

## Burritt Farms, LLC



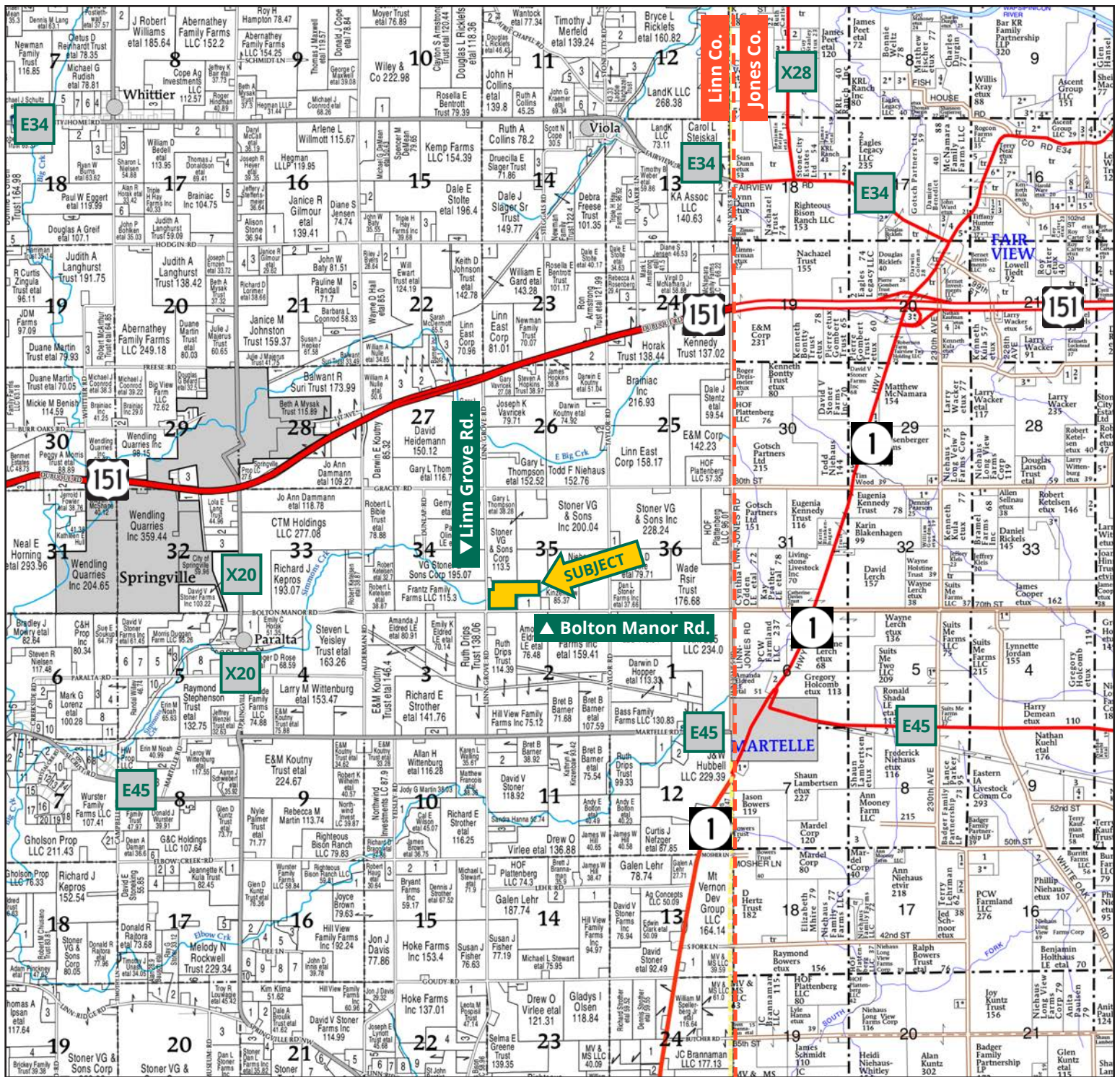
**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag



**RYAN KAY, AFM, ALC**  
*Licensed Salesperson in IA*  
**319.826.5715**  
RyanK@Hertz.ag

**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**50.79 Acres, m/l**  
**Linn County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGE, ALC**  
 319.721.4068  
 TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
 319.826.5715  
 RyanK@Hertz.ag

FSA/Eff. Crop Acres: 50.70 | Soil Productivity: 87.40 CSR2



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag



State: **Iowa**  
 County: **Linn**  
 Location: **35-84N-5W**  
 Township: **Brown**  
 Acres: **50.7**  
 Date: **12/3/2024**









Maps Provided By:  
  
 © AgriData, Inc. 2023      www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
84	Clyde silty clay loam, 0 to 3 percent slopes	19.00	37.4%		llw	88	
184A	Klinger silty clay loam, 1 to 4 percent slopes	12.66	25.0%		lw	95	
761	Franklin silt loam, 1 to 3 percent slopes	11.42	22.5%		lw	85	
174	Bolan loam, 0 to 2 percent slopes	5.21	10.3%		lls	70	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.50	3.0%		lle	94	
198B	Floyd loam, 1 to 4 percent slopes	0.91	1.8%		llw	89	
<b>Weighted Average</b>						<b>1.53</b>	<b>87.4</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Springville:** 2½ miles east on Bolton Manor Rd. The property is on the northeast side of the intersection with Linn Grove Rd.

### Simple Legal

The SW¼ SW¼ and the N 14.5 acres of the W 30 acres of the SE¼ SW¼ of Section 35, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa, except Lot 1, Hutchison Second Addition to Linn County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$787,245.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024-2025: \$2,296.00  
Net Taxable Acres: 50.79  
Tax per Net Taxable Acre: \$45.21

### Lease Status

Lease is open for 2025.

### FSA Data

Farm Number 2942, Tract 9447  
FSA/Eff. Crop Acres: 50.70  
Corn Base Acres: 50.42  
Corn PLC Yield: 134 Bu.

### Soil Types/Productivity

Primary soils are Clyde, Klinger and Franklin. CSR2 on the FSA/Eff. crop acres is 87.40. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

The terrain is level.

### Drainage

This farm is pattern tiled. Contact listing agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Fall anhydrous has been applied. Buyer to reimburse previous tenant.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**

319.721.4068

TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**

319.826.5715

RyanK@Hertz.ag

Southeast Corner Looking Northwest



Northeast Corner Looking Southwest

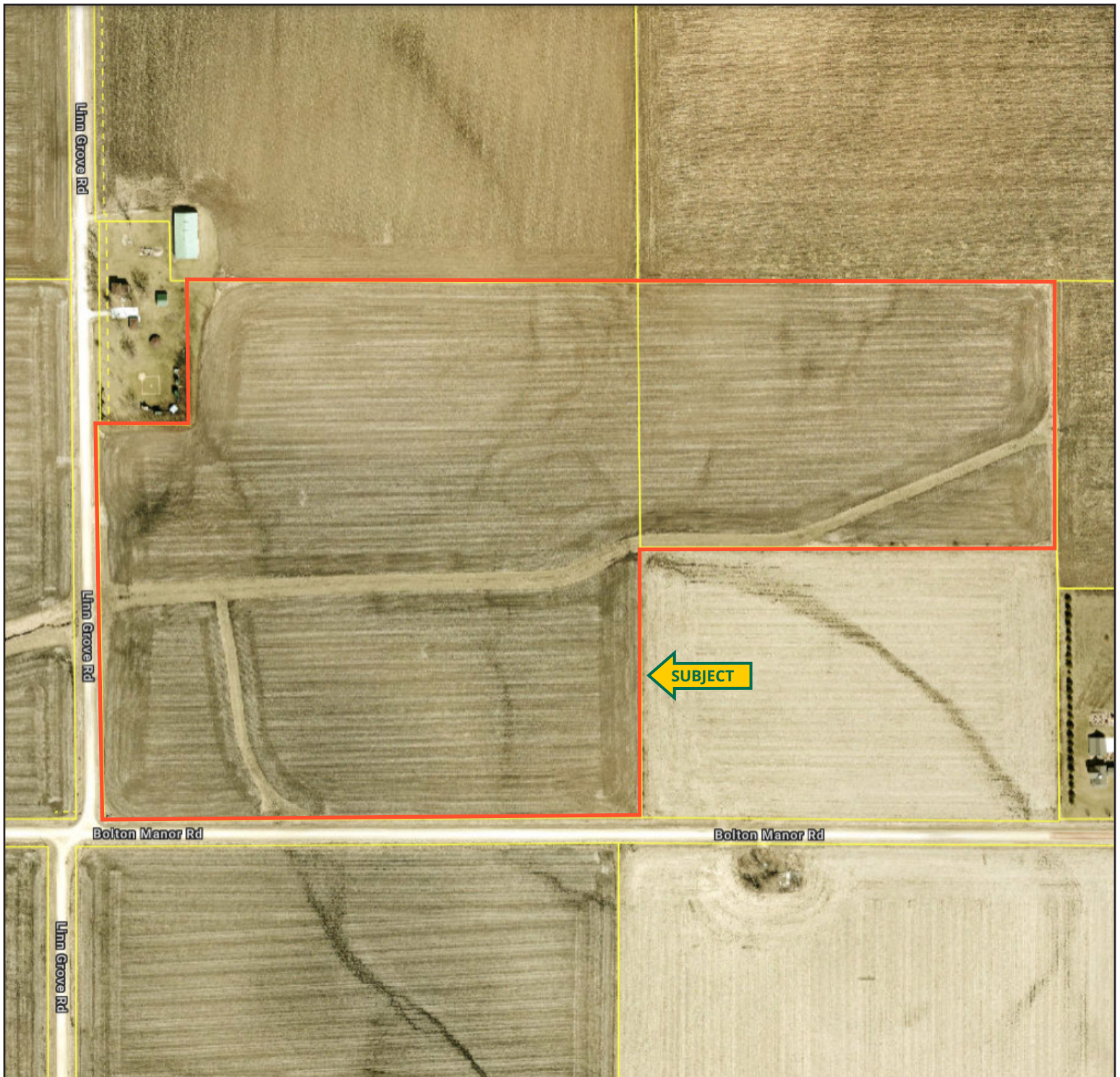


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag







# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation  
Certified Farm Appraisals | Professional Farm Management**

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag