



Farm For Sale

**Prepared by:**

Dave Wessling

Date: June 2024

415 A Avenue
Vinton, IA 52349

☎ 319-721-7363

☎ 877-718-IOWA

📠 319-472-5454

✉ Dave@iowalandco.com

🌐 www.iowalandco.com

Linn County

36.44 m/l taxable acres

Shirley Votroubek

Prime Commercial
Development

Potential off I-380
South of Highway 30!



SERVICES

Farm Management

Currently manage our clients' farms located in the eastern 2/3 of Iowa. A full-service management where we essentially step into the shoes of our clients in full consultation with them about their farm's operation. Lease type selection, tenant selection, government agency work, commodity marketing is just part of what we do.

Real Estate

A full-service real estate brokerage service with an emphasis on agricultural property, from acreages to ranches! Whether it's a listing agreement or an auction, our objective is to get the highest net dollars in our client's pockets.

Financial Consulting

Our financial consulting service includes cash flow analysis on operating funds, real estate purchase returns on investment, farm division pros and cons.

Farm Valuation

The farm valuation service comes in many forms but most often issued to establish farm values for the purpose of land divisions, listing purposes, or simply providing clients an update on their financial situation. Valuation services range from Broker's Price Opinions to full Appraisals.

Contact us:

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Legal Description

36.44 Taxable Acres m/l located in:

PART OF THE NW1/4 SE1/4; PART OF
THE SW1/4 SE1/4 OF SECTION 28,
TOWNSHIP 82 NORTH, 7 WEST, LINN
COUNTY, IOWA

Titleholder of Record
(per County Assessor)

Shirley L Votroubek

Highest and Best Use

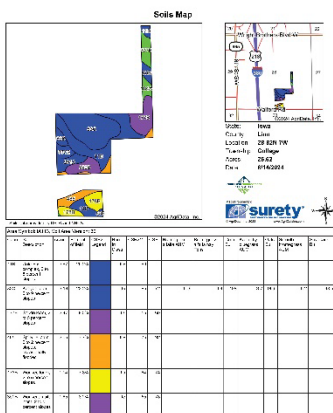
The highest and best use of this property is row crop production.

The Property Description

Discover a prime investment opportunity with this 36-acre parcel of zoned agricultural land in Cedar Rapids, IA. Located near I-380 and Highway 30, this property offers excellent accessibility and high visibility. With Cedar Rapids experiencing significant economic growth, this land holds immense potential for commercial development, including retail centers, office complexes, or industrial facilities. Currently zoned for agriculture, it provides versatile options for immediate use or future transition. Don't miss out on this unique chance to secure a valuable piece of land in a prime location.

The Area

The farm is in a rapidly growing part of the state with a lot of commercial development taking place.



36.44 Acres For Sale

Legend

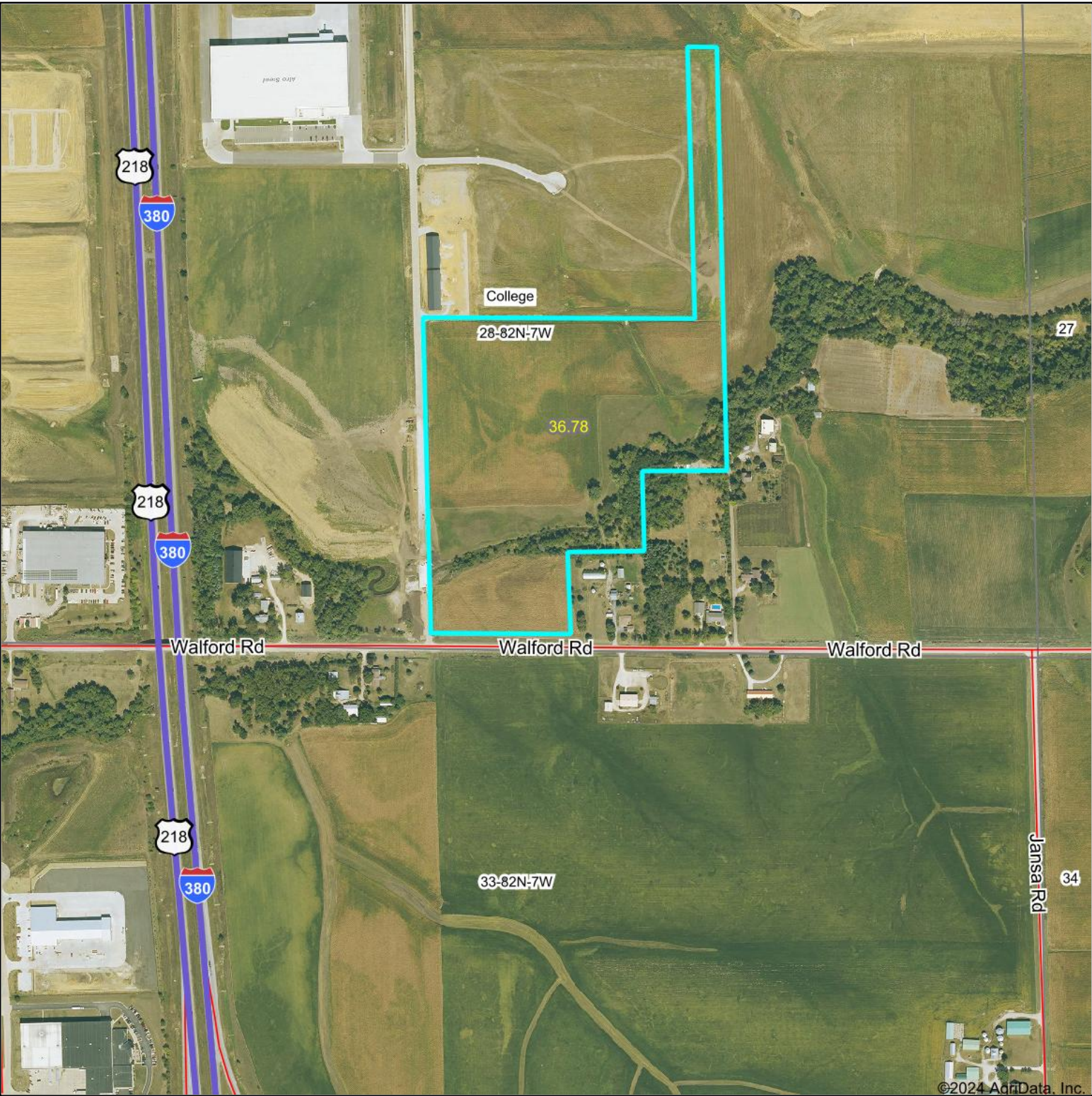
- Casey's
- Country Inn & Suites by Radisson, Cedar...
- Pilot Travel Center
- Ssp America



Google Earth

Image © 2024 Airbus

Aerial Map



Boundary Center: 41° 52' 47.13, -91° 39' 49.06



28-82N-7W
Linn County
Iowa




Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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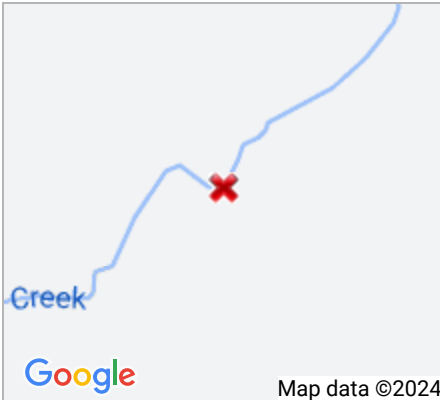
6/14/2024

06/20/2024

Property Full Report, Lots & Land MLS # **6318361**

115 Benesh Lane **Cedar Rapids IA 52404** **County: Linn** **Type:**

Status: **Active** Contingency: **N** List Price: **\$2,180,000** Sold Price: OLP: **\$2,180,000**
M H I  Seller Contribution:



Map Page: Map Coordinate:
Directions South of HWY 30 East of I-380

Front Dim
LeftDim
Right Dim
RearDimensions
Lot Size SqFt **1,587,326.40**
LotSizeMin
Acres **36.440**

List Date **6/14/2024** DOM **6**
Input Date **6/14/2024 11:51 AM** CDOM **6**
NS Days On Market
Off Market Date
ProjClsDt
Date Closed

Property ID # **192845100500000**
Property ID #2 **192842600300000**
Property ID #3
Tax Year **2023**
Gross Taxes **\$1,394**
Net Taxes **1,394.00**
Fire #

Selling Agent - Agent Name
Co-Selling Agent - Agent Name
Sales Office ID - Office Name

TAX INFORMATION
Tax With Assessments
Assessed Valuation **56,900.00**
Assessment Pending **Unknown**
Plat Recorded
Homestead Desc **None**

General Property Information

Legal Desc **SW SE EX VOTROUBEK ACRES 1ST & EX E375' S770' & EX RDS SEC 28 TWP 82 R 7**
County **Linn**
Cross Street
Complex/Dev/Sub **FIRST ADDITION**
School District Full **1337 - College**
Rental License?

Land Inclusions
Drainage

Power Company
Tillable Acres
Pasture Acres
Wooded Acres

Lake/Waterfront Information

Lake Name
Road Between Waterfront And Home?
Lake Acres
Elevation Highpoint to Waterfront Feet

Waterfront Frontage
Lake Depth

Builder Information

Builder Name
Builder License
Builder Restrict
Community Name
Restrict To Builders

Remarks

Agent Remarks **Discover a prime investment opportunity with this 36-acre parcel of zoned agricultural land in Cedar Rapids, IA. Located near I-380 and Highway 30, this property offers excellent accessibility and high visibility. With Cedar Rapids experiencing significant economic growth, this land holds immense potential for commercial development, including retail centers, office complexes, or industrial facilities. Currently zoned for agriculture, it provides versatile options for immediate use or future transition. Don't miss out on this unique chance to secure a valuable piece of land in a prime location.**
Public Remarks **Discover a prime investment opportunity with this 36-acre parcel of zoned agricultural land in Cedar Rapids, IA. Located near I-380 and Highway 30, this property offers excellent accessibility and high visibility. With Cedar Rapids experiencing significant economic growth, this land holds immense potential for commercial development, including retail centers, office complexes, or industrial facilities. Currently zoned for agriculture, it provides versatile options for immediate use or future transition. Don't miss out on this unique chance to secure a valuable piece of land in a prime location.**

Information deemed reliable, but not guaranteed.

115 Benesh Lane

Cedar Rapids IA 52404

Type:

Auction		
Auction YN	No	Auction Type
Auctioneer License		Is Buyers Premium

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 1.5%	Sub-Agent Comp:	Facilitator Comp:
Variable Rate:	List Type:	Exclusive Right To Sell

Sale Mortgage Informaton

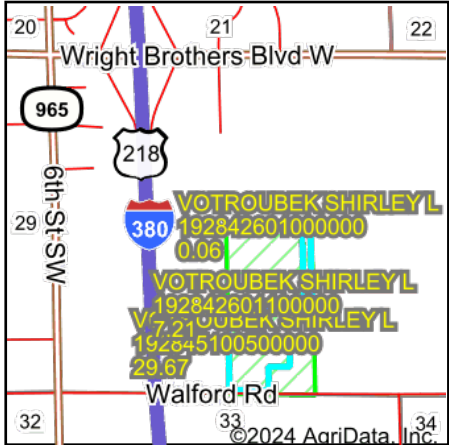
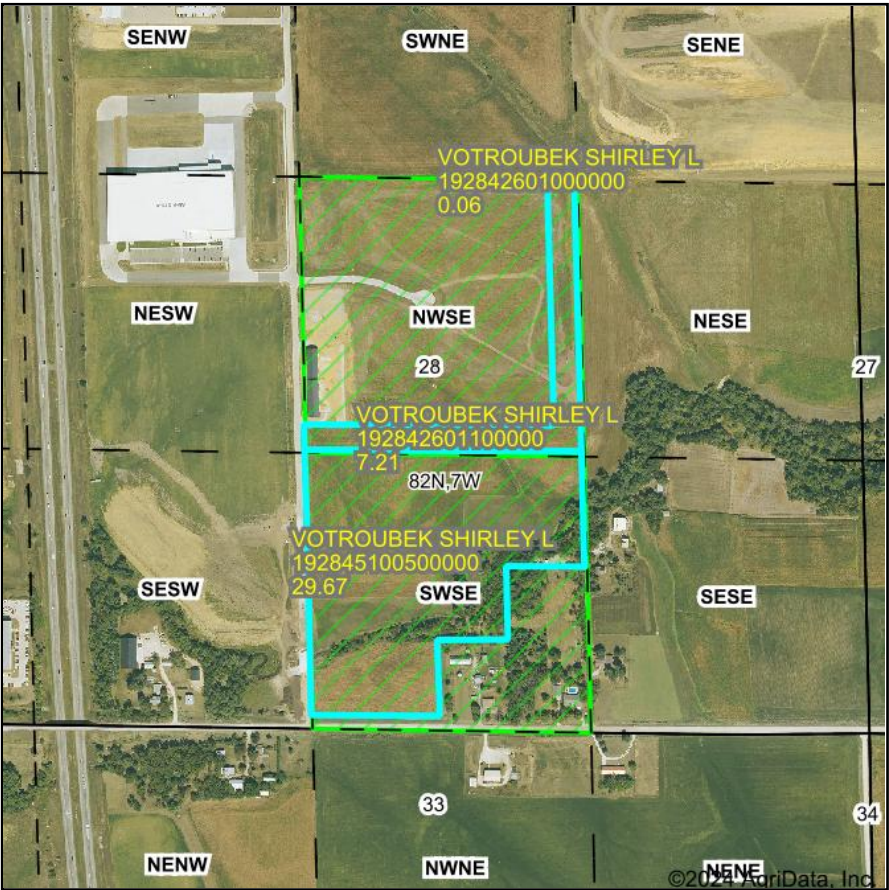
Financing Terms	In Foreclosure	No	Remarks Financial
Seller Contribution	Lender Owned	Not disclosed	
	Potential Short Sale	No	
	Agent Owner	No	

Contact

Listing Agent:	David Wessling - 319-472-4484	Appointment Phone:
List Office:	Iowa Land Management & Real Estate - 319-472-5353	
Co-List Agent:		
Showing Instructions		

This Report Prepared By: **Jeremy Sills**

PLSS Legal Description



Acres: 36.94
Date: 6/21/2024
Township: College
County: Linn
State: Iowa



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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PLSS Source: **Bureau of Land Management (BLM)**
PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

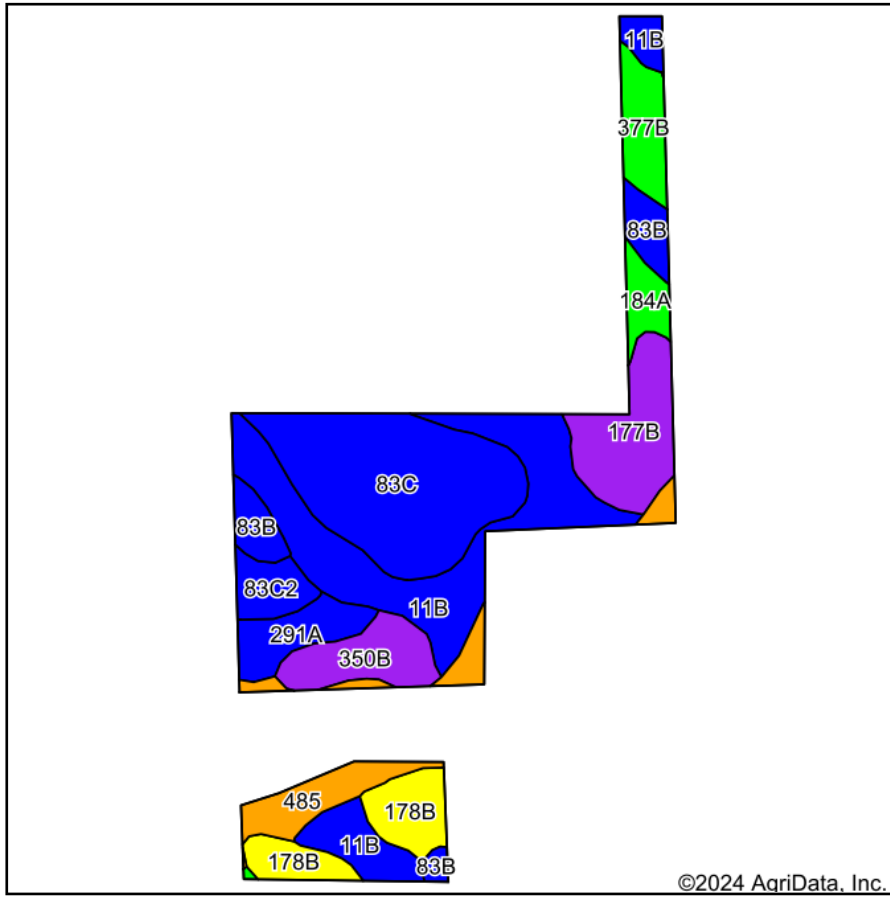
Short Legal:

PT NWSE; PT SWSE 28-82N-7W

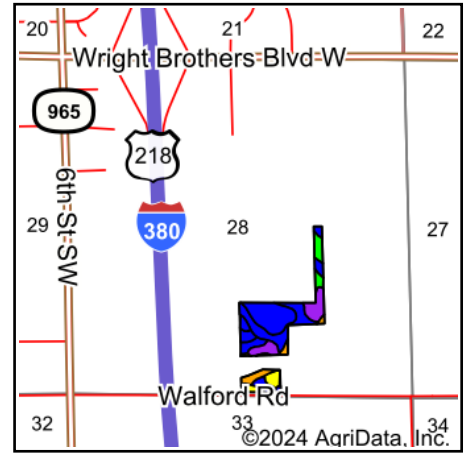
Long Legal:

PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 28, TOWNSHIP 82 NORTH, 7 WEST, LINN COUNTY, IOWA

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Linn**
 Location: **28-82N-7W**
 Township: **College**
 Acres: **26.62**
 Date: **6/14/2024**



Maps Provided By:



Area Symbol: IA113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
11B	Colo-Ely complex, 0 to 5 percent slopes	6.97	26.2%		IIw	86								
83C	Kenyon loam, 5 to 9 percent slopes	6.18	23.2%		IIIe	85	72	10.6	6.4	188	3.7	90.5	6.2	48.5
177B	Saude loam, 2 to 5 percent slopes	2.47	9.3%		IIIs	55	60							
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.05	7.7%		IIw	76	92							
178B	Waukee loam, 2 to 5 percent slopes	1.94	7.3%		IIIs	64	74							
350B	Waukegan silt loam, 2 to 5 percent slopes	1.65	6.2%		IIe	55	73							

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
83B	Kenyon loam, 2 to 5 percent slopes	1.37	5.1%		Ile	90	87							
291A	Atterberry silt loam, 1 to 3 percent slopes	1.25	4.7%		Iw	85	90							
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.19	4.5%		Ile	94	90							
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.86	3.2%		IIle	84	70	10.6	6.3	212	3.7	88	6.2	61
184A	Klinger silty clay loam, 1 to 4 percent slopes	0.69	2.6%		Iw	95	95							
Weighted Average					2.19	79.3	*-	2.8	1.7	50.5	1	23.9	1.6	13.2

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method




Jeremy Sills

Broker/Owner

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CONCLUSION

The business of Iowa Land Management and Real Estate Company is farms. Your farm sale is not just another sale we handle, but a special part of our business. With the proximity to our office, we have an advantage on the local land market. Our good standing with the National Association of Realtors and the Realtor's Land Institute, allows us access to marketing tools that aren't available to many others.

Should you have any question please don't hesitate to contact me. I can always be reached on my cell phone at 319-415-8233.

Respectfully,

Jeremy W.
Sills



PROUD

Iowa Land Management & Real Estate is a Veteran-owned company.



LOCAL

We are active members within our rural communities and own farmland ourselves.



SUSTAINABLE

We offer clients the option to place a Conservation Farm Lease with unique practices tailored to each specific farm.