

Growthland

**53 Acres m/l
Linn County, IA
\$595,000**

Acreage For Sale
4521 Rowley Rd
Central City, IA



Conveniently located within 30 minutes of many cities: Central City, Manchester, Monticello and Marion. Includes a house, shop, three ponds, numerous mature trees and recreational appeal. The two story house was built in 2003 and has 1,288 finished square feet, three bedrooms and two bathrooms. There is also a large deck with a great view of the ponds. The home has LP forced air furnace. The shop has concrete floor and doors on east and south end. The current CRP contract on 35.79 acres produces \$8,310 annually. **A rare chance to purchase an income producing, "move-in ready," rural acreage within a half hour of numerous cities! Call John Airy to schedule a viewing at 319-350-0474.**

Location: Located one mile from Central City and highway 13. Bordered to the north by Central City city limits and Linn County Fairground at the end of a dead end road. Head south on Highway 13, turn east on Bunker Hill Road and then north on Rowley Rd. Look for signs.

School District: Central City School District

Taxes: \$3,720 annually

Possession: At closing.

Acreage Breakdown:

Taxable Acres: 53.01 A M/L

Cropland Acres: 37.33 A m/l (CSR2: 47.9)

CRP Acres: 35.79 A m/l

Conservation Reserve Program (CRP): 35.79 acres at \$232.18 per acre (\$8,310 annually) expires Sep 30, 2027

FSA Farm Base Acres:

Corn Base Acres: 1.54

Corn PLC Yield: 112

Contact Us

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143
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John Airy, licensed in IA
john@growthland.com
(319)-350-0474

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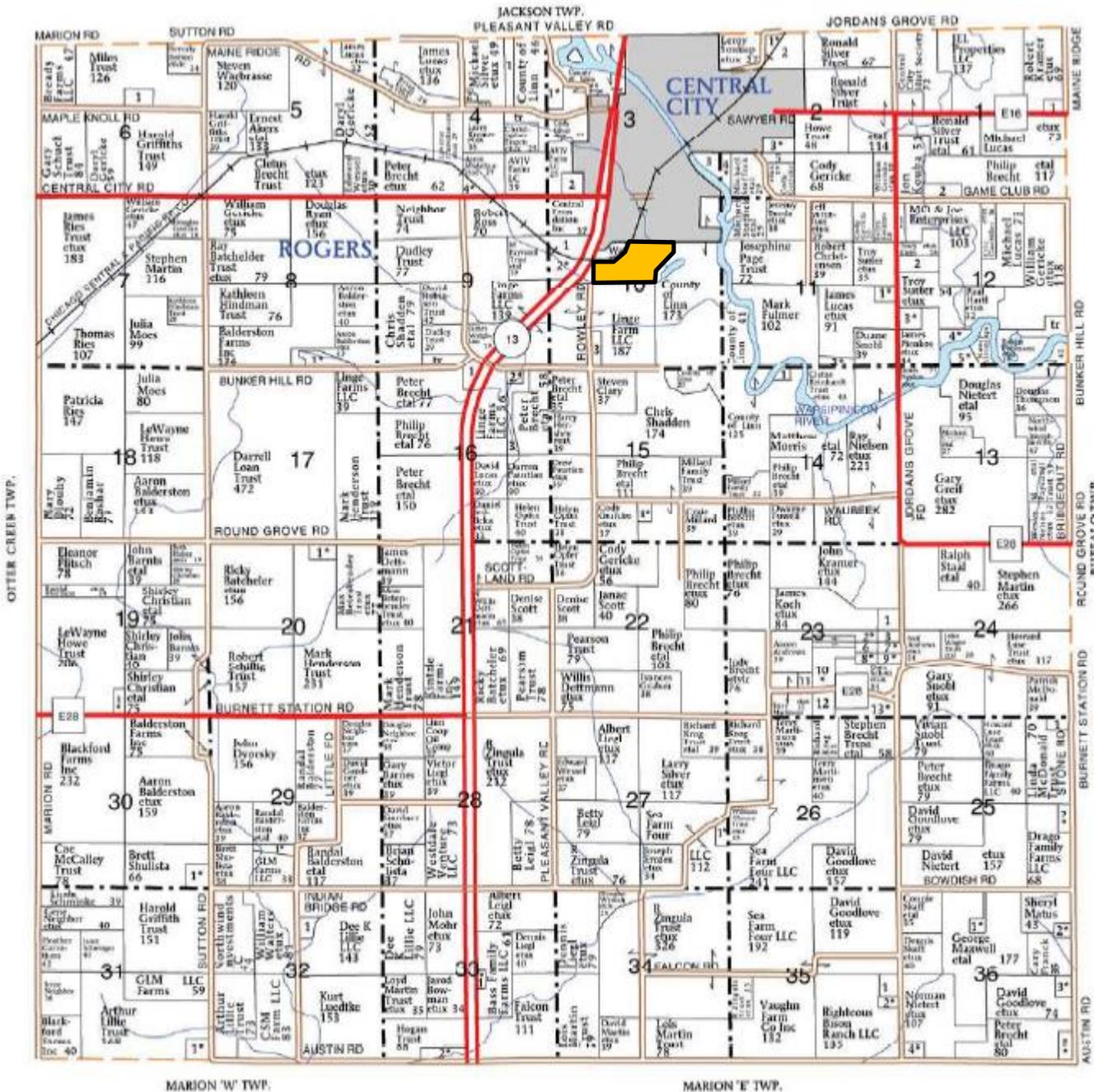
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Plat Map

T-85-N

MAINE PLAT

R-6-W



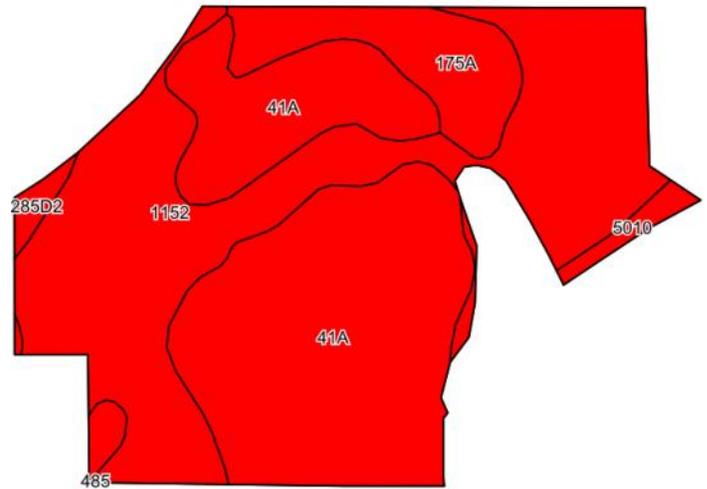
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Tillable Aerial Map



Cropland Soil Map - CSR2



ode	Soil Description	Acres	% of field	CSR2	CSR2*
41A	Sparta loamy fine sand, 0 to 2 percent slopes	16.61	44.5%		44
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	16.00	42.9%		54
175A	Dickinson fine sandy loam, 0 to 2 percent slopes	3.45	9.2%		55
285D2	Burkhardt sandy loam, 9 to 14 percent slopes, moderately eroded	0.76	2.0%		5
5010	Pits, sand and gravel	0.51	1.4%		0
Weighted Average					47.9

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Photos



View from the southeast looking northwest



View from the northeast looking southwest

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Photos



View from the northwest looking southeast



View from the southwest looking northeast

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Front of dwelling



Back of dwelling and deck



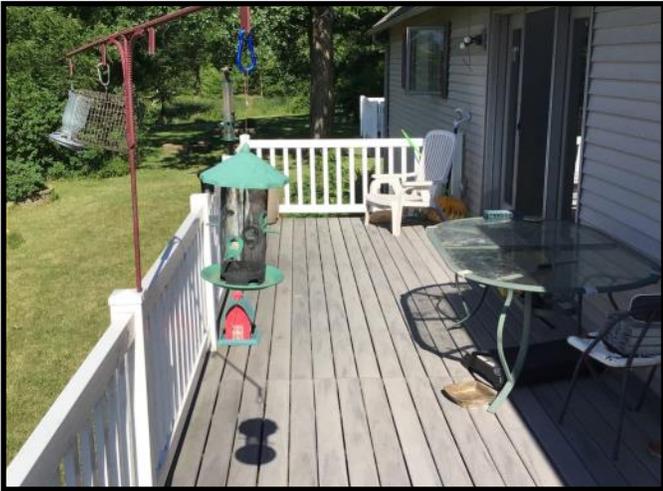
South side of shop



East side of shop

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Photos



Deck



View of the pond from the deck



View of pond



View of pond