

Growthland

**63 Acres m/l
Linn County, IA
\$1,267,850 (\$20,124/Acre)**

Farm For Sale

Comments:

Growthland is pleased to present for sale a Linn county farm consisting of 63 acres with lots of possibilities. This farm has a recreational appeal for the outdoorsman. There is plenty of wildlife in the area. Big Creek runs through the farm, which lends itself to fishing. This farm also has a productive 20.28 acres more or less of crop ground to generate revenue. The location of this farm is ideal as it is conveniently located on highway 13 just north of Highway 30 near Bertram and on the edge of the Cedar Rapids metro. This is bare land, however, there is building site potential. It is located in an excellent school district, and presents a rare opportunity to buy this type of property in this area. Please contact John Airy with any questions at 319-350-0474.

School District: Mount Vernon School District

Acres Breakdown:

Taxable Acres: 61.6 A M/L

Cropland Acres: 20.28 A M/L

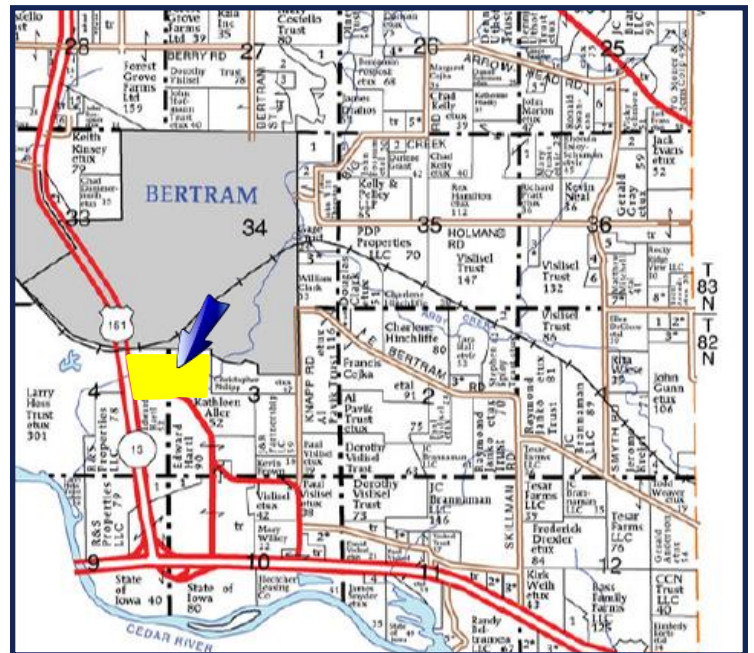
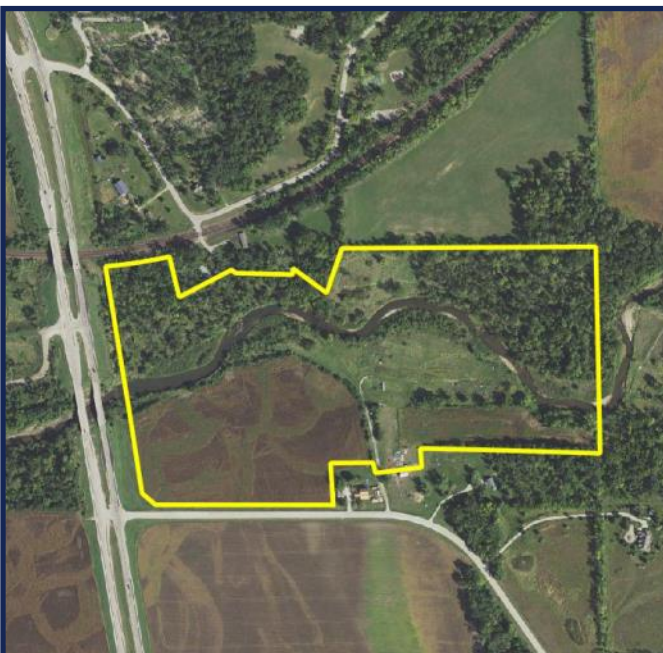
Cropland Soil Productivity: Tillable CSR2: 55.7

Taxes: \$916 annually

Possession: At closing.

FSA Farm Base Acres:

Commodity	Base Acres	
Corn	15.58	118
Soybeans	4.70	36



Contact Us

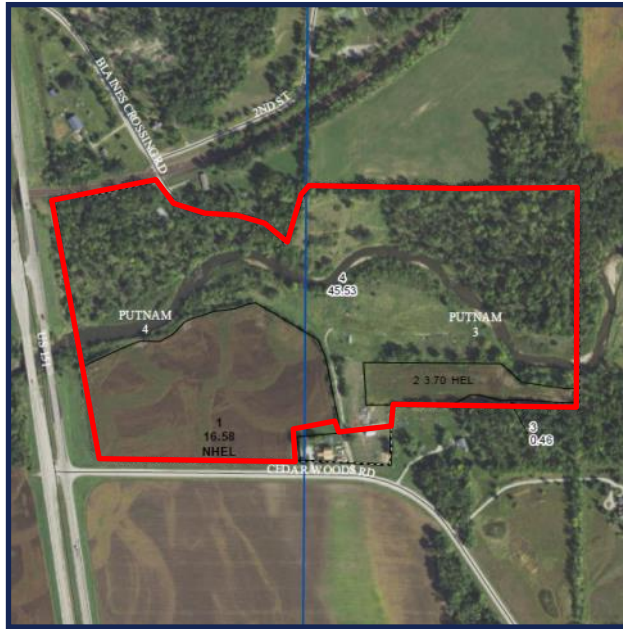
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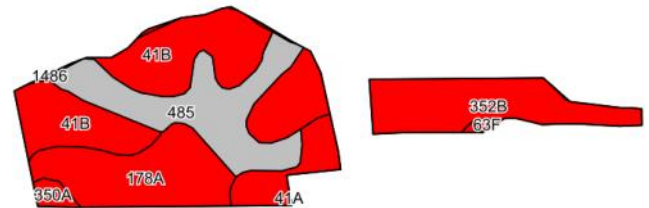
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.37	26.5%		39
352B	Whittier silt loam, 2 to 5 percent slopes	5.10	25.1%		50
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.31	21.3%		76
178A	Waukee loam, 0 to 2 percent slopes	3.77	18.6%		69
41A	Sparta loamy fine sand, 0 to 2 percent slopes	1.31	6.5%		44
350A	Waukegan silt loam, 0 to 2 percent slopes	0.31	1.5%		60
1486	Spillville-Sigglekov complex, 0 to 2 % slopes, frequently flooded	0.11	0.5%		5
				Weighted Average	55.7



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Photos



View from the southwest looking northeast



View from the west looking east

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Access from Cedar Woods Rd



Tillable Land



Recreational appeal and wildlife



Big Creek