

FARM REAL ESTATE AUCTION

**Rhinehart Farm
80 Acres m/l
Linn County, Iowa**

**Sale held at:
Swisher American Legion
68 3rd Street SE
Swisher, IA 52338-9640
December 1, 2011 – Starting at 10:00 a.m.**

- FARM LOCATION:** From the Intersection of Interstate 380 and Wright Bros. Blvd.: 1 mile west on Wright Bros. Blvd. and then 2 miles south on 18th Street.
- LEGAL DESCRIPTION:** S ½ SE ¼ of Section 31, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.
- TAXES:** 2010-2011, payable 2011-2012 – \$2,082.00 – net – \$26.78 per taxable acre. There are 77.75 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #3226 – Tract #8996 | |
| Cropland | 78.1 Acres |
| Corn Base | 42.4 Acres |
| Direct and Counter Cyclical Corn Yield | 124/124 Bushels/Acre |
| Soybean Base | 30.1 Acres |
| Direct and Counter Cyclical Soybean Yield | 40/40 Bushels/Acre |
- This farm is classified as Highly Erodible Land (HEL).
- AVERAGE CSR:*** ArcView Software indicates a CSR of 81.3 on the cropland acres. The Linn County Assessor indicates a CSR of 81.29 on the entire farm.
- METHOD OF SALE:** This property will be offered as a single Parcel consisting of 80 acres. The bids will be dollars per acre and will be multiplied by 80 acres to determine the total sales price.
- TERMS:** 10% down payment required the day of sale. Final settlement and payment of the balance of purchase by cashier's check or wire transfer at closing. Seller reserves

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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.



Measured Tillable Acres	78.1	Average CSR	81.3	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	0.60	
377B	Dinsdale silty clay loam, 2 to 5 pe	90	206	56	19.22	
381B	Klinger-Maxfield silty clay loams,	80	192	52	22.91	
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	8.85	
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	1.86	
83C2	Kenyon loam, 5 to 9 percent slop	70	179	48	10.89	
84	Clyde silty clay loam	77	188	51	13.74	

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE, ALC** OR **MIKE DOWNEY, AFM** –

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