

# Growthland

**36.5 Acres m/l  
Linn County, IA  
\$1,295,750 (\$35,500/Acre)**

## Property For Sale

7400 Tower Terrace Rd, Toddville, IA

**IDEAL LOCATION FOR FUTURE DEVELOPMENT. RARE CHANCE TO PURCHASE PROPERTY IN CLOSE PROXIMITY TO ROBINS, CEDAR RAPIDS, & MARION WITH HARD SURFACE ROADS ON TWO SIDES!!!!** Located IN Toddville, one mile west of Robins in Section 23 of Monroe Township; bordered to the west by county paved road, Feather Ridge Road, and on the south by county paved road, Tower Terrace Road. Paved road. Three miles from Interstate 380.

### Acreage Breakdown:

Taxable Acres: 36.49 A m/l  
Cropland Acres: 31.11 A m/l  
Tillable Acres: 20.88

### Soil Productivity:

Cropland CSR2: 45.1

**School District:** Alburnett School District

**Taxes:** \$640 annually

**Possession:** At closing.

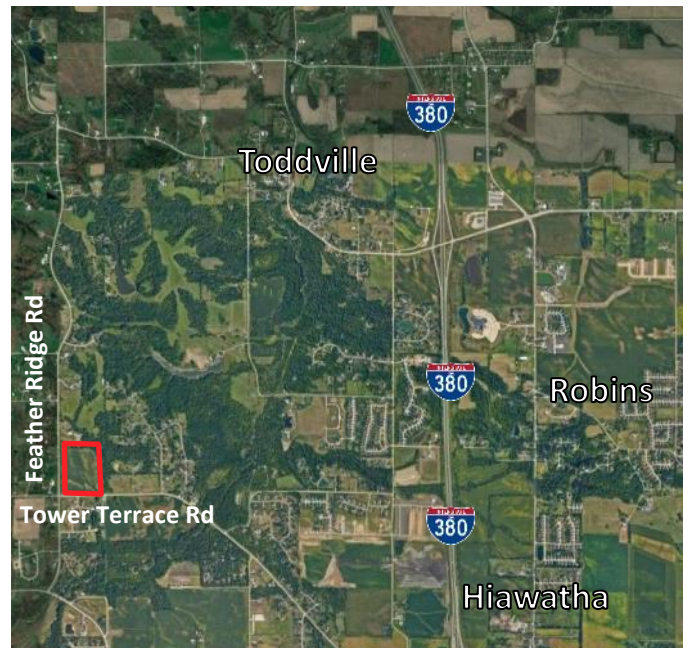
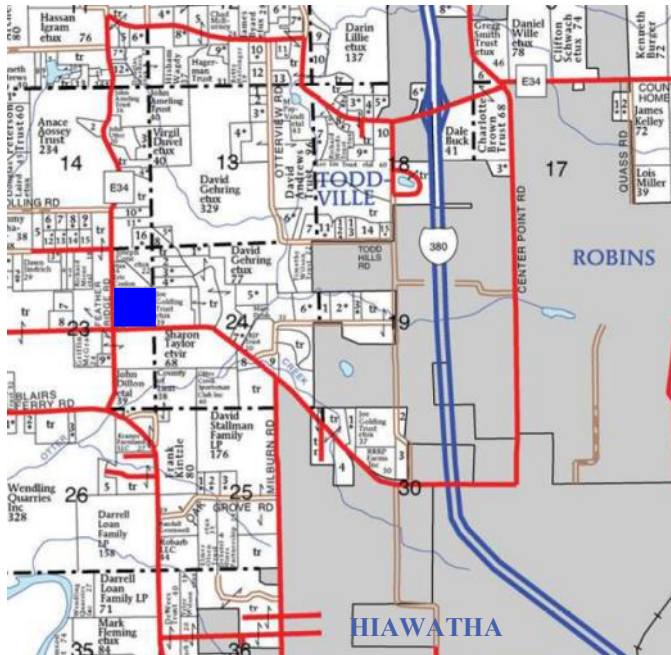
### FSA Farm Base Acres:

Corn Base Acres: 14.66

Corn PLC Yield: 126

Soybean Base Acres: 8.23

Soybean PLC Yield: 39



### Contact Us

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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## Photos



**View from the Southeast Looking Northwest**



**View from the northwest Looking southeast**

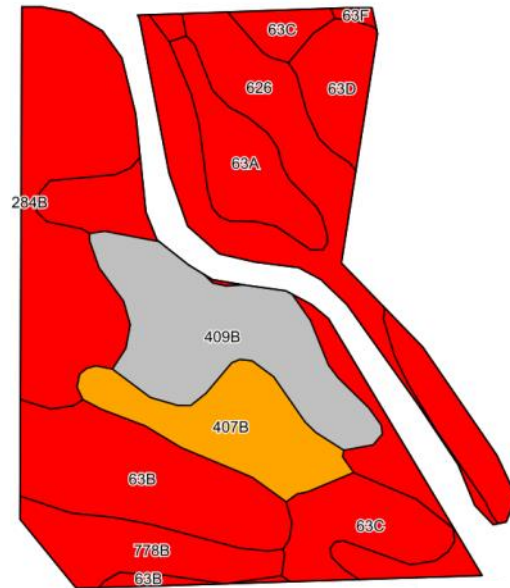
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FSA Map



Cropland Soil Map - CSR2



| Code                    | Soil Description  | Acres | % of field | CSR2 | CSR2*       |
|-------------------------|---|-------|------------|------|-------------|
| 626                     | Hayfield loam, 0 to 2 percent slopes, rarely flooded              | 4.52  | 21.6%      |      | 53          |
| 284B                    | Flagler sandy loam, 2 to 5 percent slopes                         | 3.43  | 16.4%      |      | 51          |
| 409B                    | Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes | 2.83  | 13.6%      |      | 75          |
| 63B                     | Chelsea loamy fine sand, 2 to 5 percent slopes                    | 2.60  | 12.5%      |      | 19          |
| 407B                    | Schley loam, 1 to 4 percent slopes                                | 1.76  | 8.4%       |      | 81          |
| 63C                     | Chelsea loamy fine sand, 5 to 9 percent slopes                    | 1.62  | 7.8%       |      | 14          |
| 63D                     | Chelsea loamy fine sand, 9 to 18 percent slopes                   | 1.59  | 7.6%       |      | 5           |
| 778B                    | Sattre loam, 2 to 5 percent slopes                                | 1.27  | 6.1%       |      | 50          |
| 63A                     | Chelsea loamy fine sand, 0 to 2 percent slopes                    | 1.20  | 5.7%       |      | 24          |
| 63F                     | Chelsea loamy fine sand, 18 to 25 percent slopes                  | 0.06  | 0.3%       |      | 5           |
| <b>Weighted Average</b> |   |       |            |      | <b>45.1</b> |



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