



**220 Acres m/l, Linn County, IA**  
**Parcel 1 - 104 Acres m/l**  
**Parcel 2 - 40 Acres m/l**  
**Parcel 3 - 76 Acres m/l**  
**Four-L Farms**

## Well-Cared-For Linn County Farms near Prairieburg, Iowa

**Date: Thurs, Nov. 17, 2016**

**Time: 10:00 a.m.**

**Auction Site:**

Central City American Legion

**Address:**

6 Central City Road  
Central City, Iowa 52214

### Auction Information

**Method of Sale**

- Parcel 1 will be offered as a single tract of land.
- Parcels 2 & 3 will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select

the remaining parcel at the high bid.

Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

**Seller**

Four-L Farms

**Agency**

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

**Terms of Possession**

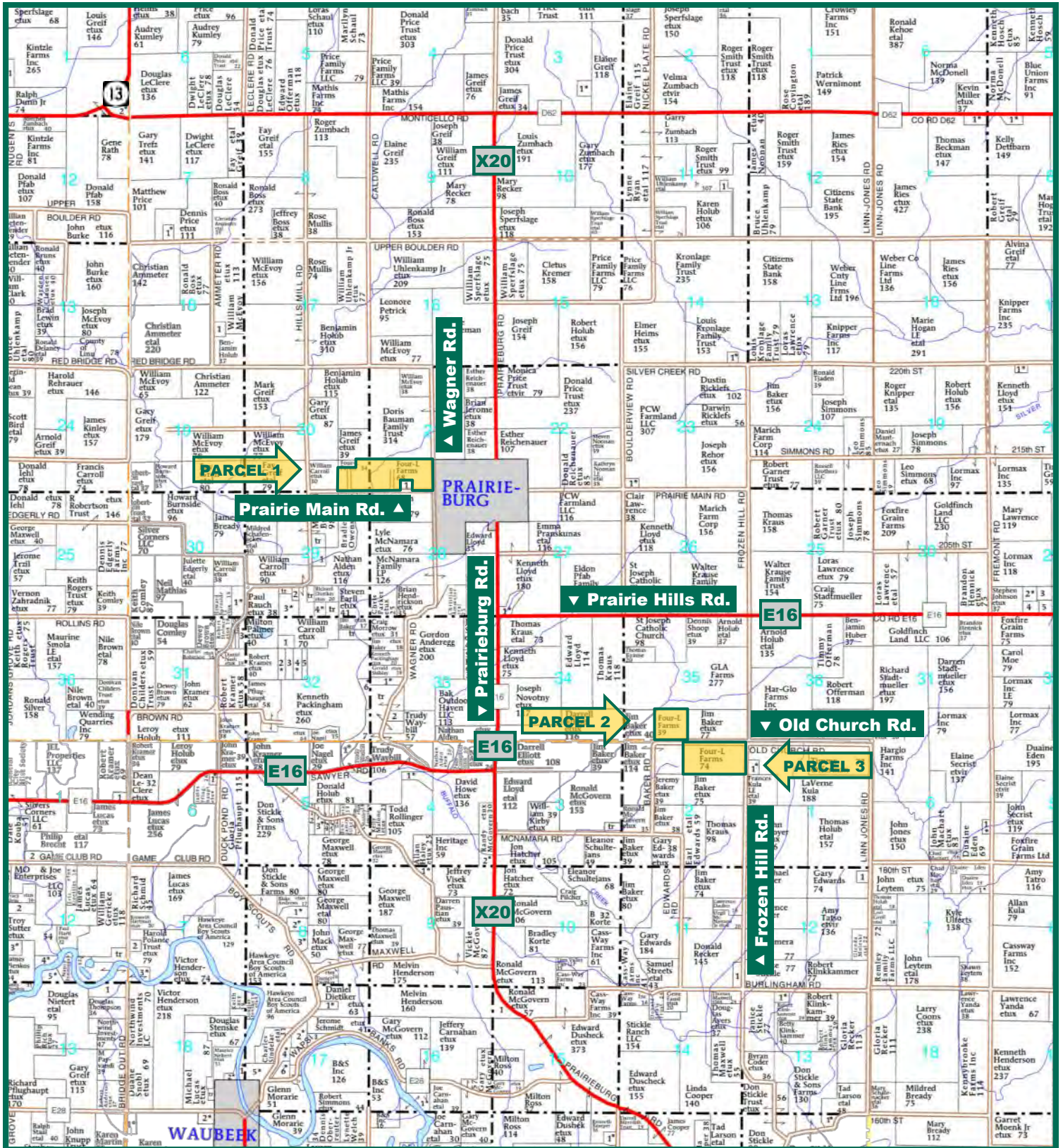
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Closing on Parcel 1 is to be on or before December 20, 2016 and closing

on Parcels 2 and 3 is to be on or before January 18, 2017, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. Taxes will be prorated to date of closing.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are

# Plat Map: All Parcels

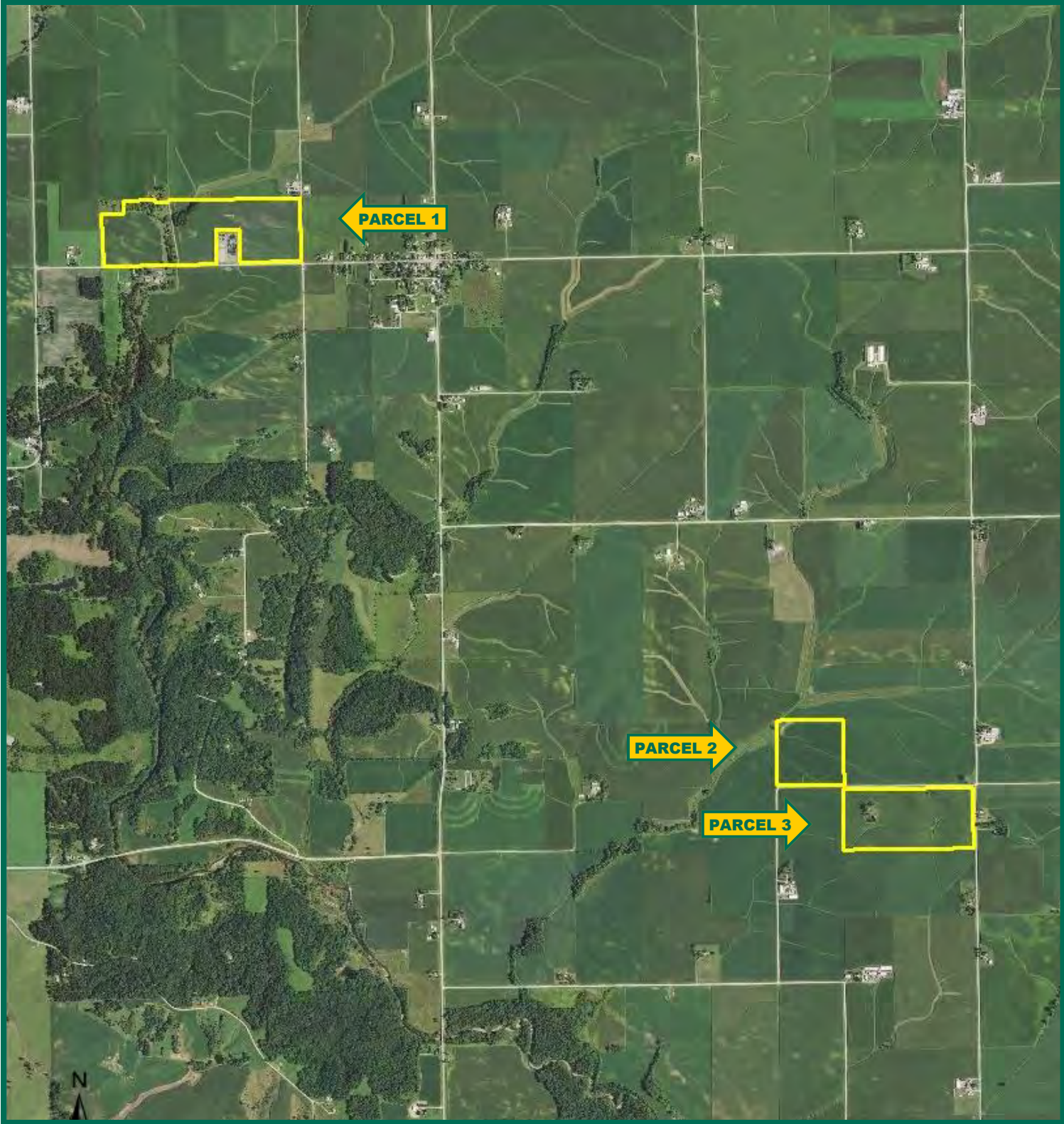


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Troy R. Louwagie, ALC  
 Licensed in IA & IL  
 TroyL@Hertz.ag

319-895-8858  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

# Aerial Photo: All Parcels

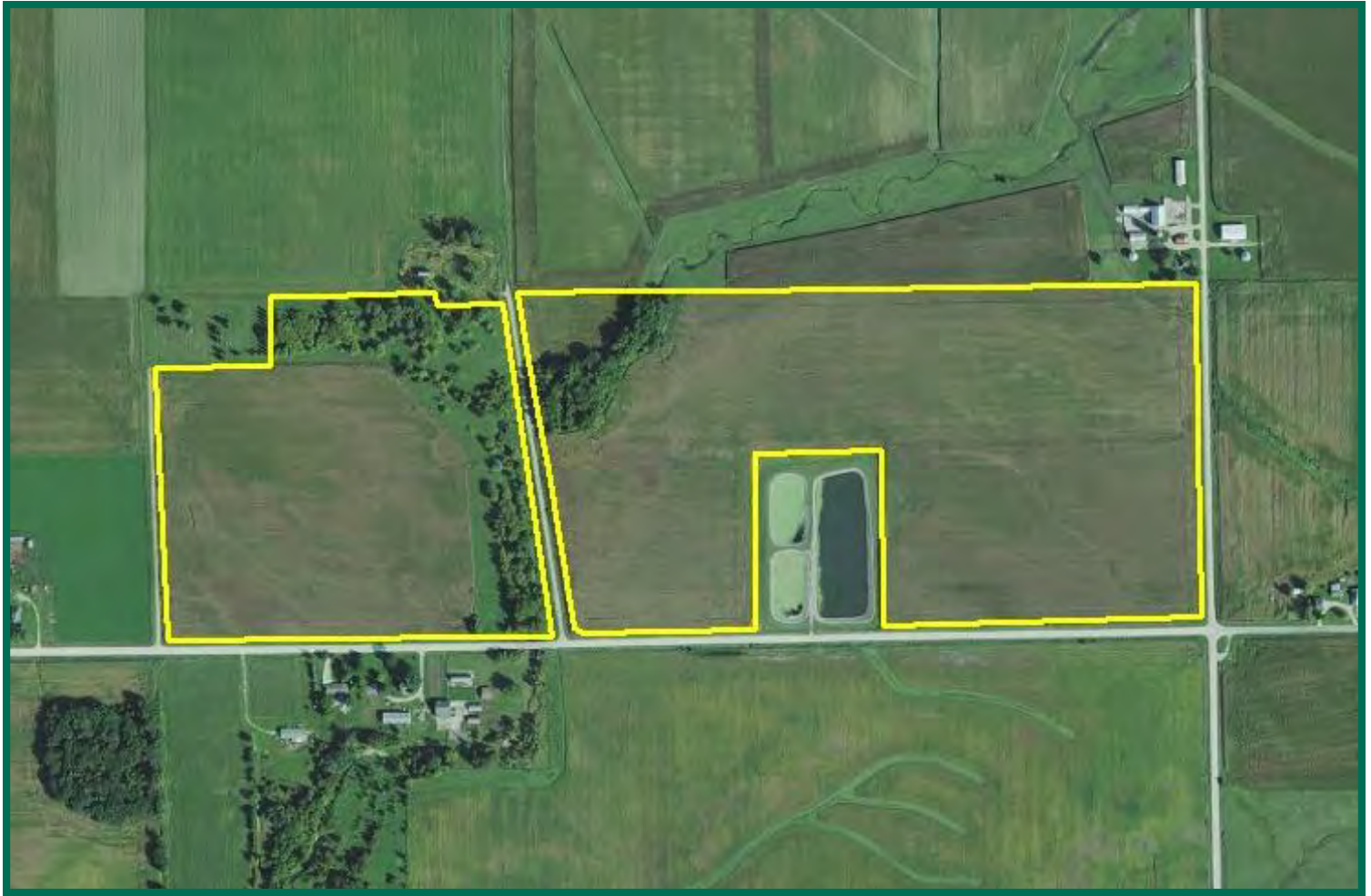


*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
**www.Hertz.ag**

# Aerial Photo: Parcel 1



## Property Information Parcel 1 - 104 Acres m/l Location

**From Prairieburg:** Immediately west of Prairieburg located in the northwest corner at the intersection of Prairie Main Road (Main Street) and Wagner Road.

## Legal Description

The SE ¼ SE ¼ of Section 20 and the S ½ SW ¼ of Section 21, Township 86 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa. (with exceptions)

## Real Estate Tax

Taxes Payable 2016 - 2017: \$2,828.00  
Net Taxable Acres: 101.69  
Tax per Net Taxable Acre: \$27.81

## FSA Data

Farm Number 26, Tract 1755  
Crop Acres: 89.6  
Corn Base: 72.8  
Corn PLC Yield: 131 Bu.  
Bean Base: 12.5  
Bean PLC Yield: 45 Bu.

## Soil Types/Productivity

Primary soils are Clyde-Floyd, Dickinson and Hayfield. See soil map for detail.

- **CSR2:** 68.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 60.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 68.3 per County Assessor, based on net taxable acres.

## Land Description

Level to gently rolling.

## Water & Well Information

There is an old well underneath the windmill in the pasture. The status is unknown.

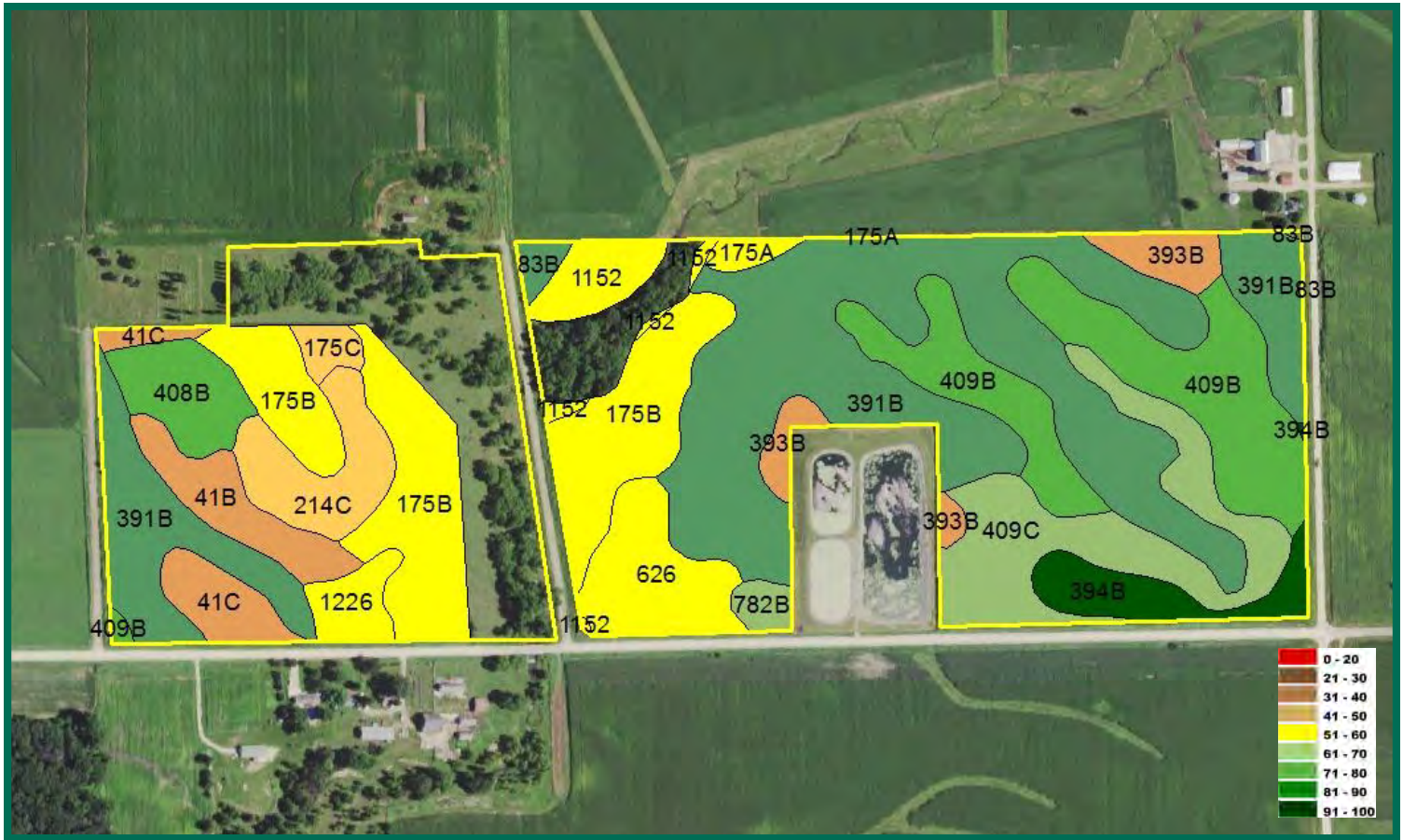
## Comments

This is a good income-producing Linn County farm with cropland and pasture.

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

# Soil Map: Parcel 1



Measured Tillable Acres 89.6      Avg. CSR\* 60.2      Avg. CSR2 68.9

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	70	54	2.4%	llw	2.14
1226	Lawler loam, 0 to 2 percent slopes,	73	59	1.6%	lls	1.44
175A	Dickinson fine sandy loam, 0 to 2	60	54	0.6%	llls	0.56
175B	Dickinson fine sandy loam, 2 to 5	55	51	14.8%	llle	13.25
175C	Dickinson fine sandy loam, 5 to 9	40	46	0.8%	llle	0.72
214C	Rockton loam, moderately deep, 5 to	39	42	4.0%	llle	3.55
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	33.6%	llw	30.12
393B	Sparta loamy fine sand, loamy	42	38	2.7%	IVs	2.4
394B	Ostrander loam, 2 to 5 percent		91	3.0%	lle	2.7
408B	Olin fine sandy loam, 2 to 5 percent	65	73	3.1%	lle	2.8
409B	Dickinson fine sandy loam, loam	56	75	12.7%	llle	11.3
409C	Dickinson fine sandy loam, loam	41	70	9.2%	llle	8.2
41B	Sparta loamy fine sand, 2 to 5	40	39	3.2%	IVs	2.8
41C	Sparta loamy fine sand, 5 to 9	25	34	2.5%	IVs	2.3
626	Hayfield loam, 0 to 2 percent slopes,	67	53	4.5%	lls	4.0
782B	Donnan loam, 2 to 5 percent slopes	50	62	0.7%	lle	0.7
83B	Kenyon loam, 2 to 5 percent slopes	87	90	0.6%	lle	0.6

\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 60.2

Troy R. Louwagie, ALC  
Licensed in IA & IL  
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**Photos: Parcel 1**



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## Aerial Photo: Parcel 2



### Property Information Parcel 2 - 40 Acres m/l

#### Location

**From Prairieburg:**  $\frac{3}{4}$  mile south on Prairieburg Road, 2 miles east on Prairie Hills Road, 1 mile south on Frozen Hill Road and  $\frac{1}{2}$  mile west on Old Church Road. Property is located on the north side of the road.

#### Legal Description

The SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 35, Township 86 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,000.00  
Net Taxable Acres: 39.0  
Tax per Net Taxable Acre: \$25.64

#### FSA Data - Estimated

Farm Number 220, Tract 1936  
Crop Acres: 38.7\*  
Corn Base: 36.7  
Corn PLC Yield: 159 Bu.  
Bean Base: 2  
Bean PLC Yield: 47 Bu.  
*\*Includes 1.4 acres currently certified as grass.*

#### Soil Types/Productivity

Primary soils are Waukegan, Colo-Ely and Tama. See soil map for detail.

- **CSR2:** 60.8 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 63.2 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 61.2 per County Assessor, based on net taxable acres.

#### Land Description

Level to gently rolling.

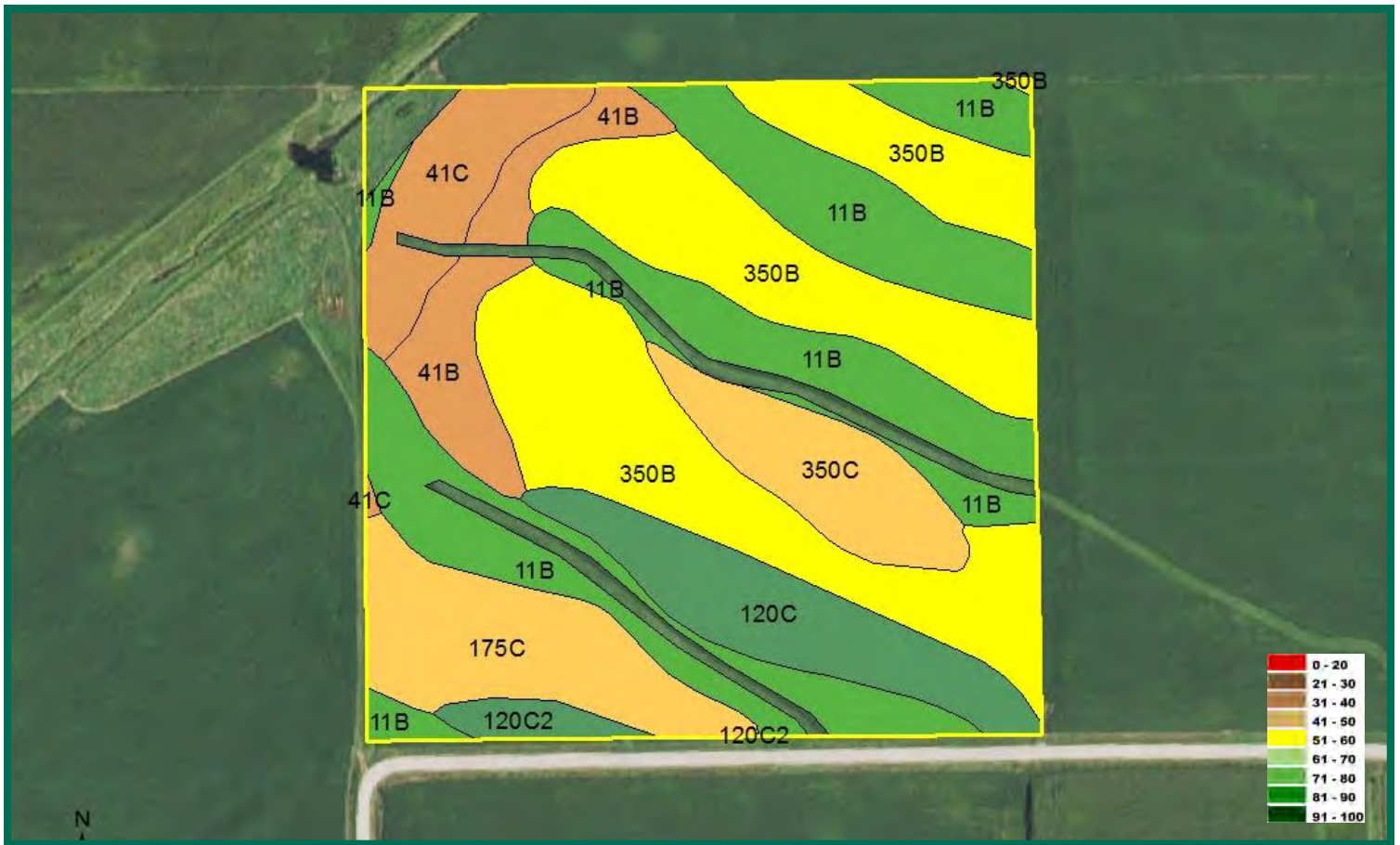
#### Comments

This is a clean Linn County 40 acres with good soils.

Troy R. Louwagie, ALC  
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# Soil Map: Parcel 2



Measured Tillable Acres		37.3		Avg. CSR		63.2		Avg. CSR2		60.8	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres					
11B	Colo-Ely complex, 2 to 5 percent	68	75	28.2%	Ile	10.51					
120C	Tama silty clay loam, 5 to 9 percent	80	90	8.8%	IIle	3.29					
120C2	Tama silty clay loam, 5 to 9 percent	78	87	1.5%	IIIle	0.55					
175C	Dickinson fine sandy loam, 5 to 9	40	46	9.7%	IIle	3.60					
350B	Waukegan silt loam, 2 to 5 percent	73	55	32.9%	Ile	12.28					
350C	Waukegan silt loam, 5 to 9 percent	58	50	6.8%	IIle	2.53					
41B	Sparta loamy fine sand, 2 to 5	40	39	6.4%	IVs	2.37					
41C	Sparta loamy fine sand, 5 to 9	25	34	5.8%	IVs	2.2					

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# Aerial Photo: Parcel 3



## Property Information Parcel 3 - 76 Acres m/l

### Location

**From Prairieburg:** ¾ mile south on Prairieburg Road, 2 miles east on Prairie Hills Road and 1 mile south on Frozen Hill Road. Property is located in the south-west corner at the intersection of Frozen Hill Road and Old Church Road.

### Address

278 Old Church Road  
Anamosa, IA 52205

### Legal Description

The N ½ NE ¼ of Section 2, Township 85 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,536.00  
Net Taxable Acres: 73.8  
Tax per Net Taxable Acre: \$20.81

### FSA Data - Estimated

Farm Number 220, Tract 1936  
Crop Acres: 68.8\*  
Corn Base: 65.3  
Corn PLC Yield: 159 Bu.  
Bean Base: 3.5  
Bean PLC Yield: 47 Bu.  
*\*Includes 0.8 acres currently certified as grass.*

### Soil Types/Productivity

Primary soils are Dickinson-Sparta-Tama, Colo-Ely and Tama. See soil map for detail.  
• **CSR2:** 49.6 per 2016 AgriData, Inc., based on currently cropped acres.

- **CSR:** 53.8 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 49.8 per County Assessor, based on net taxable acres.

### Land Description

Level to gently rolling.

### Buildings/Improvements

There is an old house and barn in poor condition.

### Water & Well Information

There is an old well located on the building site. The status is unknown.

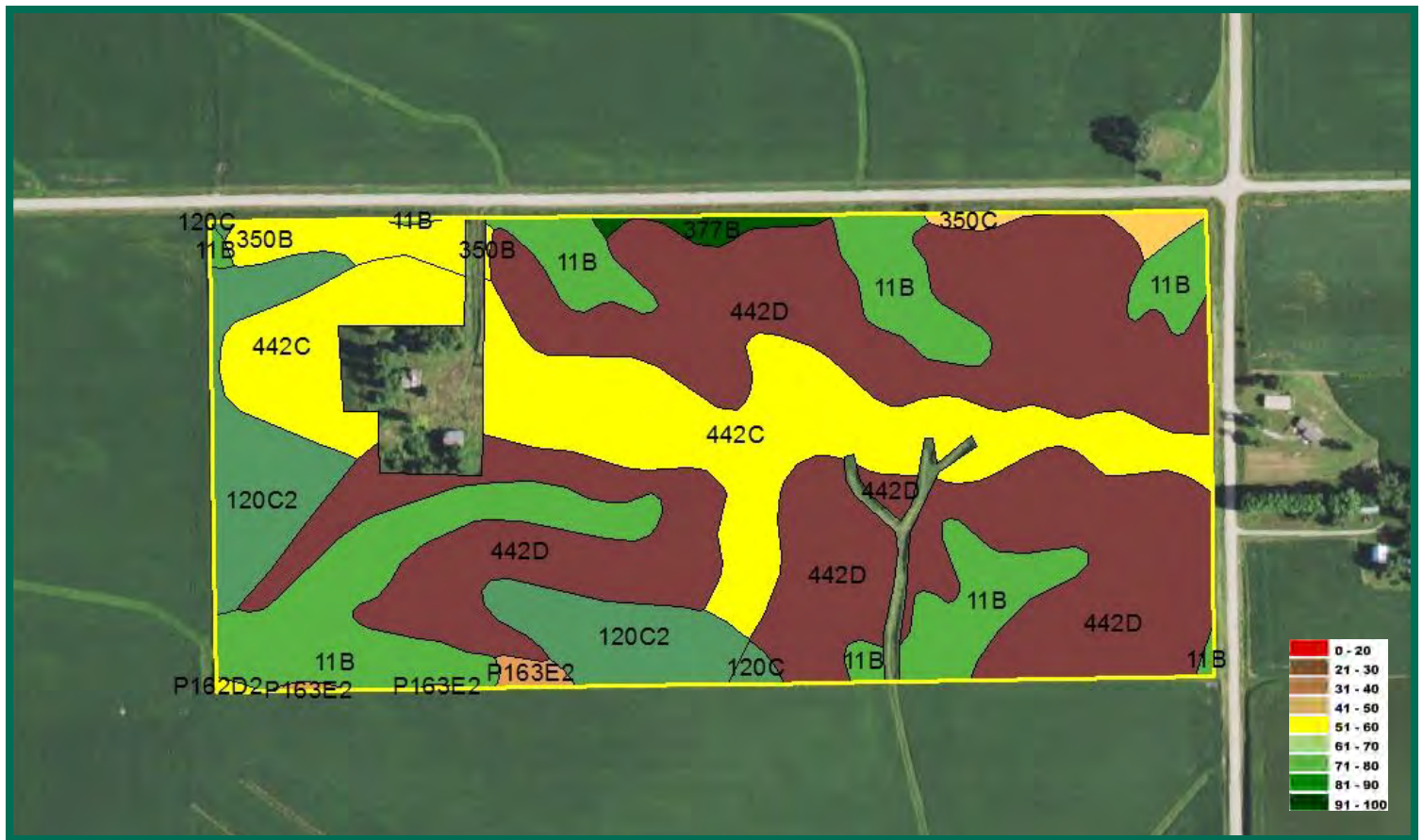
### Comments

This is a nice Linn County farm located in a strong area.

Troy R. Louwagie, ALC  
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# Soil Map: Parcel 3



Measured Tillable Acres		Avg. CSR*		Avg. CSR2		
68.0		53.8		49.6		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	75	17.7%	Ile	12.07
120C	Tama silty clay loam, 5 to 9 percent	80	90	0.4%	IIle	0.25
120C2	Tama silty clay loam, 5 to 9 percent	78	87	9.4%	IIle	6.44
350B	Waukegan silt loam, 2 to 5 percent	73	55	2.2%	Ile	1.52
350C	Waukegan silt loam, 5 to 9 percent	58	50	0.9%	IIle	0.64
377B	Dinsdale silty clay loam, 2 to 5	90	94	0.8%	Ile	0.56
442C	Dickinson-Sparta-Tama complex, 5	53	55	20.8%	IIle	14.21
442D	Dickinson-Sparta-Tama complex, 9	43	29	47.1%	IVe	32.2
P162D2	Downs silt loam, paha, 9 to 14	0	54	0.1%	IIle	0.1
P163E2	Fayette silt loam, paha, 14 to 18	0	35	0.6%	IVe	0.4

\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 53.8.

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# Aerial Photo: Parcels 2 & 3 Combined



## Property Information Parcels 2 & 3 Combined - 116 Acres m/l

### Location

**From Prairieburg:** ¾ mile south on Prairieburg Road, 2 miles east on Prairie Hills Road and 1 mile south on Frozen Hill Road. Property is located in the southwest corner at the intersection of Frozen Hill Road and Old Church Road.

### Address

278 Old Church Road  
Anamosa, IA 52205

### Legal Description

The SE ¼ SW ¼ of Section 35, Township 86 North, Range 5 West of the 5<sup>th</sup> P.M., and the N ½ NE ¼ of Section 2, Township 85 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

### Real Estate Tax

Taxes Payable 2016 - 2017: \$2,536.00  
Net Taxable Acres: 112.8  
Tax per Net Taxable Acre: \$22.48

### FSA Data

Farm Number 220, Tract 1936  
Crop Acres: 107.5\*  
Corn Base: 102.9  
Corn PLC Yield: 159 Bu.  
Bean Base: 4.6  
Bean PLC Yield: 47 Bu.  
*\*Includes 2.2 acres currently certified as grass.*

### Soil Types/Productivity

Primary soils are Dickinson-Sparta-Tama, Colo-Ely and Waukegan. See soil map for detail.

- **CSR2:** 53.6 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 57.4 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 53.7 per County Assessor, based on net taxable acres.

### Land Description

Level to gently rolling.

### Buildings/Improvements

There is an old house and barn in poor condition.

### Water & Well Information

There is an old well located on the building site. The status is unknown.

### Comments

Well-cared-for Linn County farm.

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# Soil Map: Parcels 2 & 3 Combined



**Measured Tillable Acres** 105.3      **Avg. CSR** 57.4      **Avg. CSR2\*** 53.6

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	75	21.4%	Ile	22.58
120C	Tama silty clay loam, 5 to 9 percent	80	90	3.4%	IIle	3.54
120C2	Tama silty clay loam, 5 to 9 percent	78	87	6.6%	IIle	6.99
175C	Dickinson fine sandy loam, 5 to 9	40	46	3.4%	IIle	3.60
350B	Waukegan silt loam, 2 to 5 percent	73	55	13.1%	Ile	13.80
350C	Waukegan silt loam, 5 to 9 percent	58	50	3.0%	IIle	3.17
377B	Dinsdale silty clay loam, 2 to 5	90	94	0.5%	Ile	0.56
41B	Sparta loamy fine sand, 2 to 5	40	39	2.2%	IVs	2.4
41C	Sparta loamy fine sand, 5 to 9	25	34	2.0%	IVs	2.2
442C	Dickinson-Sparta-Tama complex, 5	53	55	13.5%	IIle	14.2
442D	Dickinson-Sparta-Tama complex, 9	43	29	30.5%	IVe	32.2
P162D2	Downs silt loam, paha, 9 to 14		54	0.1%	IIle	0.1
P163E2	Fayette silt loam, paha, 14 to 18		35	0.4%	IVe	0.4
				0.0%		

\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 57.4 .

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