



**We are Pleased to  
Present for Sale**

**438 Acres m/l  
Cedar County, Iowa**

<b>OWNER:</b>	Coon Bottom Farm, L.L.C.
<b>LOCATION:</b>	From Lisbon: 4 miles south on Highway X20 to Sutliff. At the Sutliff store go 2 miles east on 130 <sup>th</sup> Street (turns into 170 <sup>th</sup> Street in Cedar County). Go to Baker Avenue and turn right 1 mile.
<b>ADDRESS:</b>	830 Baker Avenue, Lisbon, IA 52253
<b>LEGAL DESCRIPTION:</b>	SW ¼ NW ¼ and the W ½ SW ¼ and the SE ¼ SW ¼ in Section 17, and that part of the SE ¼ Section 18; all in Township 81 North, Range 4 West of the 5 <sup>th</sup> P.M., Cedar County, Iowa and 28 acres more or less located in the SW ¼ SW ¼ of Section 18 and the S ¼ NE ¼ of Section 17; all in Township 81 North, Range 4 West of the 5 <sup>th</sup> P.M., Cedar County, Iowa.
<b>PRICE &amp; TERMS:</b>	\$569,400 - \$1,300 per acre. 10% upon acceptance of offer and balance at closing.
<b>POSSESSION:</b>	Negotiable.
<b>TAXES:</b>	2010-2011, payable 2011-2012 – \$3,112 - net - \$7.17 per taxable acres. There are 433.85 net acres.
<b>CROPLAND:</b>	There are approximately 15.1 acres of cropland.
<b>AVERAGE CSR:*</b>	ArcView Software indicates an average CSR of 68.9 on the cropland acres.
<b>BUILDINGS:</b>	The property includes a one story ranch home consisting of 1,072 finished square feet that was built around 1900. There is also a variety of outbuildings including barn, machine shed, cattle shed and corn crib. This would make an ideal cabin and storage area.
<b>WELL:</b>	There is a well located south of the house.

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

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## **PONDS:**

There are many ponds located on this farm. These ponds provide excellent habitat for ducks, geese and other wildlife. This property includes approximately ¾ mile of Cedar river frontage.

## **WETLANDS RESERVE EASEMENT:**

There are approximately 237.2 acres enrolled in the Wetlands Reserve Program with the Federal Government. This means there is an easement on this farm that shall run in perpetuity. The purpose and intent of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation natural values, including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. The owners of this land will have the right to use this land for recreational uses, control access, and the right of quiet enjoyment. The owner will be prohibited from altering the landscape, harvesting wood, haying or mowing, or building obstructions on this easement area. Contact Hertz Real Estate Services for a copy of the recorded easement.

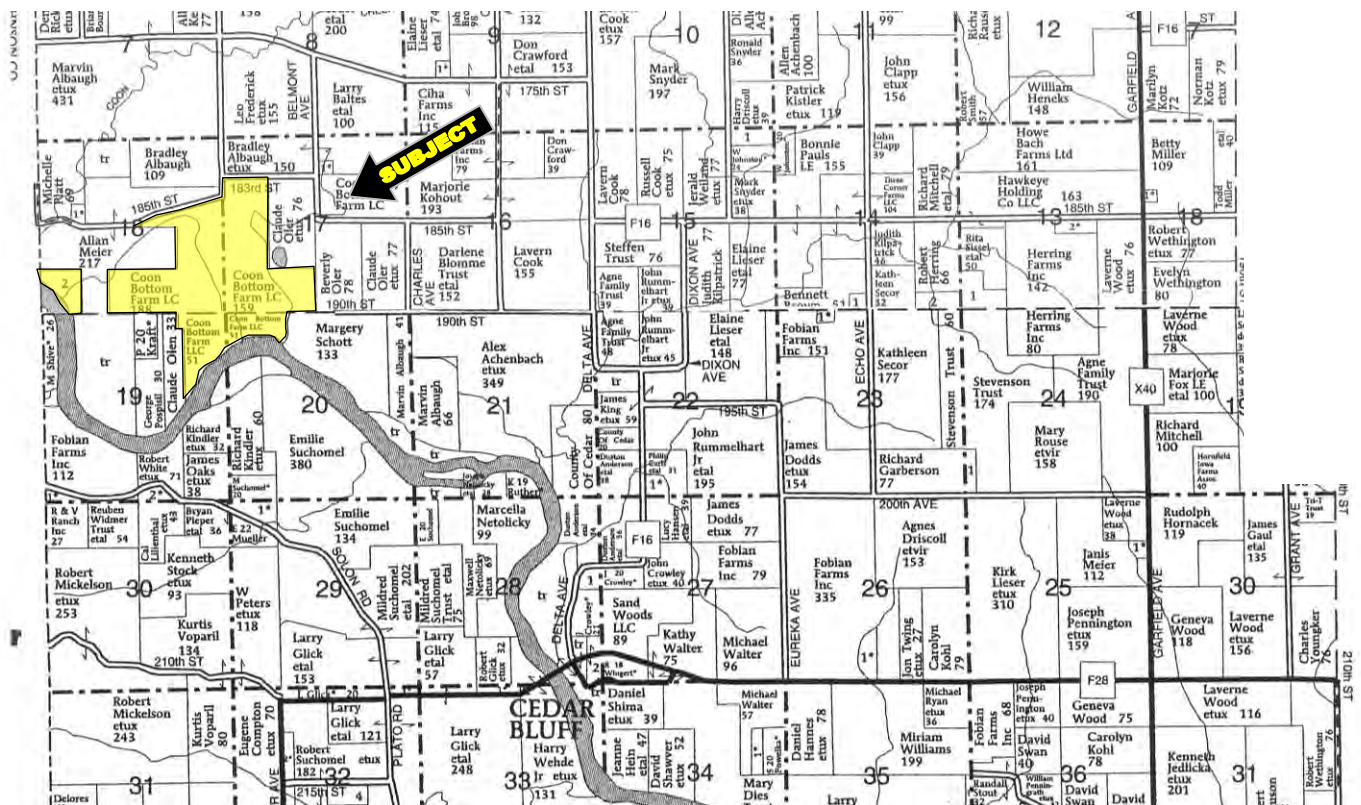
## **FOREST RESERVE:**

A portion of the farm is in the Forest Reserve Program and is exempt from Real Estate taxes.

## **BROKER'S COMMENTS:**

This is a unique opportunity to purchase a large recreational property. There are many ponds and wetland areas that would provide excellent habitat for water fowl and wildlife. There is a nice upland area east of the house with many mature oak trees that would make a beautiful building site. This would make an ideal recreational property for hunting or a private get-a-way.

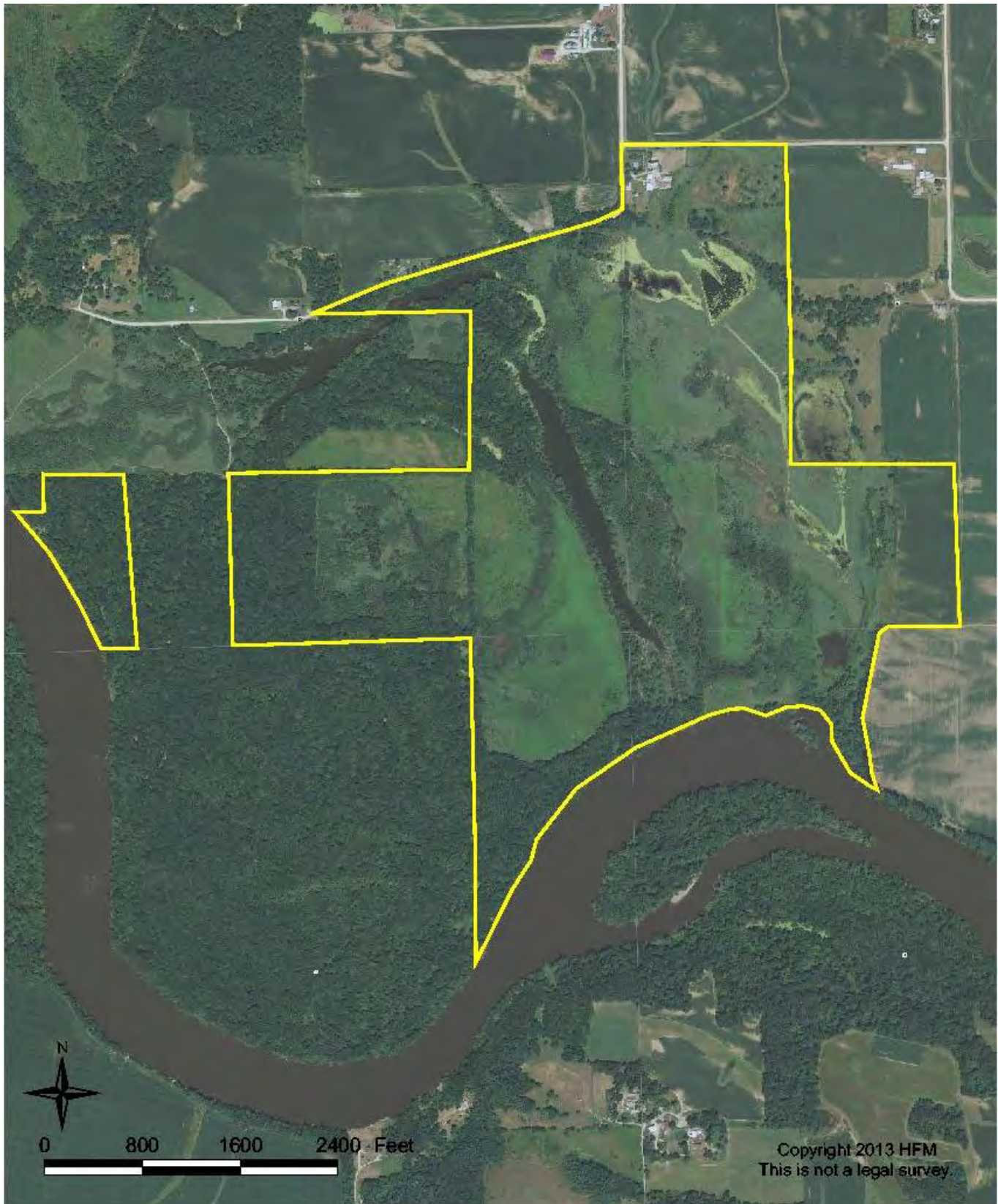
## **Plat Map**



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Aerial Map  
Linn & Cass Townships  
Cedar County, Iowa



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## CSR: Calculated using ArcView 3.2 software

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### CSR MAP



Measured Tillable Acres	15.0	Average CSR	68.9	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
1291	Atterberry silt loam, terrace, 0 to	90	210	57	1.97
136	Ankeny fine sandy loam, 0 to 2 p	70	183	49	0.81
177	Saupe loam, 0 to 2 percent slope	64	174	47	1.55
420B	Tama silty clay loam, terrace, 2 t	94	215	58	5.09
8041B	Sparta loamy fine sand, terrace,	40	142	38	2.80
8041C	Sparta loamy fine sand, terrace,	40	142	38	2.82



### PHOTOS



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FOR MORE INFORMATION CONTACT TROY R. LOUWAGIE AT EMAIL: [TROYL@HERTZ.AG](mailto:TROYL@HERTZ.AG)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HERTZ.AG](http://WWW.HERTZ.AG) ✦

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