



We are Pleased to Present for Sale

**Parcel #1 - 92 Acres m/l
Parcel #2 - 45 Acres m/l
Parcel #3 - 47 Acres m/l
Johnson County, Iowa**

Parcel #1 – 92 Acres m/l

- LOCATION:** From Interstate 80 and Highway 1 Interchange: 1 ½ miles north on Highway 1. Turn left on Buchmayer Bend Road ¼ mile. The property is located on the west side of the road.
- LEGAL DESCRIPTION:** NW ¼ NE ¼ of Section 25 and all of the NE ¼ NE ¼ of Section 25 lying west of Buchmayer Bend Road, the W ½ SW ¼ SE ¼ of Section 24, 15 acres off the South end of the E 1/2 of the SW ¼ SE ¼ of Section 24, the E ½ E ½ of the SE ¼ SW ¼ of Section 24, all in Township 80 North, Range 6 West of the 5th P.M., Johnson County, IA, except easements and highways shown of record and except a tract of land in the NW ¼ NE ¼ of Section 25.
- PRICE & TERMS:** \$874,000.00 - \$9,500 per acre – 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$1,448.00 – net – \$15.95 per taxable acre. There are 90.76 taxable acres.
- FSA INFORMATION:**
- | | |
|-------------------------------------------|----------------------|
| Farm #1024 – Tract #2618 | |
| Cropland | 53.4 Acres |
| Corn Base | 33.2 Acres |
| Direct and Counter Cyclical Corn Yield | 112/112 Bushels/Acre |
| Soybean Base | 20.2 Acres |
| Direct and Counter Cyclical Soybean Yield | 41/41 Bushels/Acre |
- AVERAGE CSR:** ArcView Software indicates a CSR of 71.5 on the 53.4 tillable acres. The Johnson County Assessor indicates an average CSR of 60.29 on the entire farm.
- LEASE:** The lease is open for 2012.
- BROKER'S COMMENTS:** This is a rare opportunity to purchase a recreational property with a mix of timber and income producing cropland within minutes of Iowa City!

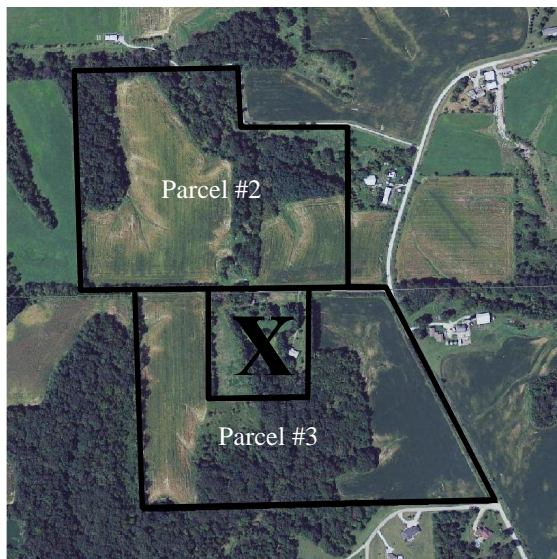
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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.

Parcel #2 - 45 Acres m/l

- LOCATION:** From Interstate 80 and Highway 1 Interchange: 1 ½ miles north on Highway 1. Turn left on Buchmayer Bend Road to Wonick Lane. Turn left ¼ mile. The property is located on the north side of the road.
- LEGAL DESCRIPTION:** W ½ SW ¼ SE ¼ and 15 acres off the south end of the E ½ SW ¼ SE ¼ and the E ½ E ½ of the SE ¼ SW ¼ of Section 24, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa.
- PRICE & TERMS:** \$450,000.00 - \$10,000 per acre – 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$680.00 – net – \$15.11 per taxable acre. There are 45.0 taxable acres.
- AVERAGE CSR:** ArcView Software indicates a CSR of 68.6 on the 25.7 tillable acres. The Johnson County Assessor indicates an average CSR of 57.09 on the entire farm.
- WELL:** There is an abandoned well located near the entrance of the property.
- FARMSTEAD SPLIT:** Johnson County will allow one Farmstead Split on the entire 92 acres. If this farm sells in two parcels, this one-time split will transfer with Parcel #3 and not this parcel.
- BROKER'S COMMENTS:** This is a rare opportunity to purchase a property with a mix of cropland and timber, plus build your dream home!

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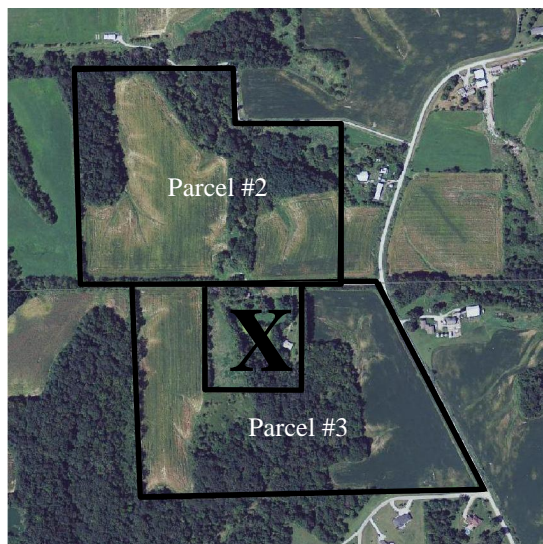


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Parcel #3 – 47 Acres m/l

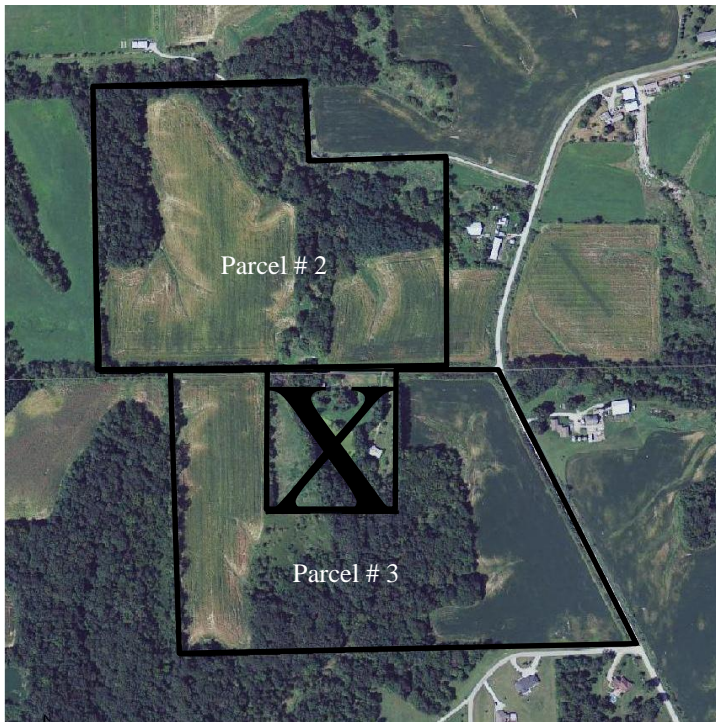
- LOCATION:** From Interstate 80 and Highway 1 Interchange: 1 ½ miles north on Highway 1. Turn left ¾ mile on Buchmayer Bend Road to Wonick Lane. The property is on the south side of the road.
- LEGAL DESCRIPTION:** NE ¼ NE ¼ and the NE ¼ NE ¼ west of the road, all in Section 25 in Township 80 North, Range 6 West of the 5th P.M., Johnson County, IA, except a tract of land in the NW ¼ NE ¼ of Section 25.
- PRICE & TERMS:** \$470,000.00 - \$10,000 per acre – 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$768.00 – net – \$16.78 per taxable acre. There are 45.76 taxable acres.
- AVERAGE CSR:** ArcView Software indicates a CSR of 74.3 on the 27.7 tillable acres. The Johnson County Assessor indicates an average CSR of 63.44 on the entire farm.
- ACCESS:** The access to the west ½ of this parcel as well as the adjoining property to the west is by Wonick Lane, which turns into a Level B Minimum Maintenance Road west of the main entrance for Parcel #2.
- FARMSTEAD SPLIT:** Johnson County will allow one Farmstead Split on the entire 92 acres. This one-time split will be reserved for this parcel, which will allow the Buyer to split off 1-5 acres and be sold separately as a residential building site. These lots are in demand in Johnson County and would add value to this parcel.
- BROKER'S COMMENTS:** This is a rare opportunity to purchase a property with a mix of cropland and timber, build your dream home, plus the option to split off a parcel if you wish!

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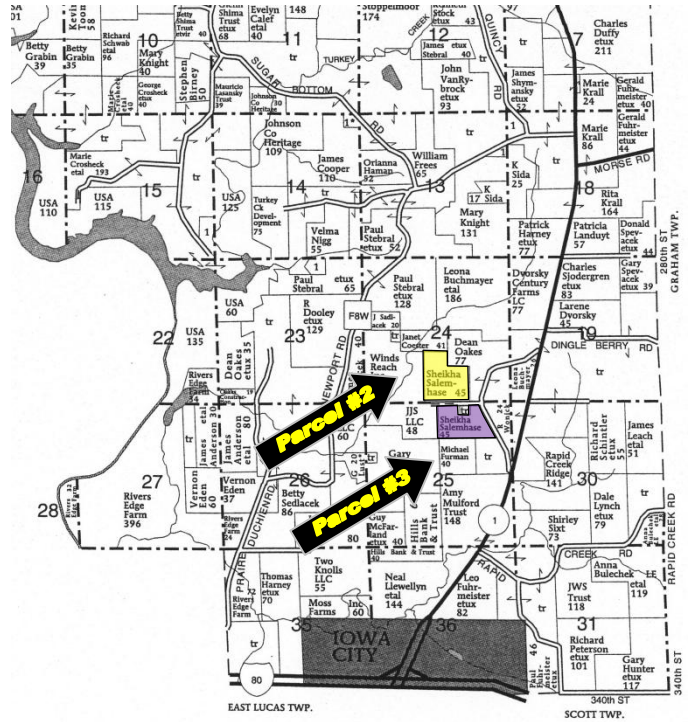


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Aerial Map



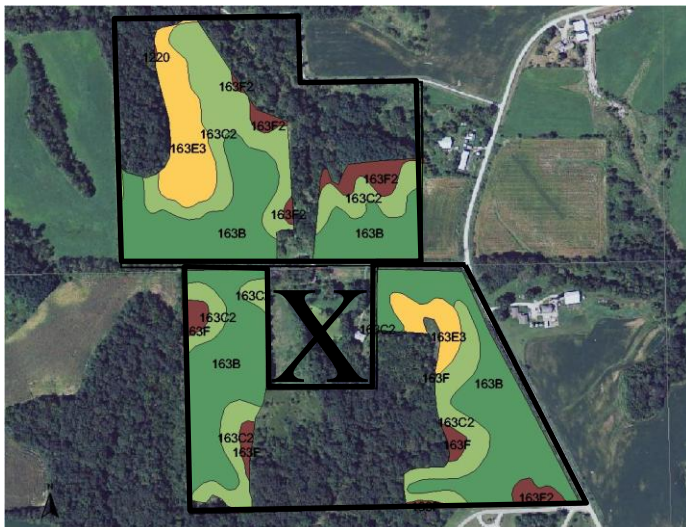
Plat Map



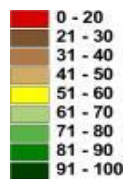
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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	53.4	Average CSR	71.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1220	Nodaway silt loam, channeled, 0	25	116	31	0.02	
163B	Fayette silt loam, 2 to 5 percent s	85	197	53	28.19	
163C2	Fayette silt loam, 5 to 9 percent s	68	174	47	15.35	
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	6.05	
163F	Fayette silt loam, 18 to 25 percer	30	123	33	1.38	
163F2	Fayette silt loam, 18 to 25 percer	28	120	32	2.44	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION CALL: **MICHAEL C. DOWNEY** AT (319) 895-8858

OR EMAIL: MDOWNEY@MTV.HFMGT.COM

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