

L-2000481

# LAND FOR SALE

25.27+/- Acres, Linn County, Iowa  
Offered at \$205,000

## Highlights:

- Located next to Big Creek
- Building potential
- Great long term investment

**Property Location:** Located on the pavement just outside of Bertram Iowa, located south of the train tracks on S Ely Street.

**Legal Description:** 3-82N-6W RAYL EX PT IN BER TN CR COMM and RAYL EX TH PT IN BER TN- MT V



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# Property Information

**Property Description:** 25+/- acres in Linn County, on the pavement just outside of Bertram Iowa, located south of the train tracks, Buildable site, with great tillable farmland. Farm is currently zoned A-1 agriculture. It boasts an outstanding view of the river. It lays flat with good drainage. It has enormous potential for someone that would like to build a house or have an acreage. Currently being farmed by operator, farming rights will be open for the 2021 crop year.

**School District:** Bertram City

## Farm Data:

Cropland 29.70 acres \*

\* includes additional acres from neighboring land

## FSA Information:

Farm 2001	Base	Yield PLC
Corn	16.5 acres	121 bushels
Soybeans	13.2 acres	40 bushels

(Farm classified as NHEL)

## 2021 Taxes:

- 15343-82006-00000: \$226.06
- 18032-01006-00000: \$605.70

**Aerial Photo**



**Soil Map**



**Property Location Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
485	Spillville loam	14.6	57.55	87	2w
793B	Bertrand silt loam, 2 to 5 percent slopes	0.7	2.62	82	2e
41B	Sparta loamy fine sand, 2 to 5 percent slopes	9.9	39.11	39	4s
41A	Sparta loamy fine sand, 0 to 2 percent slopes	0.2	0.66	44	4s
1486	Spillville-Sigglekov complex, 0 to 2 % slopes, frequently flooded	0.0	0.07	5	8w
TOTALS		25.3	100%	67.76	2.8



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