

OWNERS: Orin J. & Barbara O. Wallick Rev. Trust

LOCATION: From Lisbon: 2 miles east on Highway 30, then south 2 ½ miles on Charles

Avenue. The site is located on the east side of the road at the intersections of

Charles Avenue and 143rd Street.

LEGAL DESCRIPTION: 10 acres m/l located in the SE ½ of the NW ¼ north of the road, Section 28,

Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

PRICE & TERMS: \$79,000 - \$7,900 per acre - 5% upon acceptance of offer and balance at

closing.

POSSESSION: Negotiable.

TAXES: 2009 – 2010, payable 2010 – 2011 - \$160.00 – net - \$18.39 per taxable acre.

There are 8.7 taxable acres.

SCHOOL DISTRICT: North Cedar Community School District.

CROPLAND ACRES: There are approximately 5.6 cropland acres.

AVERAGE CSR:* ArcView Software indicates a CSR of 75.0 on the cropland acres. The Cedar

County Assessor indicates an average CSR of 57.13 on the entire farm.

BUILDINGS: None.

BROKER'S COMMENTS: This is a rare opportunity to purchase a 10 acre building site between Cedar

Rapids and Mechanicsville. Property includes cropland and timber. Build your

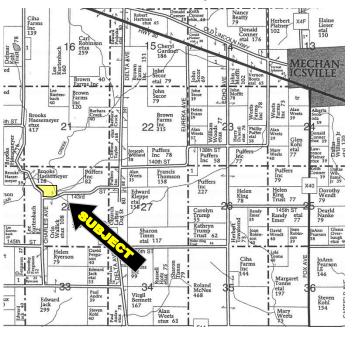
dream home on this attractive rural setting.

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.

Aerial Map

Plat Map

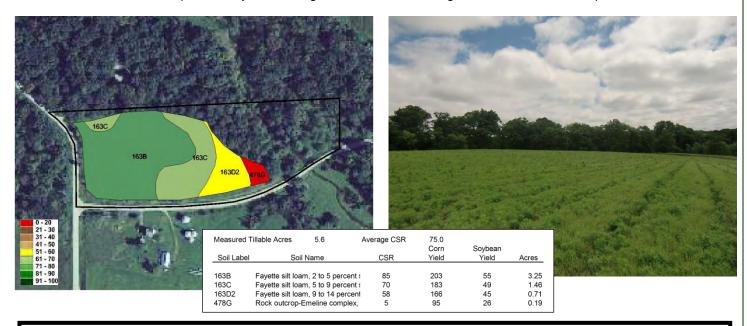




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CSR: Calculated using ArcView 3.2 software

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



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