

ACREAGE FOR SALE

2.14+/- Acres • Linn County, Iowa

Price Reduced Second Time to \$225,000



Highlights:

- Nice rural acreage, with highway location, close to employment centers and in Mount Vernon School District.
- Solid, older, two story, four bedroom house, with one full and two half baths, full basement and attic, and eight total rooms on two floors, 2,064 square feet total living area on both floors.
- Two outbuildings, with room for a small crop, orchard, vineyard, or livestock operation.

L-2200322

Open House: Saturday, July 9, 2022, and Saturday, July 23, 2022,
both from 2:00-5:00 PM.



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For additional information, please contact:

Roger L. Johnson, Agent
Cedar Falls, Iowa
Phone: (319) 230-0389

www.FarmersNational.com/RogerJohnson



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Property Information

Property Location: Approximately two miles southwest of Martelle, or approximately five miles northeast of Mount Vernon, on Highway 1, to 1817 Highway 1 North, Martelle, Iowa, 52305 (on east side of Highway 1).

Legal Description: Approximately 2.14 acre building site acreage, located in the SW 1/4 SE 1/4 lying east of Highway 1, of Section 13, Township 83 North, Range 5 West of the Fifth P.M. (Linn Township), which is now legally described as Lot 1 of Linn Ridge Acres First Addition.

Property Description: Nice highway location, close to major employment centers of Cedar Rapids and Iowa City. Located in desirable Mount Vernon School District, and within ten miles of Cedar Rapids and twenty-five miles of Iowa City.

Improvements: Two story, four bedroom house built in 1920 (remodeled 1970), machine shed and lean-to addition, and grain drying bin with 7,500 Bu. capacity. All other buildings were either destroyed or seriously damaged by 2020 Derecho and are already removed.

House Description:

Main Floor: Large kitchen, utility room (with half bath), dining room, double-sized living room, four closets

Upstairs: Four bedrooms, full bath, five closets

Attic: Walk-up storage area, built-in cedar closet

Basement: Finished family room, one closet, unfinished mechanical room, unfinished storage room, stool and two showers, outside entry

Farm Data:

Cropland	0.64 acres	(estimated)
Buildings	<u>1.50 acres</u>	
Total	2.14 acres	

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	0.38 acres (Est.)	175 bushels/A.
Approximately 59% of total tillable acres.		
Soybeans	0.26 acres (Est.)	45 bushels/A.
Approximately 41% of total tillable acres.		

FSA farm number (part of total) 1097 and tract number 2981.

Linn County FSA office to make final determination of crop acres and program base acres, if any, as part of reconstitution of acres from the original farm due to farmstead split process.

2021 Taxes: \$3,932/year (Net) (Estimated)

Final property assessed value to be determined by Linn County Assessor and final real estate taxes to be determined by Linn County Treasurer as part of pending farmstead split and rezoning process.

Price: \$280,000.00 (Cash)



House, looking northeast

Aerial Photo



Soil Map



(Prior to derecho clean-up in 2021)

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.82	85.45	94.0	0	89	2e
11B	Colo-Ely complex, 0 to 5 percent slopes	0.3	14.08	86.0	0	92	2w
TOTALS		2.13(*)	100%	92.43	-	89.0	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Property Location Map



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Acreege, looking east, northeast



Acreege, looking north, northeast



Machine shed, looking north, northeast



Machine shed, looking west
(Open bays of north lean-to shed)



Grain bin, looking east