



***We are Pleased to  
Present for Sale***

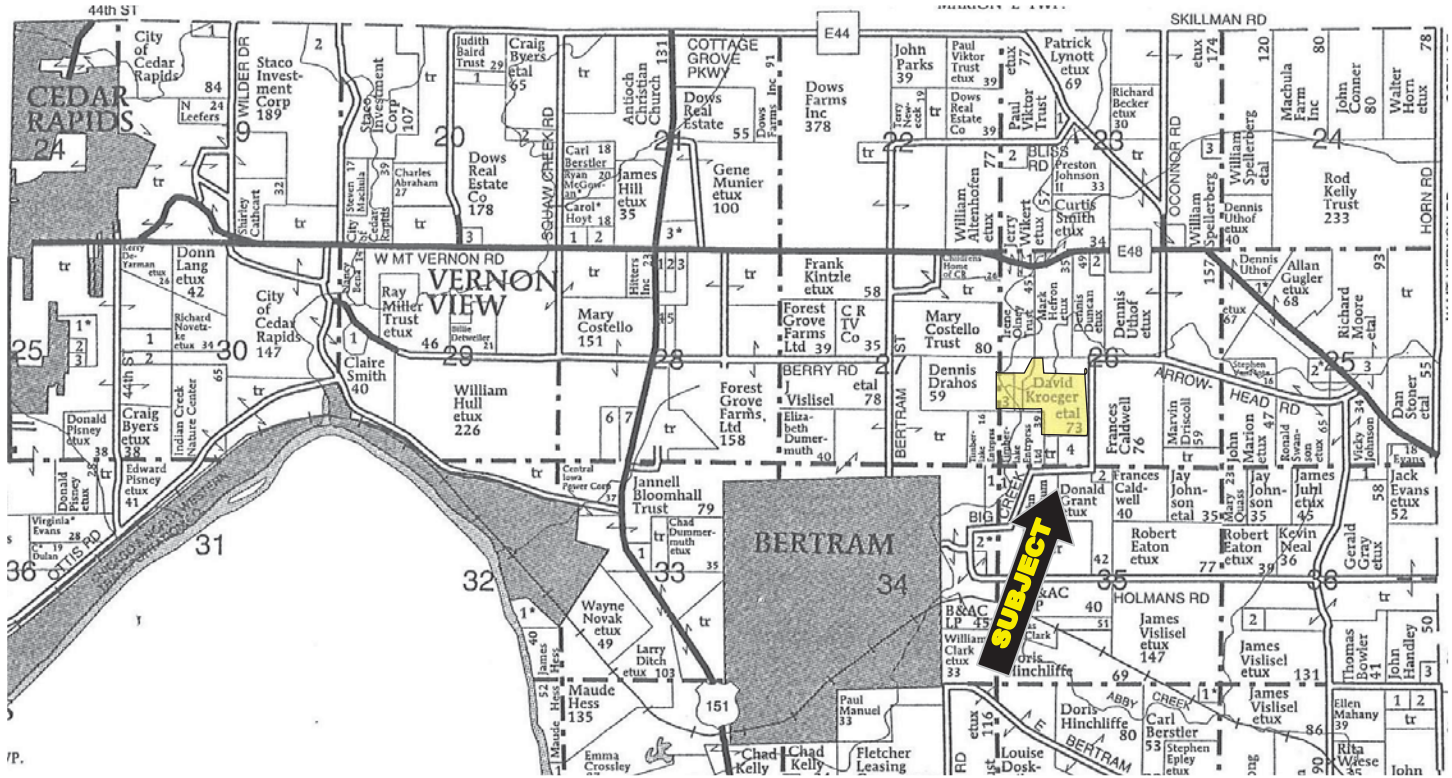
***Kroeger Farm  
68 Acres m/l  
Linn County, Iowa***

<b>OWNERS:</b>	Kroeger Family.
<b>FARM LOCATION:</b>	From Intersection of Highway 13 and Mount Vernon Road: 2 miles east on Mount Vernon Road, ½ mile south on O'Connor Road, ¼ mile west on Arrowhead Road and ¼ mile south on Big Creek Road. The farm is located on the west side of the road.
<b>LEGAL DESCRIPTION:</b>	Lot 8, Irregular Survey, NW ¼ SW ¼ and the N ½ of the SE ¼ of the SW ¼, and Lots 1 through 5 inclusive, Irregular Survey of the NE ¼ of the SW ¼, all in Section 26, Township 83 North, Range 6 West of the 5 <sup>th</sup> P.M., Linn County, Iowa, excepting Lot 1, Kroeger's 2 <sup>nd</sup> Addition to Linn County, Iowa, and excepting therefrom Lot 1, Kroeger's First Addition to Linn County, Iowa.
<b>PRICE &amp; TERMS:</b>	\$401,200 - \$5,900 per acre – 10% upon acceptance of offer and balance in cash at closing.
<b>POSSESSION:</b>	Negotiable.
<b>SCHOOL DISTRICT:</b>	Mount Vernon Community School District.
<b>TAXES:</b>	2011-2012, payable 2012-2013 – Estimated \$700 – net. A portion of this farm is enrolled in the Forest Reserve Program and is exempt from Real Estate taxes.
<b>CROPLAND:</b>	There are 31 acres of cropland.
<b>AVERAGE CSR:*</b>	ArcView Software indicates an average CSR of 64.2 on the cropland acres. The Linn County Assessor indicates a CSR of 43.39 on the entire farm.
<b>SOLID WASTE:</b>	There is some solid waste in the ravine west of the ranch house which includes some old car bodies and metal.
<b>BROKERS COMMENTS:</b>	This farm has it all with a mixture of cropland, mature timber and an attractive creek. This is an ideal building site in rural Linn Co. and the cropland would provide good income. Perfect for anyone that enjoys rural living, hunting or a private getaway!

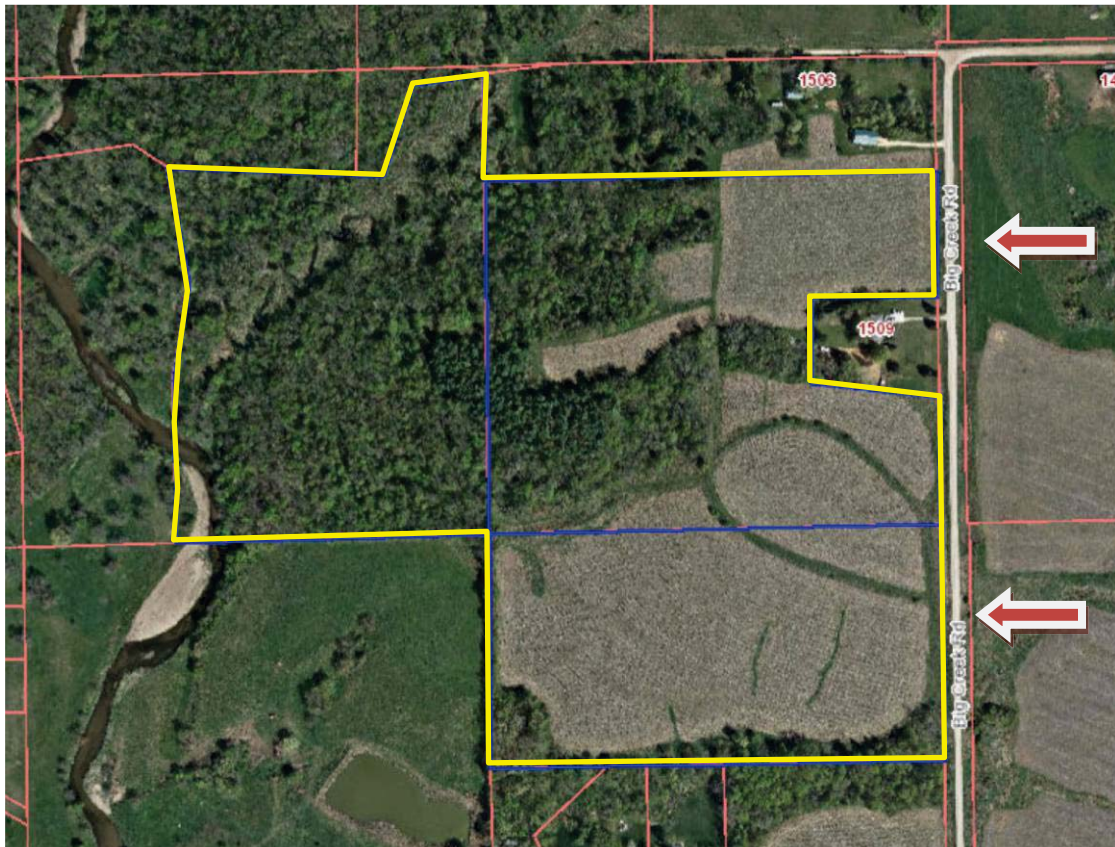
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*



# PLAT MAP Bertram Township (T83N-R6W)



## ASSESSOR MAP



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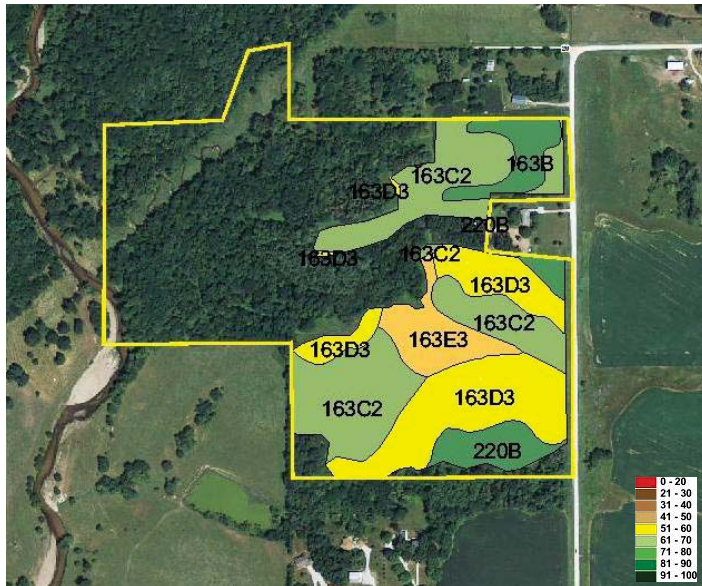
## AERIAL MAP



CSR: Calculated using ArcView 3.2 software

*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

## CSR MAP



Measured Tillable Acres	31.1	Average CSR	64.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
163B	Fayette silt loam, 2 to 5 percent s	85	199	54	2.11	
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	13.30	
163D3	Fayette silt loam, 9 to 14 percent s	55	158	43	10.20	
163E3	Fayette silt loam, 14 to 18 percen	45	145	39	2.91	
220B	Nodaway silt loam, 2 to 5 percen	85	199	54	2.62	
293D2	Chelsea-Lamont-Fayette comple	28	122	33	0.01	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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