

**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 18<sup>th</sup> Street.

**LEGAL DESCRIPTION:** S ½ SE ¼ of Section 31, Township 82 North, Range 7 West of the 5<sup>th</sup> 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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the right to reject any and all bids.

**ANNOUNCEMENTS:** 

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property and its condition, and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the Buyers are purchasing subject to any easements or restrictions of record. Any announcements made the auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

AGENCY: Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives

are Agents of the Seller.

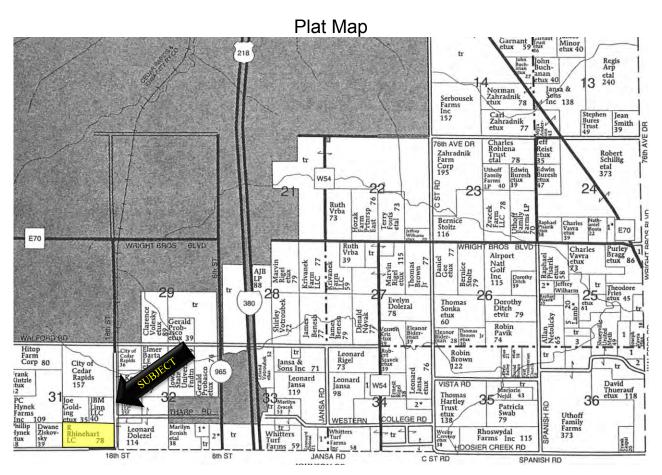
Closing of 50% of the purchase price will be December 30, 2011 and remaining **CLOSING:** 

50% of the purchase price will be due on January 3, 2012.

At closing, subject to the 2011 Cash Rent Lease. **POSSESSION:** 

This is a high quality Linn County farm located in a strong area. Good investment **BROKER'S COMMENTS:** 

or add-on unit.



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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	Soybean	
Soil Label	Soil Name		CSR	Yield	Yield	Acres
184A	Klinger silty cla	y loam, 0 to 2 per	95	212	57	0.60
377B	Dinsdale silty of	lay loam, 2 to 5 p	90	206	56	19.22
381B	Klinger-Maxfie	ld 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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