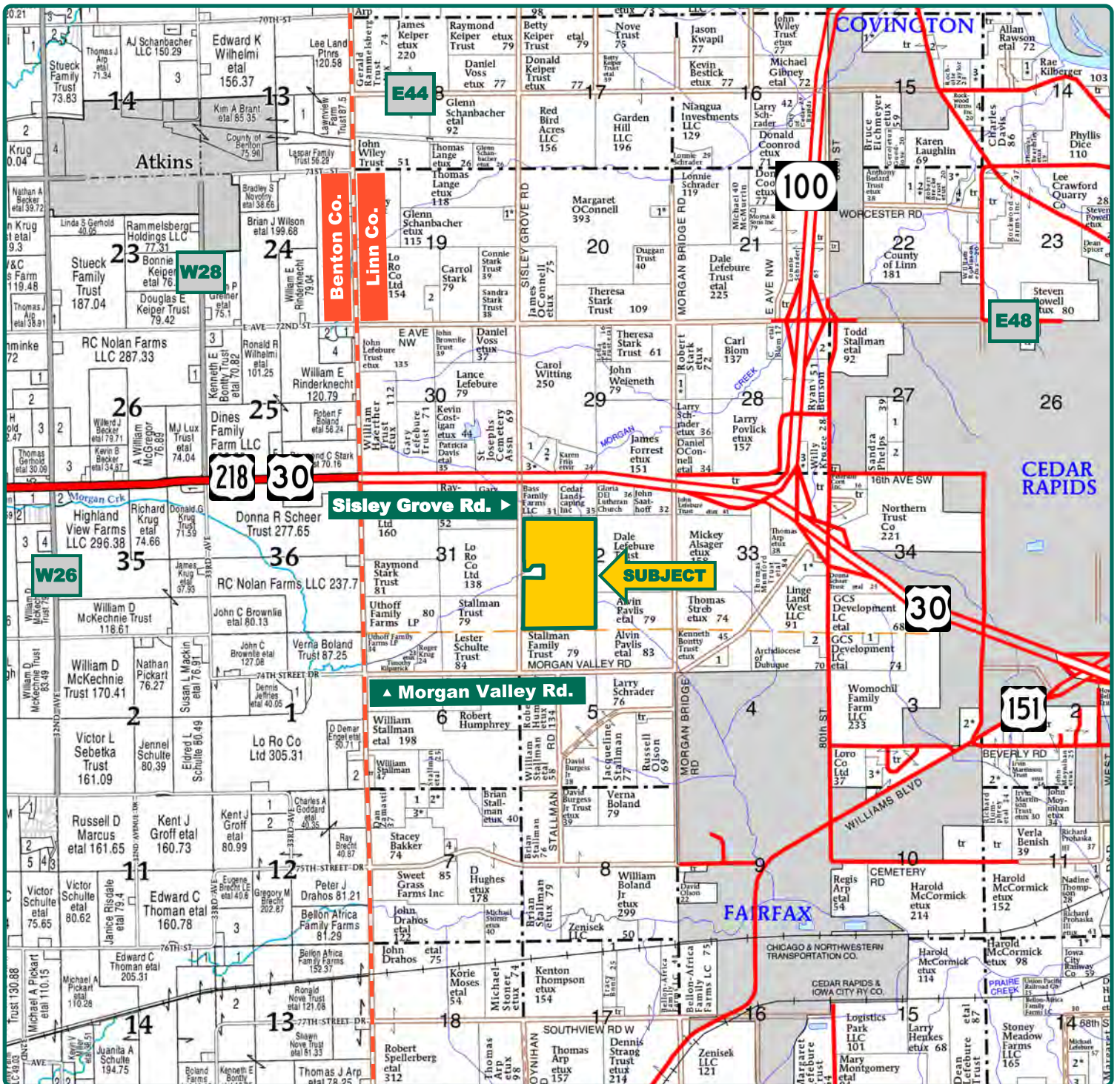


Property Key Features

- Located 1½ Miles West of Cedar Rapids, Just Off Hwy 30
- 224.66 FSA/Eff. Crop Acres with an 88.60 CSR2
- Excellent-Quality Farmland in a Prime Location

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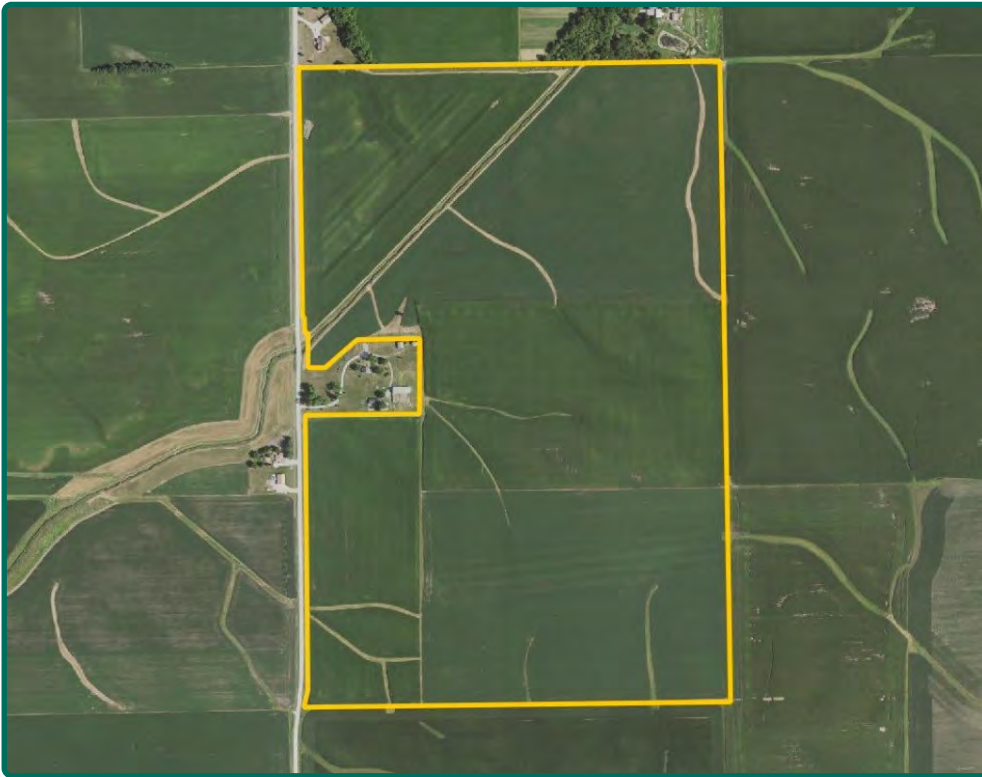
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FSA/Eff. Crop Acres:	224.66
Corn Base Acres:	132.70
Bean Base Acres:	91.90
Soil Productivity:	88.60 CSR2

Property Information

233.96 Acres, m/l

Location

From Cedar Rapids - Intersection of Hwy 100 & Hwy 30: 1½ miles west on Hwy 30 and ¼ mile south on Sisley Grove Rd. The property is on the east side of the road.

Legal Description

The S½ of the NW¼ and the SW¼ of Section 32, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa, except Lot 1 of Glen and Lorrenne Mulherin's First Addition to Linn County, Iowa.

Price & Terms

- \$4,269,770.00
- \$18,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$10,074.00
Gross Acres: 233.96
Exempt Road ROW Acres: 3.41
Net Taxable Acres: 230.55
Tax per Net Taxable Acre: \$43.70
Tax Parcel ID #s: 133225100100000, 133227600100000, 133232600200000, 133230100100000, 133235100100000 & 133237600100000

FSA Data

Farm 6325, Tracts 10487 & 10488
FSA/Eff. Crop Acres: 224.66
Corn Base Acres: 132.70
Corn PLC Yield: 164 Bu.
Bean Base Acres: 91.90
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Klinger CSR2 on the FSA/Eff. crop acres is 88.60 See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

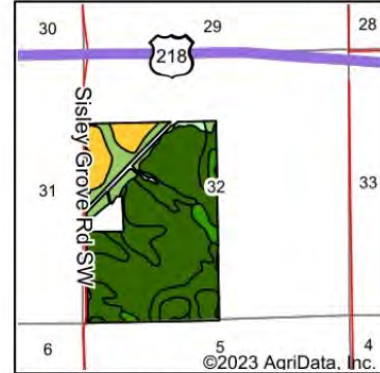
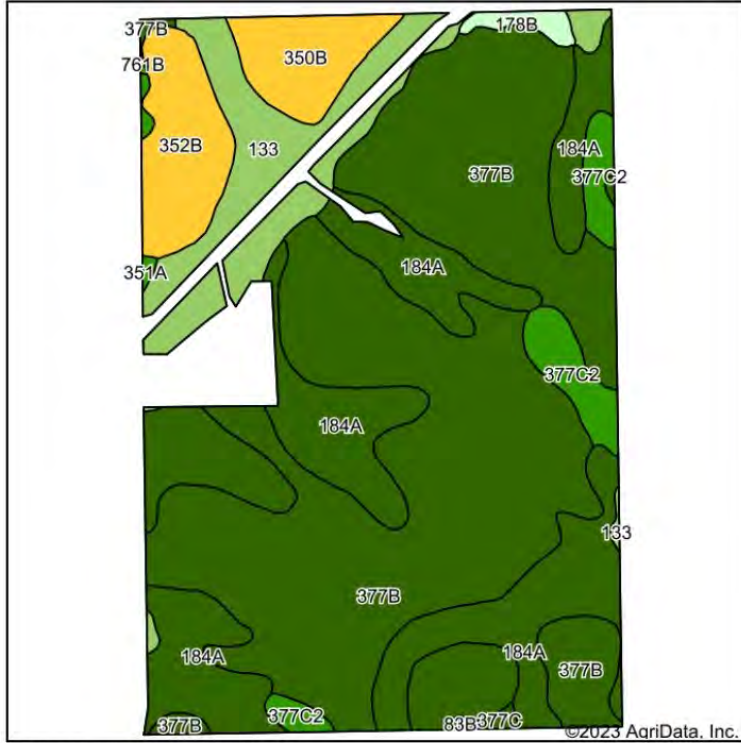
Drainage is natural with some tile.

Buildings/Improvements

None.

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State: Iowa
 County: Linn
 Location: 32-83N-8W
 Township: Clinton
 Acres: 224.66
 Date: 10/23/2023



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	119.85	53.3%		Ile	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	54.25	24.1%		Iw	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.34	9.1%		IIw	78
352B	Whittier silt loam, 2 to 5 percent slopes	11.20	5.0%		Ile	50
350B	Waukegan silt loam, 2 to 5 percent slopes	8.22	3.7%		Ile	55
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	7.96	3.5%		IIIe	85
178B	Waukee loam, 2 to 5 percent slopes	1.55	0.7%		IIs	64
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	0.55	0.2%		Iw	80
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.47	0.2%		IIIe	90
83B	Kenyon loam, 2 to 5 percent slopes	0.20	0.1%		Ile	90
761B	Franklin silt loam, 2 to 5 percent slopes	0.07	0.0%		IIw	85
Weighted Average					1.79	88.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

Morgan Creek runs through the northwest corner of this farm.

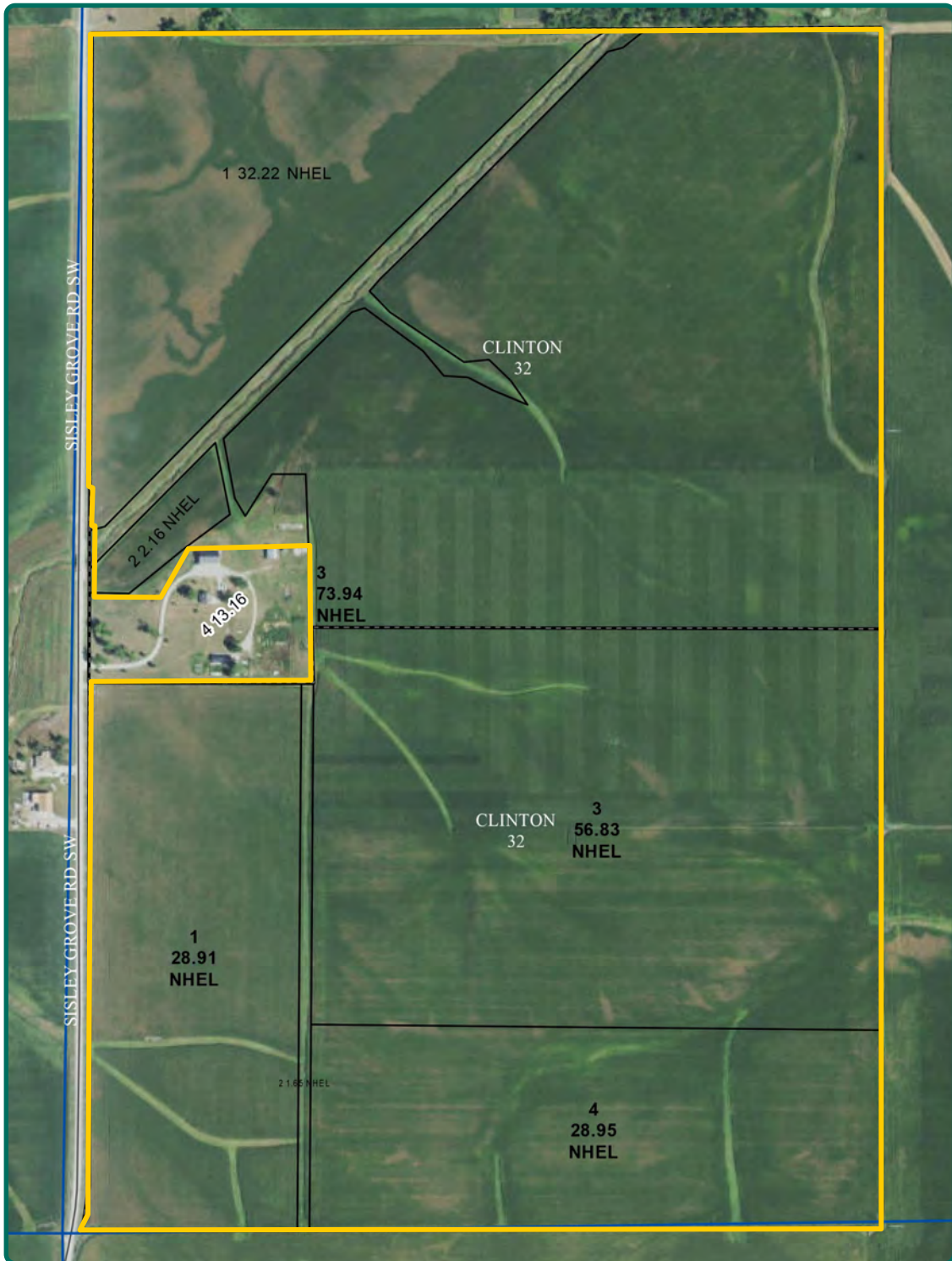
Comments

This is a highly productive Linn County farm in an ideal location, just west of Cedar Rapids and a quarter-mile south of Hwy 30. While the CSR2 rating on the

entire 224.66 FSA/Eff. cropland acres is 88.60, the CSR2 rating on the 192.44 cropland acres southeast of the creek, average an exceptional 93.00 CSR2. Contact agent for details.

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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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