



## 113 Acres m/l, Linn County, IA

### Parcel 1 - 75 Acres m/l - Timber & Crop

### Parcel 2 - 38 Acres m/l - Pasture

#### Attractive Recreational Property and Cattle Pasture

#### Property Information

##### Parcel 1 - 75 Acres m/l

##### Location

From Prairieburg: 1 ½ miles south on Prairieburg Road.

##### Legal Description

75 acres, more or less, located in the North 20 acres of the SE ¼ of Section 33, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa. (The exact legal description and acres will be determined by a survey).

##### Price & Terms

##### Price Reduced!

- ~~\$356,250~~ \$333,750
- ~~\$4,750/acre~~ \$4,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

##### Seller

BAK Outdoor Haven, L.L.C.

##### Possession

Negotiable.

##### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,125  
Net Taxable Acres: 75 acres  
Tax per Net Tax. Ac: \$15.00 per acre

##### FSA Data

There are 25 cropland acres according to the Linn County FSA.

##### Soil Types / Productivity

Primary soil is Fayette. See soil map for detail.

- **CSR2:** 50.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 54.4 per AgriData Inc. 2014, based on FSA crop acres.

##### Land Description

This property includes 25 acres of good income producing cropland and 50 acres of mature timber with a nice shop.

##### Buildings / Improvements

30' x 40' shop with a concrete floor and electricity. This is an ideal building to store farm equipment, tree stands and hunting equipment.

##### Conservation Easement

This farm is subject to a Conservation Easement which will not allow a personal residence to be constructed. It will allow a small cabin. Contact the listing agent for a full copy of the Conservation Easement.

##### Dead Wood Easement

The neighbor across the road has a lifetime access to dead wood. The neighbor rarely comes on the property and needs to call prior to entering the farm. Arrangements have been made so neighbor does not interfere with hunting season.

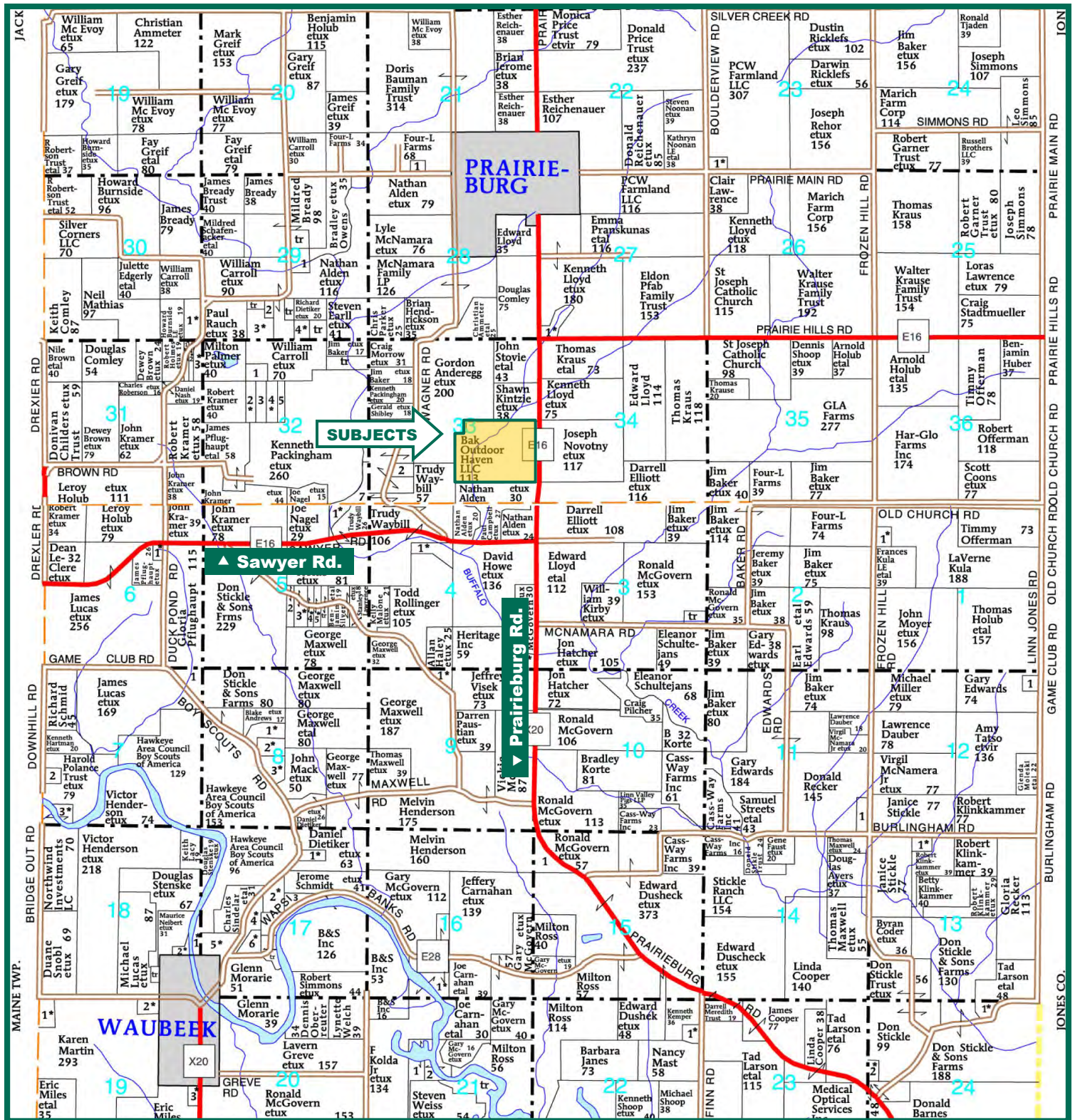
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# Plat Map



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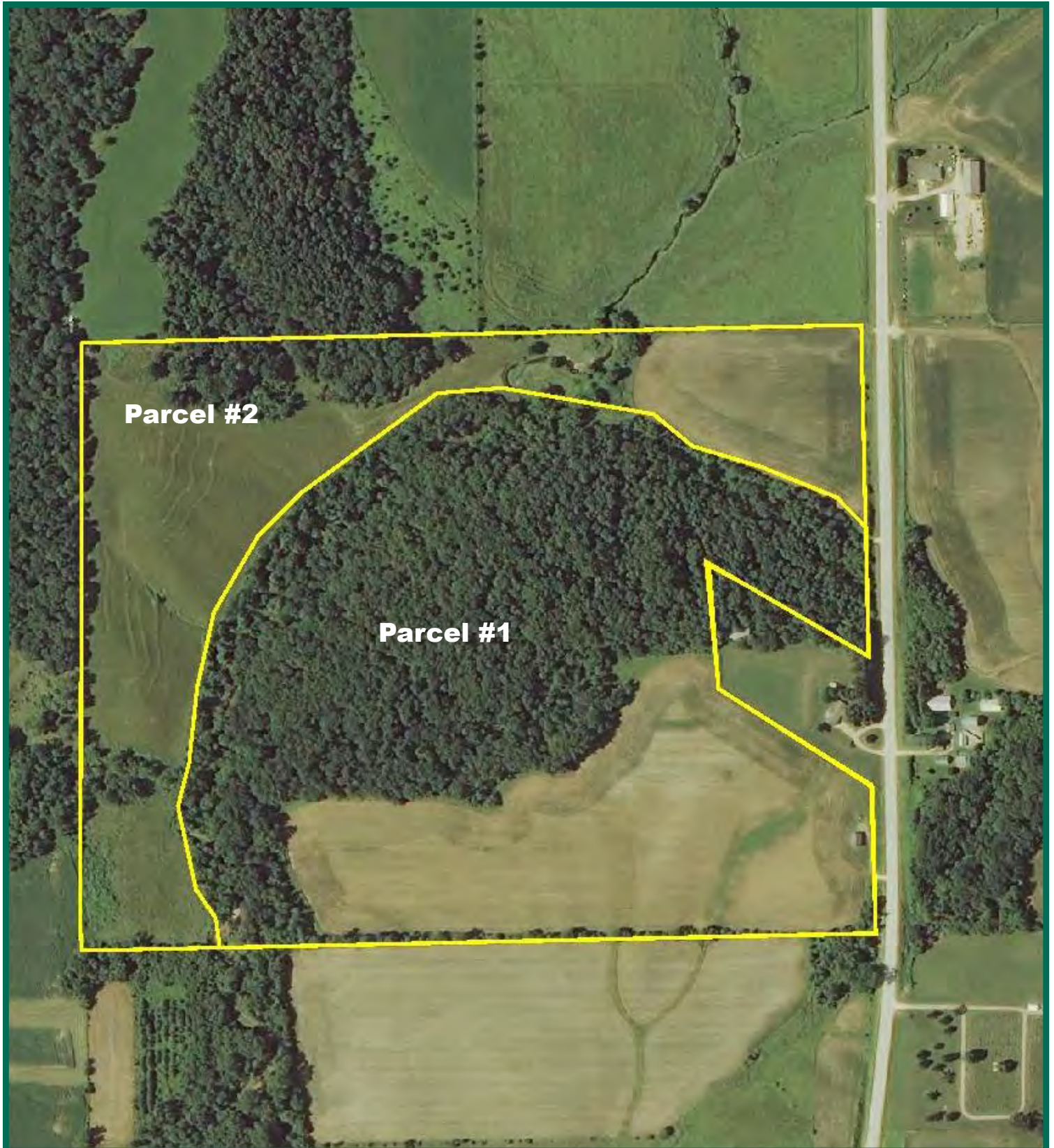
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# Aerial Map



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## Aerial Photo: Parcel 1



### Creek

There is an attractive creek running through this farm that provides water for the wildlife.

### Comments

This is one of the most attractive recreational property in Linn County.

There is an abundance of deer and turkey that live on or around this property. There are two albino turkeys that have been seen numerous times. The current owner has taken many large bucks and turkeys from this farm. This property has been managed for deer; no doe have been shot on this property over the last 5 years.

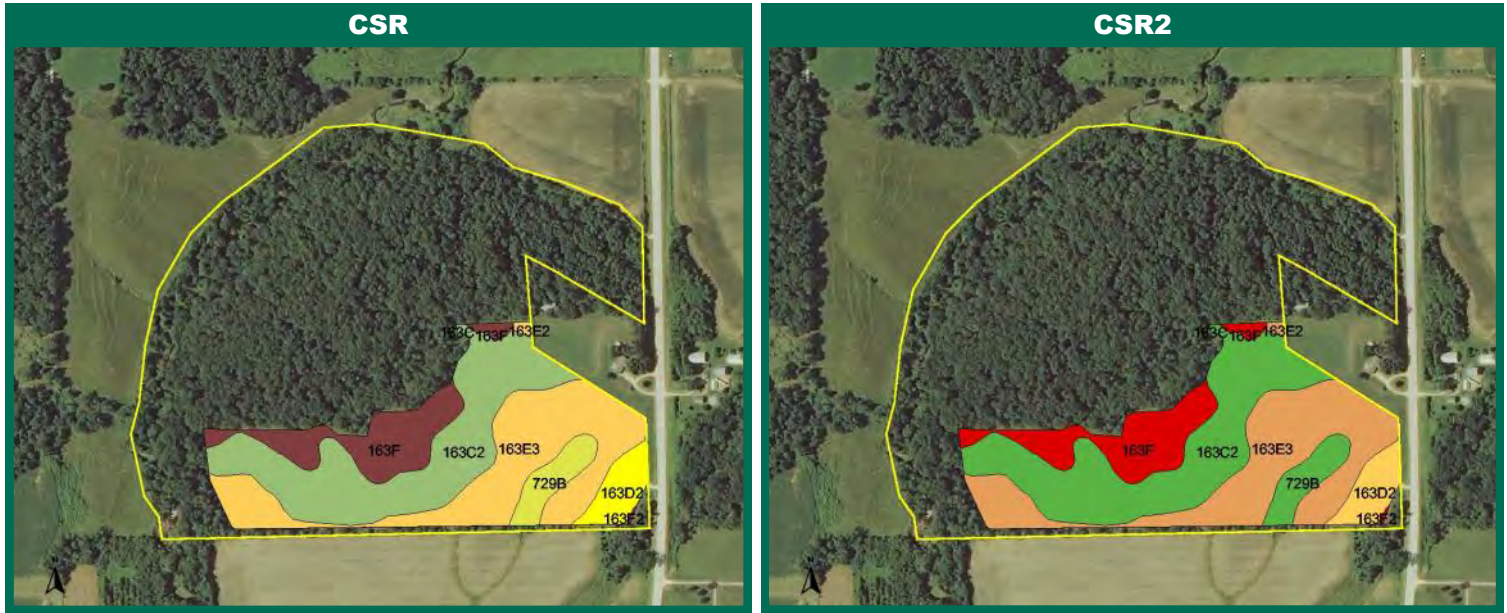
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Soil Maps: Parcel 1



Measured Tillable Acres		25.1	Avg. CSR	54.4*	Avg. CSR2*	50.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
163C	Fayette silt loam, 5 to 9 percent	70	79	0.2%	IIIe	0.05
163C2	Fayette silt loam, 5 to 9 percent	68	76	38.0%	IIIe	9.54
163D2	Fayette silt loam, 9 to 14 percent	58	50	5.7%	IIIe	1.42
163E2	Fayette silt loam, 14 to 18 percent	48	38	0.4%	IVe	0.09
163E3	Fayette silt loam, 14 to 18 percent	45	31	34.4%	VIe	8.62
163F	Fayette silt loam, 18 to 30 percent	30	19	15.7%	VIe	3.95
163F2	Fayette silt loam, 18 to 30 percent	28	13	0.1%	VIe	0.02
729B	Ackmore-Nodaway complex, 2 to 5	*.*	80	5.5%	IIw	1.4

*\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 54.4 on the south 25 acres.*

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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## Aerial Photo: Parcel 2



### Dead Wood Easement

The neighbor across the road has a lifetime access to dead wood. The neighbor rarely comes on the property and needs to call prior to entering the farm. Arrangements have been made so neighbor does not interfere with hunting season.

### Water and Well Information

There is an attractive creek running through this farm that provides water for the livestock.

### Comments

This is a good opportunity to purchase an attractive pasture tract for any cattle farmer.

### Property Information Parcel 2 - 38 Acres m/l

#### Location

From Prairieburg: 1 ½ miles south on the Prairieburg Road.

#### Legal Description

38 acres, more or less, located in the North 20 acres of the SE ¼ of Section 33, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa. (The exact legal description and acres will be determined by a survey).

#### Price & Terms

##### Price Reduced!

- ~~\$157,700~~ \$146,300
- ~~\$4,150/acre~~ \$3,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$570.00  
Net Taxable Acres: 38 acres  
Tax per Net Tax. Ac: \$15.00 per acre

#### FSA Data

There are 7.5 acres of cropland in the northeast corner of the farm.

#### Soil Types / Productivity

Primary soils are Fayette and Judson. See soil map for detail.

- **CSR2:** 74.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 74.4 per AgriData Inc. 2014, based on FSA crop acres.

#### Land Description

There are over 26 acres of rolling timber/pasture that is in good condition. There is also a small creek to provide water that runs year-round. The 7.5 acres of cropland provide good additional income for the Buyer.

#### Conservation Easement

This farm is subject to a Conservation Easement which will not allow a personal residence to be constructed. Contact the listing agent for a full copy of the Conservation Easement.

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## Soil Maps: Parcel 2



Measured Tillable Acres		7.5	Avg. CSR		74.4*	Avg. CSR2*		74.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	68	75	0.8%	Ile	0.06		
163B	Fayette silt loam, 2 to 5 percent	85	84	31.0%	Ile	2.33		
163C2	Fayette silt loam, 5 to 9 percent	68	76	21.8%	IIle	1.64		
163E2	Fayette silt loam, 14 to 18 percent	48	38	21.5%	IVe	1.62		
8B	Judson silty clay loam, 2 to 5	90	94	24.9%	Ile	1.87		
T120B	Tama silty clay loam, benches, 2 to	95	95	0.0%	Ile	*_*		

*\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 74.4 on the north 7.5 acres.*

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