



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

- OWNER:** Willa's Creek L.L.C.
- LOCATION:** From Central City: 1 mile east on Highway E16, ½ mile south on Jordan's Grove Road, ½ mile east on Game Club Road.
- LEGAL DESCRIPTION:** E ½ NW ¼ and part of the NW ¼ NW ¼ of Section 12, Township 85 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.
- PRICE & TERMS:** \$283,500 - \$2,700  
~~\$312,375 - \$2,975~~ per acre. 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable. Subject to a 2009 cash rent lease on 8.6 acres cropland along the road.
- TAXES:** 2008 – 2009, payable 2009 – 2010 - \$432.00 – net - \$4.19 per taxable acre. There are 103.05 taxable acres.
- FSA INFORMATION:** Farm #6556 - Tract #10992
- |   | <u>Estimated</u> |
|---|------------------|
| Cropland Acres                            | 16.3 Acres       |
| Corn Base                                 | 3.5 Acres        |
| Direct and Counter Cyclical Corn Yield    | 110/152 Bu/Acre  |
| Soybean Base                              | 3.5 Acres        |
| Direct and Counter Cyclical Soybean Yield | 33/39 Bu/Acre    |
- AVERAGE CSR:\*** ArcView Software indicates an average CSR of 26.8 on the cropland acres.
- WELL:** There is an old well located on this property. It has not been used in years and the status is unknown.
- CREEK:** There is an attractive creek running through this property.
- RECENT LOGGING:** This property had a few trees logged off of it in the Fall of 2008.
- SOLID WASTE:** There is some old "junk" and metal located in the northeastern part of the farm.
- BROKER'S COMMENTS:** This is an attractive recreational property located in northeast Linn County. It consists of a variety of mature oak, walnuts and other hard woods. There is a small creek that crosses through the property which provides water for wildlife. This would make an ideal hunting property with an abundance of deer and turkey.

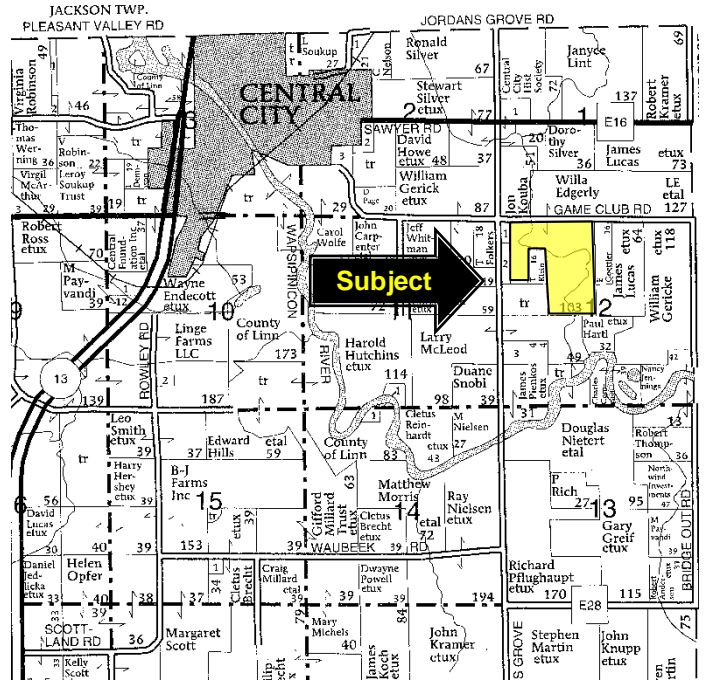
*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

*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.*

## Aerial Map



## Plat Map



Permission for reproduction of map granted by Farm & Home Publishers



Timber



Creek

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:MVREAL@HFMGT.COM)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://WWW.HFMGT.COM)

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.