

# Land For Sale

**ACREAGE:**

**39.96 Acres, m/l**

**LOCATION:**

**Linn County, IA**

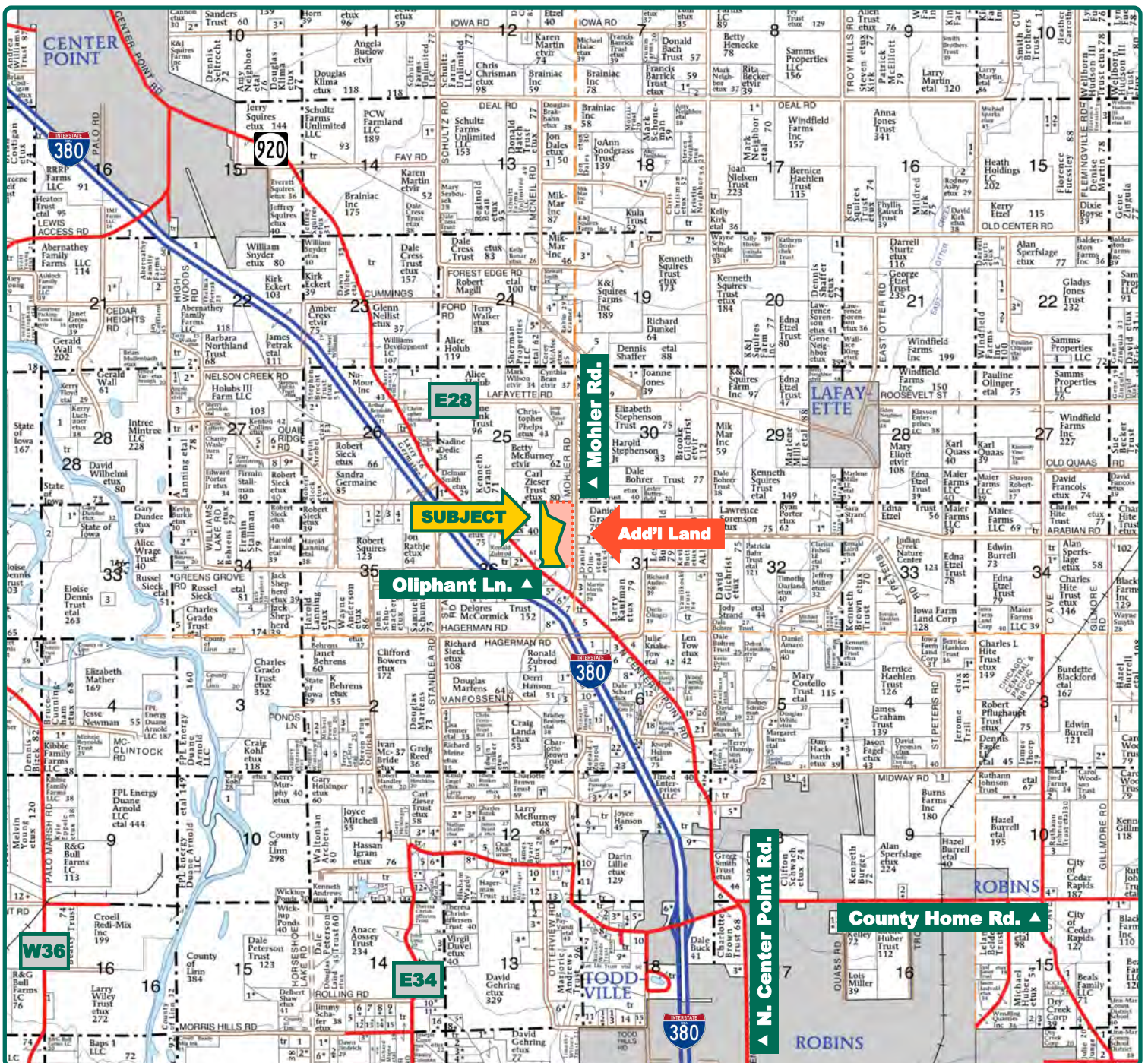


## Property Key Features

- Located 3 Miles Northwest of Robins on Center Point Road
- Includes a Mixture of Cropland, Timber and Creek
- Attractive Building Site on a Hard-Surface Road

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

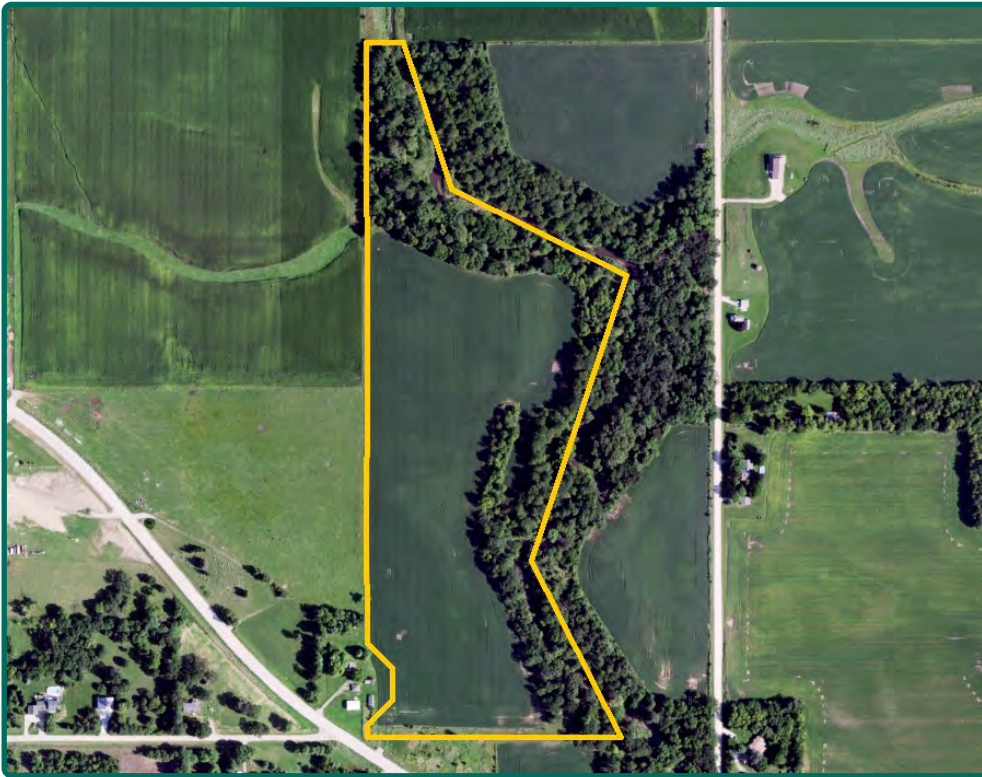
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<b>FSA/Eff. Crop Acres:</b>	<b>23.16*</b>
<b>Corn Base Acres:</b>	<b>18.00*</b>
<b>Bean Base Acres:</b>	<b>6.00*</b>
<b>Soil Productivity:</b>	<b>54.90 CSR2</b>

*\*Acres are estimated.*

## Property Information

**39.96 Acres, m/l**

### Location

**From Robins—Intersection of County Home Road and N Center Point Road:** 3 miles northwest on N Center Point Road. The property is located on the east side of the road.

**From Center Point:** 4 miles southeast on N Center Point Road.

### Legal Description

Parcel A, Plat of Survey # 2562 located in Section 36, Township 85 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

### Price & Terms

- \$459,540.00
- \$11,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$896.00  
 Net Taxable Acres: 39.96  
 Tax per Net Taxable Acre: \$22.42  
 Tax Parcel ID #: 053610100100000 and 053619600300000

### FSA Data

Part of Farm Number 4547, Tract 190  
 FSA/Eff. Crop Acres: 23.16\*  
 Corn Base Acres: 18.00\*  
 Corn PLC Yield: 146 Bu.

Bean Base Acres: 6.00\*

Bean PLC Yield: 34 Bu.

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

### Soil Types/Productivity

Primary soils are Saude, Dickinson and Marshan. CSR2 on the estimated FSA/Eff. crop acres is 54.90. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

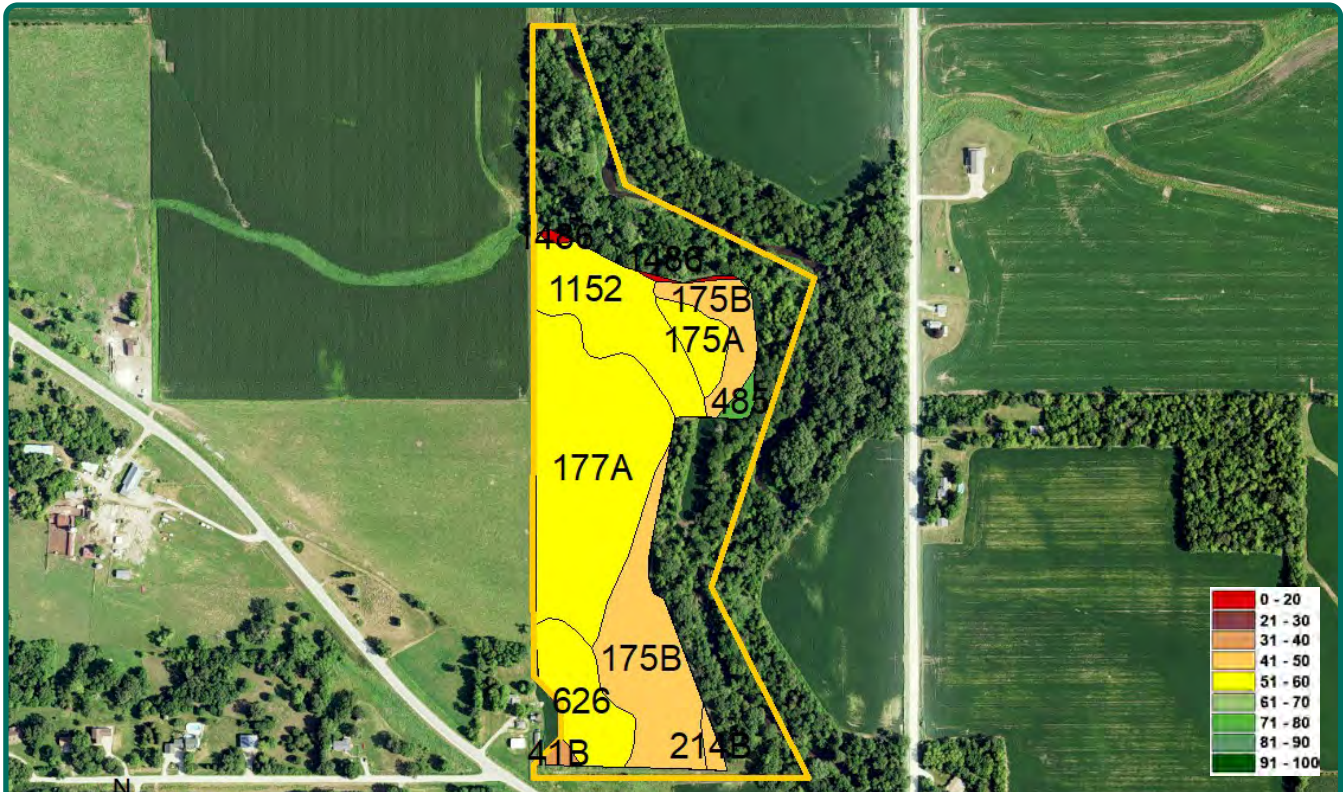
Natural.

### Buildings/Improvements

None.

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Measured Tillable Acres		23.16	Avg. CSR2		54.90
Soil Label	Soil Name	CSR2	Percent of Field	Non Irr Class	Acres
177A	Saude loam, 0 to 2 percent slopes	60	38.4%	IIs	8.90
175B	Dickinson fine sandy loam, 2 to 5	50	26.5%	IIIe	6.14
1152	Marshan clay loam, 0 to 2 percent	54	16.8%	IIw	3.90
626	Hayfield loam, 0 to 2 percent slopes,	53	10.3%	IIs	2.39
175A	Dickinson fine sandy loam, 0 to 2	55	4.3%	IIIs	0.99
214B	Rockton loam, 20 to 30 inches to	47	1.0%	Ile	0.24
485	Spillville loam, 0 to 2 percent slopes,	76	1.0%	IIw	0.24
41B	Sparta loamy fine sand, 2 to 5 percent	39	0.8%	IVs	0.2
1486	Spillville-Sigglekov complex, 0 to 2	5	0.7%	VIIIw	0.2

### Comments

This is a nice building site located northwest of Robins along a hard-surface road. Includes a mixture of cropland, timber and creek.

### Additional Land for Sale

Seller has an additional tract of land for sale located east 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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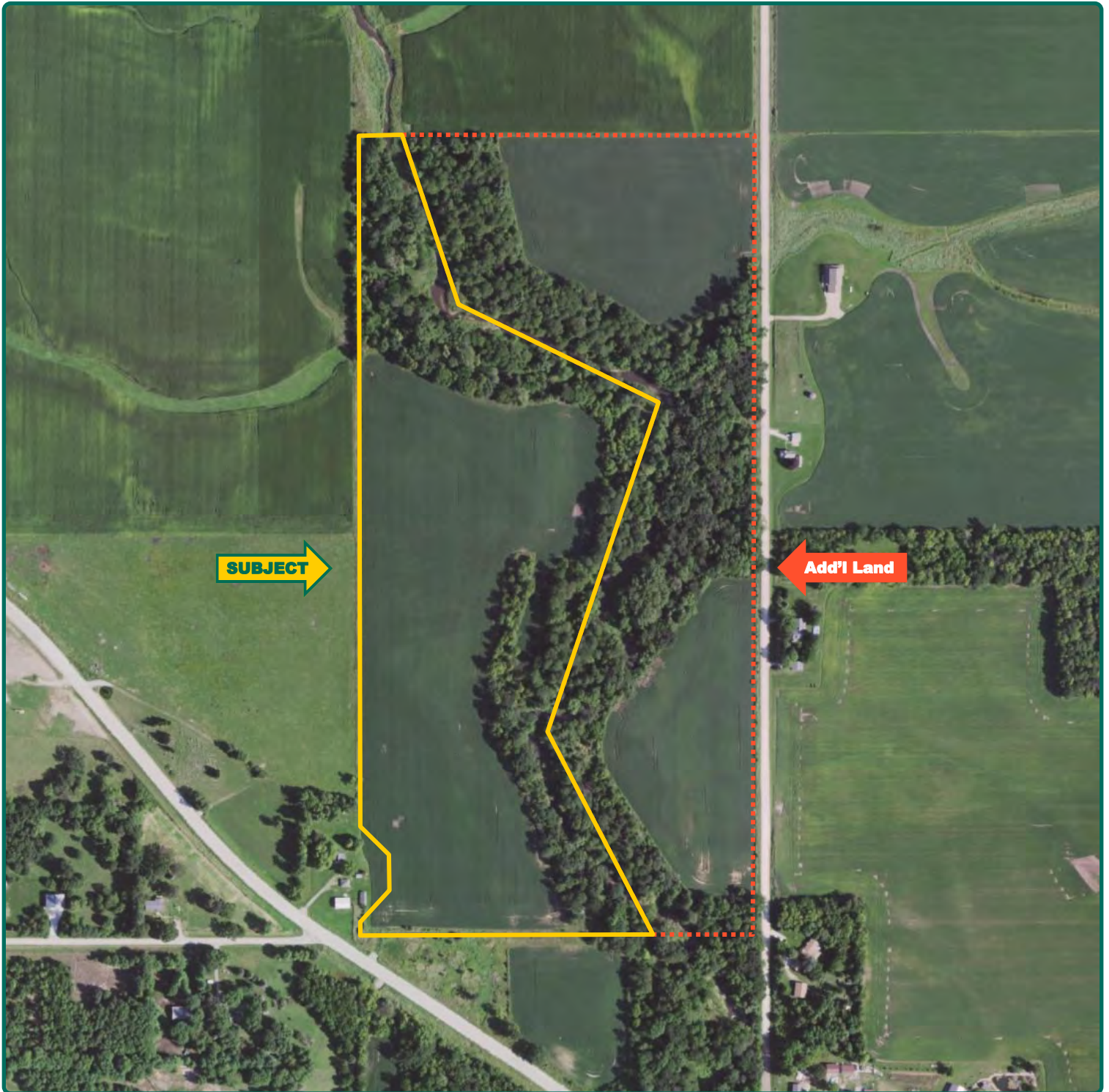
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# Additional Land Aerial Photo



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