



**We are Pleased to
Present for Sale
180 Acres
Linn County, Iowa**

- OWNERS:** Martin Gilchrist, Robert Gilchrist and Hal Gilchrist
- LOCATION:** From Center Point: 4 miles north on Highway 920 (Walker Blacktop). Turn right on Wiley's Road for ½ mile, turn right on Bettys Grove Road ¼ mile. The farm is located on the east side of the road.
- ADDRESS:** 5313 Bettys Grove Road, Center Point, Iowa 52213.
- LEGAL DESCRIPTION:** The N ½ of the SW ¼, NW ¼ of the SE ¼, and the S ½ of the S ½ of the NW ¼ and the S ½ of the SW ¼ of the NE ¼, all in Section 22, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.
- PRICE & TERMS:** \$1,107,000 - \$6,150 per acre - 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable – subject to a 2011 Cash Rent Lease on the cropland and pasture.
- TAXES:** 2009-2010, payable 2010-2011 – \$5,006 – net – \$28.05 per taxable acre. There are 178.50 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #694 – Tract #14 | |
| Cropland | 114 Acres |
| Corn Base | 50.9 Acres |
| Direct and Counter Cyclical Corn Yield | 103/119 Bushels/Acre |
| Soybean Base | 50 Acres |
| Direct and Counter Cyclical Soybean Yield | 30/36 Bushels/Acre |
| Oat Base | 4.2 Acres |
| Direct and Counter Cyclical Oat Yield | 52/50 Bushels/Acre |
- WETLANDS:** There are a few areas of designated wetlands in the creek and timber areas.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 76.6 on the tillable acres. The Linn County Assessor indicates an average CSR of 62.2 on the entire farm.
- PASTURE:** There are approximately 30 acres of open pasture with a nice creek to provide a water supply to the cattle.

**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.*

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HOUSE:

There is a 3 bedroom, ranch-style home that consists of 1,200 finished square feet that was built in the 1960's. It includes a nice kitchen with an open dining/living room. There is a full bathroom on the main level and a $\frac{3}{4}$ bathroom in the basement. The house includes plaster walls with a large cedar closet in the master bedroom. The upstairs and breezeway have electric radiant heat.

There is a large, open walk-out basement that includes a fireplace with a heat jacket and forced air circulation system. There is also a newer LP furnace in the basement. There is a newer pressure tank, water softener, and purification system located in the basement.

GARAGE:

Attached, insulated, one-stall garage.

WELLS:

There are three wells on the farm. The first well is located west of the ranch home and is an active drilled well. The second well is in the well pit east of the old house. It is a functioning well and provides water to the hydrant out by the buildings. The third well is located under the windmill and has not worked for years.

SEPTIC SYSTEM:

The septic tank and leach field is located southeast of the house.

OUTBUILDINGS:

There is a nice 40' x 72' machine shed, small shop, and other various outbuildings.

RESERVED ITEMS:

Sellers reserve use of machine shed and shop for two years from closing. Seller will pay \$1,000 per year as a rental fee.

TILE:

There is considerable drainage tile on this farm. Tile maps will be provided upon request.

SOLID WASTE:

There is some old metal and junk located in a ravine on the north side of the creek in the north central part of the farm.

***BROKER'S
COMMENTS:***

This is a good income producing Linn County Farm located in a strong area. It includes a combination of high quality farmland, rolling pasture and timber. There is also a nice ranch home and outbuildings.

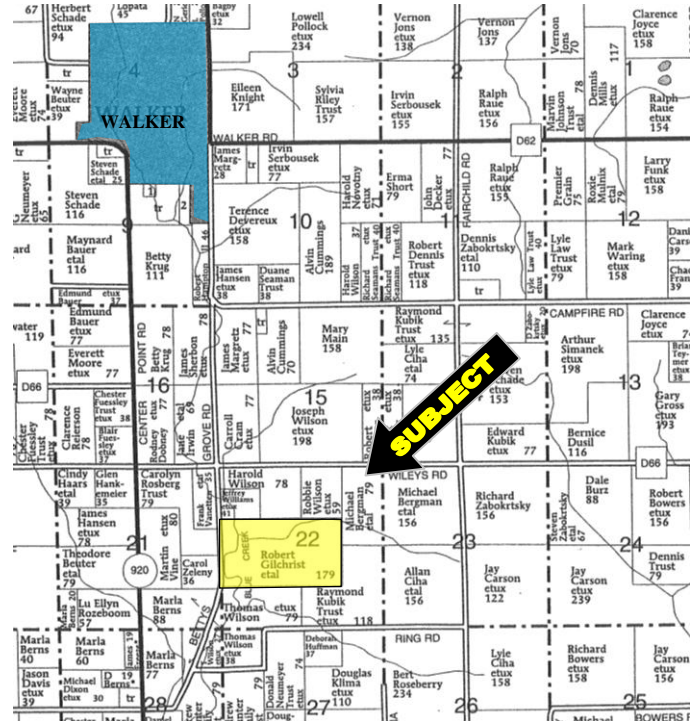


House



Machine Shed

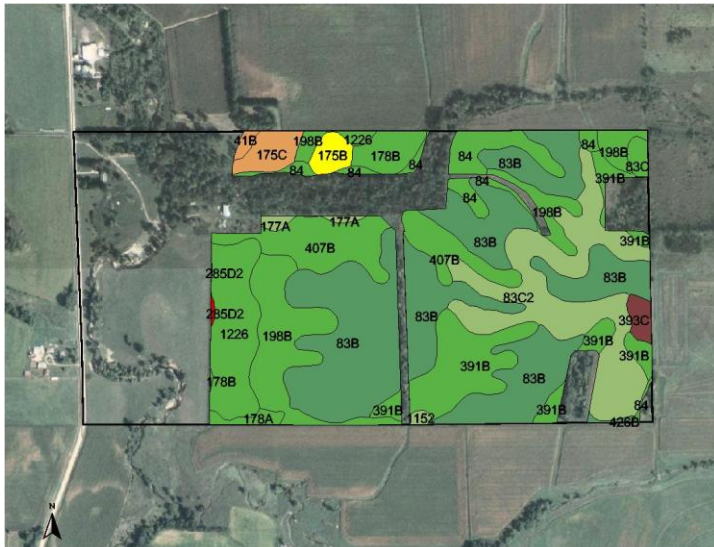
Plat Map



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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.



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
1152	Marshan clay loam, 0 to 2 percent slope	70	179	48	0.28
1226	Lawler loam, 0 to 2 percent slope	73	183	49	8.46
175B	Dickinson fine sandy loam, 2 to 5 percent slope	55	158	43	1.43
175C	Dickinson fine sandy loam, 5 to 9 percent slope	40	138	37	2.16
177A	Saunder loam, 0 to 2 percent slope	65	172	46	0.65
178A	Waukegan loam, 0 to 2 percent slope	79	191	52	0.80
178B	Waukegan loam, 2 to 5 percent slope	74	184	50	2.46
198B	Floyd loam, 1 to 4 percent slope	76	187	50	12.38
285D2	Burkhardt sandy loam, 9 to 14 percent slope	5	91	25	0.11
391B	Clyde-Floyd-Schley complex, 1 to 4 percent slope	73	183	49	10.74
393C	Sparta loamy fine sand, loam subsoil	27	120	32	0.97
407B	Schley loam, 1 to 4 percent slope	73	183	49	9.59
41B	Sparta loamy fine sand, 2 to 5 percent slope	40	138	37	0.38
426B	Aredale loam, 2 to 5 percent slope	85	199	54	0.19
83B	Kenyon loam, 2 to 5 percent slope	87	201	54	40.52
83C	Kenyon loam, 5 to 9 percent slope	72	181	49	0.74
83C2	Kenyon loam, 5 to 9 percent slope	70	179	48	16.97
84	Clyde silty clay loam	77	188	51	5.20

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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Cropland

