



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

**OHG Farms, Inc.  
146 Acres m/l  
Offered in 4 Parcels  
Linn County, Iowa**

**OWNERS:** OHG Farms, Inc.

**LOCATION:**

*Parcels 1 & 2:* From Intersection of Mt. Vernon Road and Highway 13: 2 miles east on Mt. Vernon Road, ½ mile south on O'Connor Road, ¼ mile west on Arrow Head Road and then ¼ mile south.

*Parcels 3 & 4:* From Intersection of Mt. Vernon Road and Highway 13: 2 miles east on Mt. Vernon Road, 1 ½ miles south on Bertram Street, ¼ east on Big Creek Road, then turn right on Holman's Road.

**POSSESSION:** Negotiable.

**SCHOOL DISTRICT:** Mt. Vernon Community School District.

**BROKER'S COMMENTS:** These are good income producing farms located in a strong area! They would make attractive building sites in rural Linn County.

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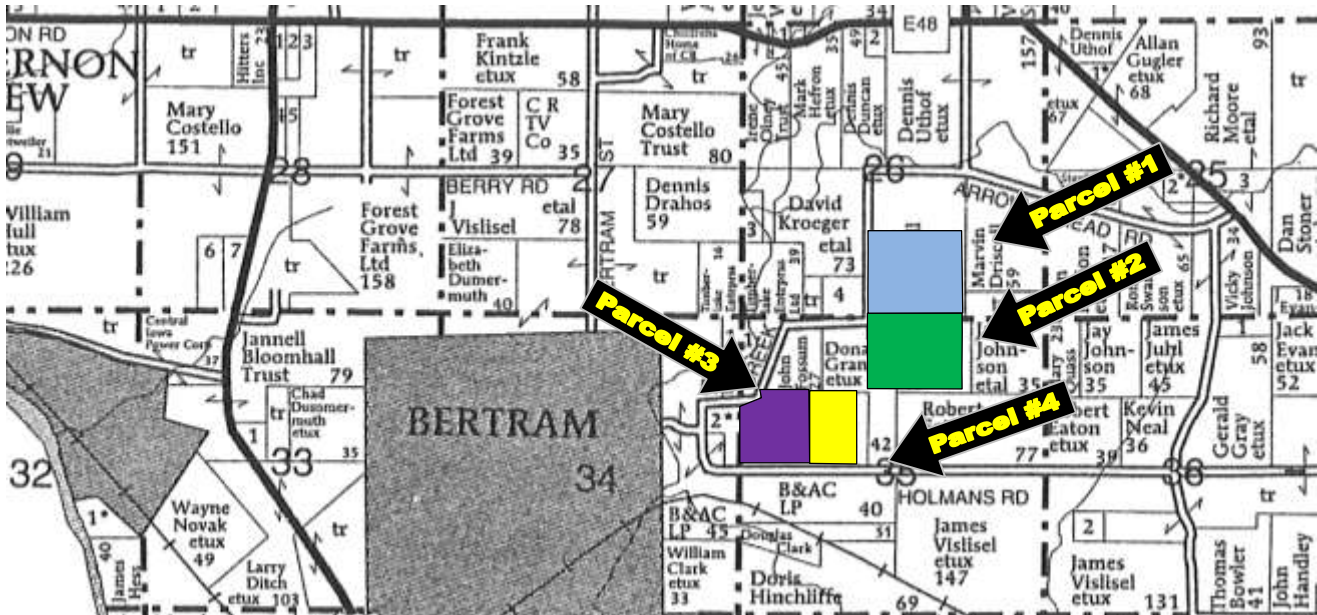
## Aerial Map



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## Plat Map



Bertram Township S26-35, T83N-R6W

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.



Measured Tillable Acres		114.8	Average CSR		60.0		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres		
110C	Lamont fine sandy loam, 5 to 9 p	27	120	32	0.35		
162B	Downs silt loam, 2 to 5 percent s	90	206	56	2.09		
162C2	Downs silt loam, 5 to 9 percent s	73	183	49	21.59		
163B	Fayette silt loam, 2 to 5 percent s	85	199	54	7.90		
163C	Fayette silt loam, 5 to 9 percent s	70	179	48	2.31		
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	10.06		
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	2.10		
163D3	Fayette silt loam, 9 to 14 percent	55	158	43	6.20		
163E2	Fayette silt loam, 14 to 18 percer	48	149	40	4.57		
163E3	Fayette silt loam, 14 to 18 percer	45	145	39	1.34		
220	Nodaway silt loam, 0 to 2 percer	85	203	55	14.87		
293C	Chelsea-Lamont-Fayette comple	40	138	37	5.29		
293C2	Chelsea-Lamont-Fayette comple	38	135	36	11.77		
293D2	Chelsea-Lamont-Fayette comple	28	122	33	17.84		
63D	Chelsea loamy fine sand, 9 to 18	11	99	27	1.43		
663E2	Seaton silt loam, 14 to 18 percer	48	149	40	0.05		
729B	Ackmore-Nodaway complex, 2 to	83	200	54	5.02		
793B	Bertrand silt loam, 2 to 5 percent	80	192	52	0.04		

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

REID #: 010-1327-1

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**Parcel #1**  
**40 Acres m/l**  
**Linn County, Iowa**

**FARM LOCATION:** From Intersection of Mt. Vernon Road and Highway 13: 2 miles east on Mt. Vernon Road, ½ mile south on O'Connor Road, ¼ mile west on Arrow Head Road and then ¼ mile south.

**LEGAL DESCRIPTION:** SW ¼ SE ¼ of Section 26, Township 83 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

**PRICE & TERMS:** \$340,000 - \$8,500 per acre – 10% upon acceptance of offer and balance at closing.

**TAXES:** 2011 – 2012, payable 2012 – 2013 – \$956.00 - net - \$24.26 per taxable acre. There are 39.4 taxable acres.

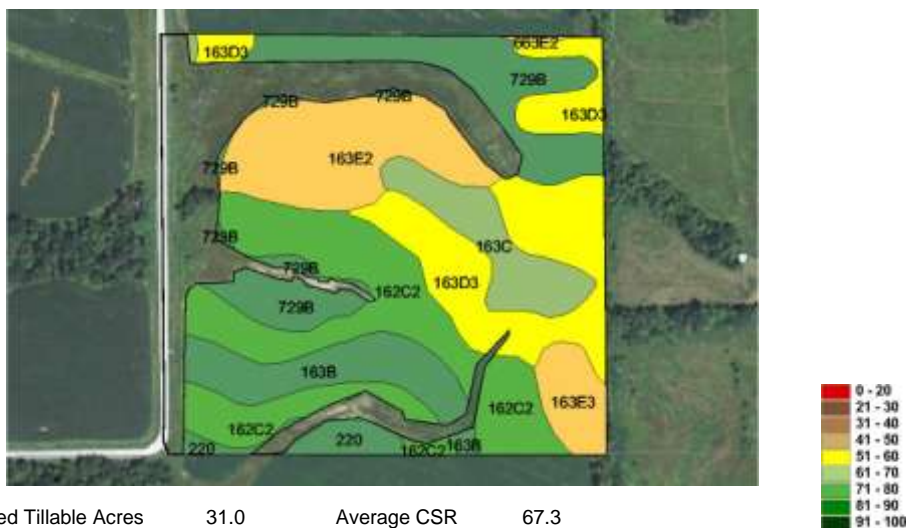
**CROPLAND:** There are approximately 31 acres of cropland.

**AVERAGE CSR:\*** ArcView Software indicates an average CSR of 67.3 on the cropland acres. The Linn County Assessor indicates an average CSR of 62.3 on the entire farm.

**BUILDINGS:** None.

**BROKER'S COMMENTS:** This farm would make an attractive building site while providing good income!

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



Measured Tillable Acres	31.0	Average CSR	67.3		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
162C2	Downs silt loam, 5 to 9 percent s	73	183	49	7.87
163B	Fayette silt loam, 2 to 5 percent s	85	199	54	2.80
163C	Fayette silt loam, 5 to 9 percent s	70	179	48	2.31
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	0.05
163D3	Fayette silt loam, 9 to 14 percent	55	158	43	6.20
163E2	Fayette silt loam, 14 to 18 percer	48	149	40	4.57
163E3	Fayette silt loam, 14 to 18 percer	45	145	39	1.29
220	Nodaway silt loam, 0 to 2 percent	85	203	55	0.89
663E2	Seaton silt loam, 14 to 18 percer	48	149	40	0.05
729B	Ackmore-Nodaway complex, 2 to	83	200	54	5.02

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**Parcel #2**  
**40 Acres m/l**  
**Linn County, Iowa**

**FARM LOCATION:** From Intersection of Mt. Vernon Road and Highway 13: 2 miles east on Mt. Vernon Road, ½ mile south on O'Connor Road, ¼ mile west on Arrow Head Road and then ¼ mile south.

**LEGAL DESCRIPTION:** NW ¼ NE ¼ of Section 35, Township 83 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa

**PRICE & TERMS:** \$340,000 - \$8,500 per acre – 10% upon acceptance of offer and balance at closing.

**TAXES:** 2011 – 2012, payable 2012 – 2013 – \$702.00 - net - \$17.55 per taxable acre. There are 40.00 taxable acres.

**CROPLAND:** There are 27 acres of cropland.

**AVERAGE CSR:\*** ArcView Software indicates an average CSR of 71.2 on the cropland acres. The Linn County Assessor indicates an average CSR of 62.3 on the entire farm.

**BUILDINGS:** None.

**BROKER'S COMMENTS:** This would make an attractive building site with 27 acres cropland and the balance in timber. Good Hunting and Privacy!

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



Measured Tillable Acres		27.0	Average CSR	71.2		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
162B	Downs silt loam, 2 to 5 percent s	90	206	56	1.61	
162C2	Downs silt loam, 5 to 9 percent s	73	183	49	13.80	
163B	Fayette silt loam, 2 to 5 percent s	85	199	54	0.38	
163E3	Fayette silt loam, 14 to 18 percent s	45	145	39	0.08	
220	Nodaway silt loam, 0 to 2 percent s	85	203	55	6.35	
293C	Chelsea-Lamont-Fayette complex	40	138	37	3.32	
293D2	Chelsea-Lamont-Fayette complex	28	122	33	0.98	



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**Parcel #3**  
**40 Acres m/l**  
**Linn County, Iowa**

**FARM LOCATION:** From Intersection of Mt. Vernon Road and Highway 13: 2 miles east on Mt. Vernon Road, 1 ½ miles south on Bertram Street, ¼ east on Big Creek Road, then turn right on Holman's Road.

**LEGAL DESCRIPTION:** SW ¼ NW ¼ in Section 35, Township 83 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

**PRICE & TERMS:** \$288,000 - \$7,200 per acre – 10% upon acceptance of offer and balance at closing.

**TAXES:** 2011 – 2012, payable 2012 – 2013 – \$754.00 - net – 19.14 per taxable acre. There are 39.4 taxable acres.

**CROPLAND:** There are 33.5 acres of cropland.

**AVERAGE CSR:\*** ArcView Software indicates an average CSR of 53.6 on the cropland acres. The Linn County Assessor indicates an average CSR of 49.1 on the entire farm.

**POND:** There is a small pond located in the northwest corner of the farm.

**BUILDINGS:** None.

**BROKER'S COMMENTS:** This is a good income producing farm located in a strong area!

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



Measured Tillable Acres		33.5	Average CSR	53.6		
				Corn	Soybean	
				Yield	Yield	Acres
0 - 20	163B	Fayette silt loam, 2 to 5 percent s	85	199	54	4.16
21 - 30	163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	7.00
31 - 40	163D2	Fayette silt loam, 9 to 14 percent	58	162	44	2.03
41 - 50	220	Nodaway silt loam, 0 to 2 percent	85	203	55	4.16
51 - 60	293C	Chelsea-Lamont-Fayette comple	40	138	37	1.15
61 - 70	293C2	Chelsea-Lamont-Fayette comple	38	135	36	2.65
71 - 80	293D2	Chelsea-Lamont-Fayette comple	28	122	33	12.27
81 - 90	793B	Bertrand silt loam, 2 to 5 percent	80	192	52	0.04
91 - 100						

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## Parcel #4

**26 Acres m/l**

## Linn County, Iowa

**FARM LOCATION:**

**LEGAL DESCRIPTION:**

**PRICE & TERMS:**

**TAXES:**

***CROPLAND:***

**AVERAGE CSR:\***

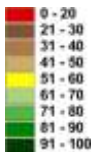
***BUILDINGS:***

**BROKER'S COMMENTS:**

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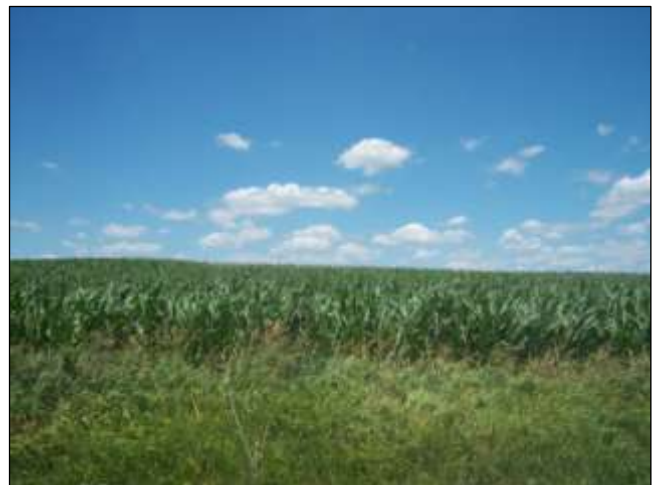


Measured Tillable Acres		23.4	Average CSR	47.0		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
110C	Lamont fine sandy loam, 5 to 9 p	27	120	32	0.29	
162B	Downs silt loam, 2 to 5 percent s	90	206	56	0.44	
163B	Fayette silt loam, 2 to 5 percent s	85	199	54	0.59	
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	2.91	
163D2	Fayette silt loam, 9 to 14 percent s	58	162	44	0.07	
220	Nodaway silt loam, 0 to 2 percent s	85	203	55	3.34	
293C	Chelsea-Lamont-Fayette comple	40	138	37	0.81	
293C2	Chelsea-Lamont-Fayette comple	38	135	36	8.96	
293D2	Chelsea-Lamont-Fayette comple	28	122	33	4.62	
63D	Chelsea loamy fine sand, 9 to 18	11	99	27	1.37	



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## PHOTOS



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