



80.0 CSR2 - Located Southeast of Marion, along Highway 13.

Property Information

Location

From Marion - Intersection of Hwy 151 and Hwy 13: 2 ¼ miles south on Hwy 13.

Legal Description

The S ¾ of the E ½ of Section 16, and that part of the S ¾ of the W ½ of Section 15, and that part of the NE ¼ of Section 21, and the W ½ of Section 22 and the W ½ of the SE ¼ of Section 22, and the SE ¼ of the NE ¼ of Section 22; all located in Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa. Exact legal description will be determined by the abstract.

Price & Terms

- \$9,606,800
- \$9,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to 2016 Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$31,664.00

Net Taxable Acres: 1,003.76

Tax per Net Taxable Acre: \$31.55

FSA Data

Farm Number 4763, Tract 9603, 9607, 3321

Crop Acres: 888.6*

Corn Base: 629.0

Corn PLC Yield: 168 Bu.

Bean Base: 129.6

Bean PLC Yield: 51 Bu.

**There are 16.6 acres cropland currently being certified as grass.*

Soil Types/Productivity

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

- **CSR2:** 80.0 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 76.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 78.9 per County Assessor, based on net taxable acres.

Yield History

This farm has a 5 year average corn yield of 205 bushels per acre and a 5 year average soybean yield of 57 bushels per acre, per Landowner.

Land Description

Gently rolling.

Buildings/Improvements

Grain Bins:

- York Bin - 28' x 19', 9,000 Bu.
- Stormor Bin - 24' x 21', 7,000 Bu.
- Stormor Bin - 33' x 27', 22,000 Bu.
- Stormor Bin - 36' x 37', 30,000 Bu.

Dryer:

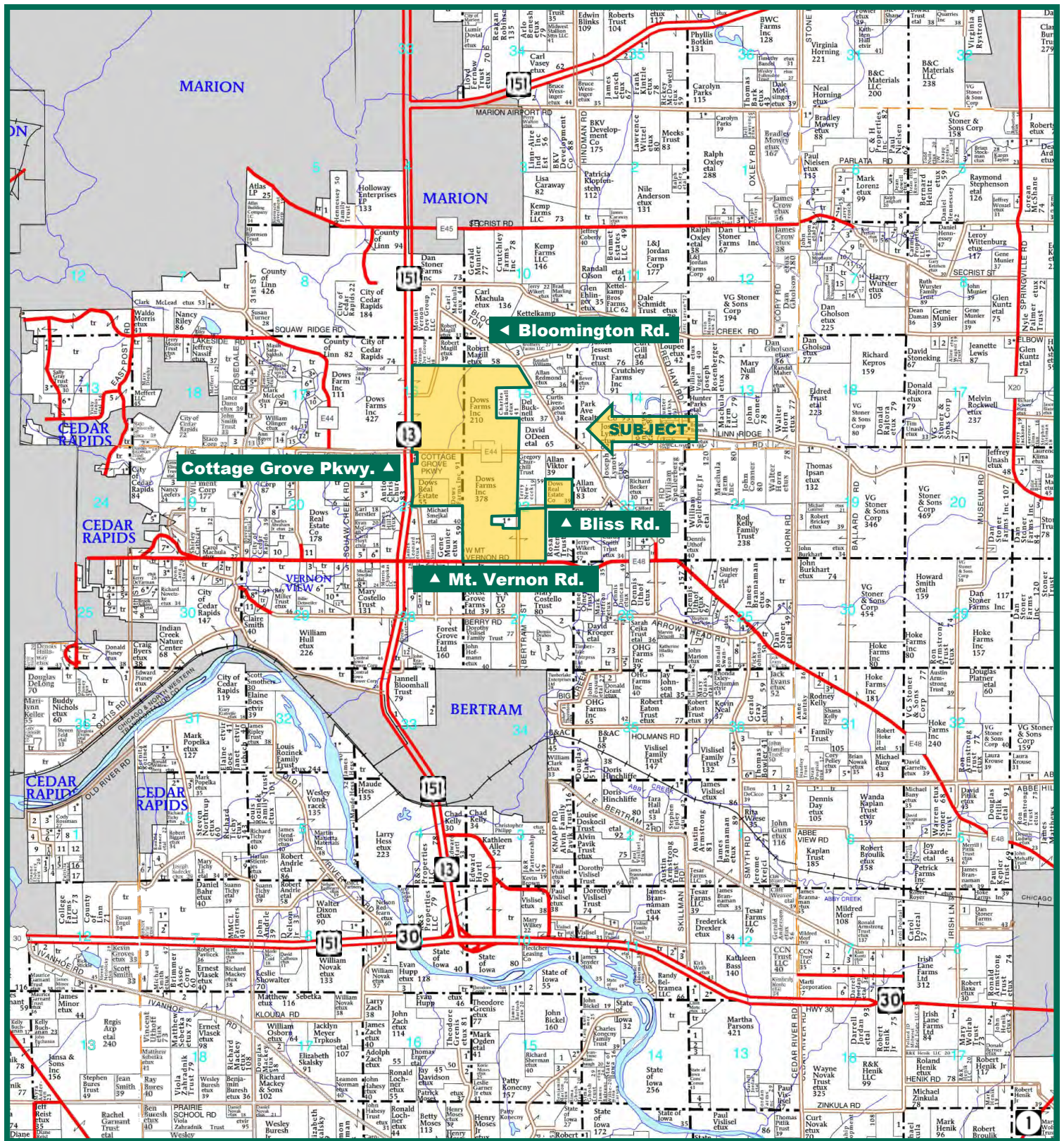
- Brock SQ16 Super B Corn Dryer
- DMC 5" dia. Pneumatic Grain System

Kirk D. Weih, ALC, AFM
Licensed in IA
KirkW@Hertz.ag

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

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

Plat Map



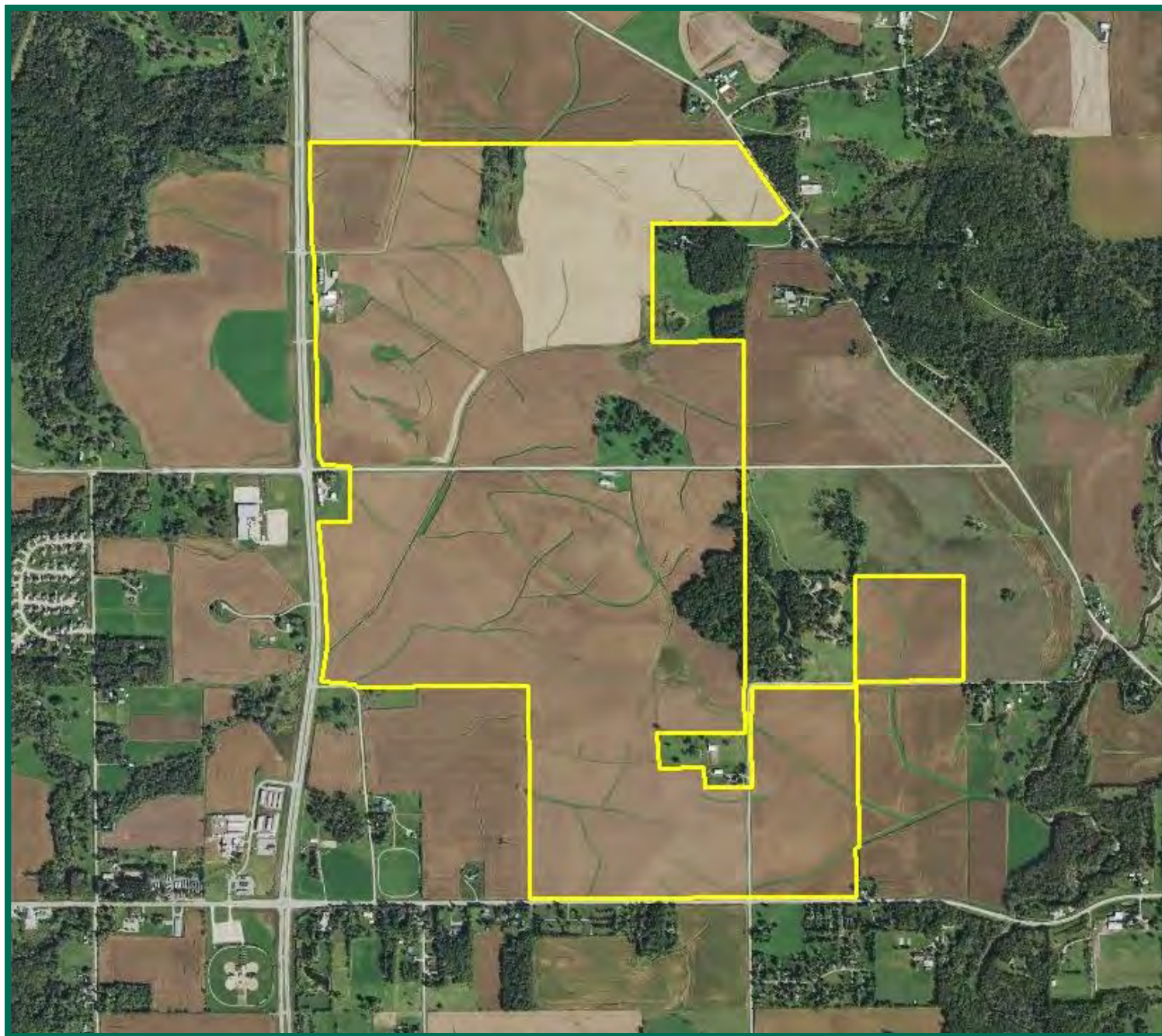
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Aerial Photo



Machine Shed: 52' x 74', dirt floor.

Cattle Barns: 30' x 60', 90' x 90'.

Water & Well Information

Drilled well located west of barn.

Comments

Highly productive farm located on the east side of Highway 13, southeast of Marion. No tilled and contoured for over 30 years, with exceptional yield history!

Several exclusive wooded home sites to be sold separately.

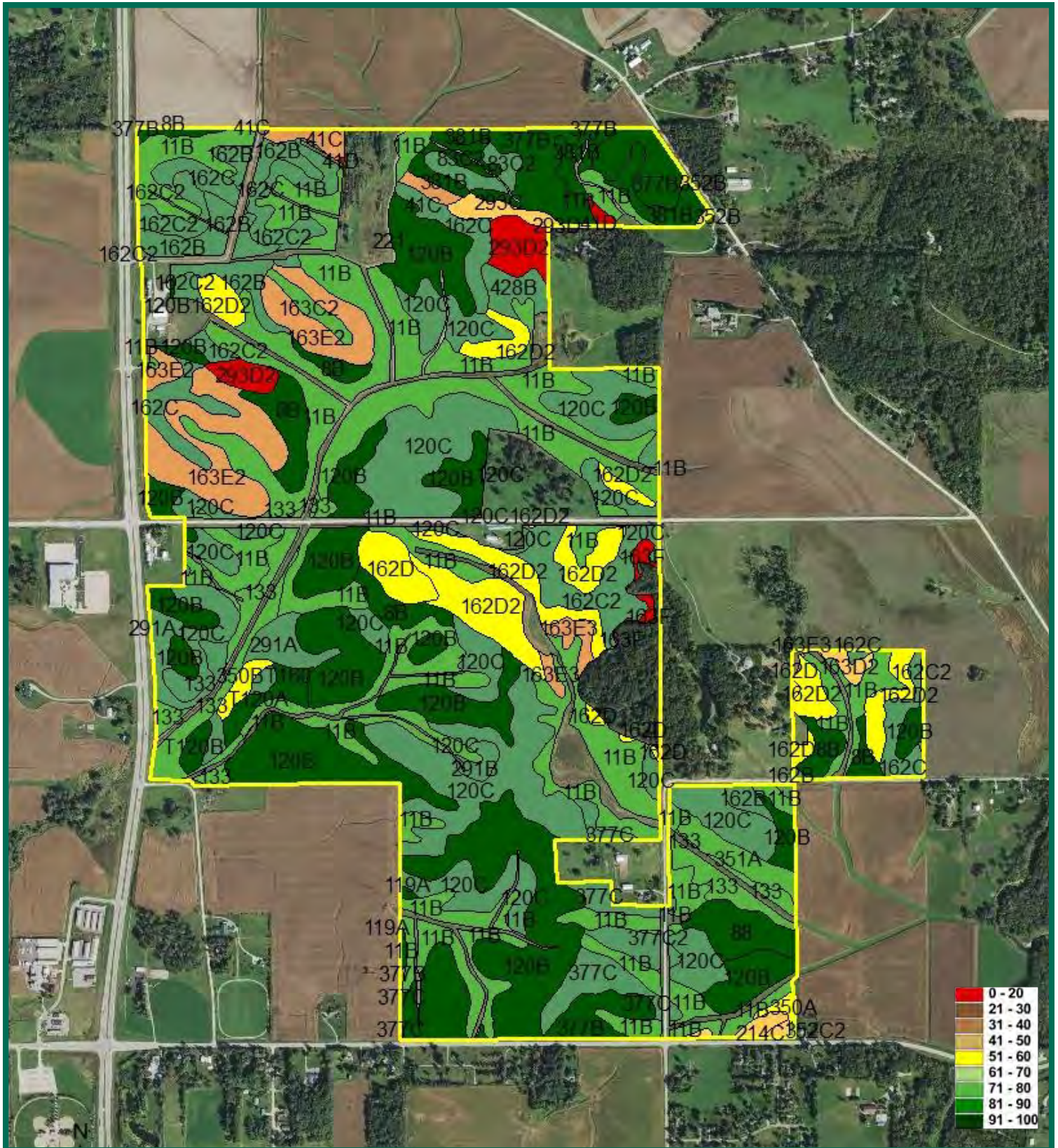
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



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Soil Table

Measured Cropped Acres		888.6	Avg. CSR* 76.4		Avg. CSR2 80.0	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
119A	Muscatine silty clay loam, 1 to 3	100	95	0.1%	Iw	0.48
11B	Colo-Ely complex, 2 to 5 percent slopes	68	75	23.0%	Ile	203.90
120B	Tama silty clay loam, 2 to 5 percent	95	95	18.0%	Ile	159.53
120C	Tama silty clay loam, 5 to 9 percent	80	90	15.5%	IIle	137.56
133	Colo silty clay loam	80	74	2.7%	IIw	24.03
162B	Downs silt loam, 2 to 5 percent slopes	90	90	2.6%	Ile	22.58
162C	Downs silt loam, 5 to 9 percent slopes	75	85	2.8%	IIle	25.15
162C2	Downs silt loam, 5 to 9 percent slopes,	73	82	3.6%	IIle	31.4
162D	Downs silt loam, 9 to 14 percent slopes	65	59	1.1%	IIle	10.1
162D2	Downs silt loam, 9 to 14 percent slopes,	63	56	5.2%	IIle	45.8
163C2	Fayette silt loam, 5 to 9 percent slopes,	68	76	0.4%	IIle	3.3
163D2	Fayette silt loam, 9 to 14 percent	58	50	0.2%	IIle	2.0
163E2	Fayette silt loam, 14 to 18 percent	48	38	4.4%	IVe	38.6
163E3	Fayette silt loam, 14 to 18 percent	45	31	0.5%	VIe	4.4
163F	Fayette silt loam, 18 to 30 percent	30	19	0.2%	VIe	2.0
175C	Dickinson fine sandy loam, 5 to 9	40	46	0.0%	IIle	0.0
214C	Rockton loam, moderately deep, 5 to 9	39	42	0.3%	IIle	2.3
221	Klossner muck, 1 to 3 percent slopes	50	44	0.0%	IIIw	0.0
291A	Atterberry silt loam, 0 to 2 percent	90	89	1.6%	Ie	14.0
291B	Atterberry silt loam, 2 to 5 percent	85	85	0.3%	Ile	2.4
293C	Chelsea-Lamont-Fayette complex, 5 to	40	42	0.5%	IIle	4.1
293D	Chelsea-Lamont-Fayette complex, 9 to	30	21	0.0%	VIe	0.3
293D2	Chelsea-Lamont-Fayette complex, 9 to	28	19	1.2%	VIe	11.0
350A	Waukegan silt loam, 0 to 2 percent	78	60	0.1%	IIs	1.2
350B	Waukegan silt loam, 2 to 5 percent	73	55	0.3%	Ile	2.7
351A	Atterberry silt loam, sandy substratum,	73	80	0.8%	Iw	6.8
352B	Whittier silt loam, 2 to 5 percent slopes	63	50	0.1%	Ile	0.6
352C2	Whittier silt loam, 5 to 9 percent slopes,	38	42	0.1%	IIle	0.7
377B	Dinsdale silty clay loam, 2 to 5 percent	90	94	3.8%	Ile	33.5
377C	Dinsdale silty clay loam, 5 to 9 percent	75	89	1.7%	IIle	14.6
377C2	Dinsdale silty clay loam, 5 to 9 percent	73	87	0.5%	IIle	4.6
381B	Klinger-Maxfield silty clay loams, 2 to 5	80	94	1.7%	Ile	15.4
41C	Sparta loamy fine sand, 5 to 9 percent	25	33	0.6%	IVs	5.2
41D	Sparta loamy fine sand, 9 to 18 percent	15	5	0.1%	VIIs	0.9
428B	Ely silt loam, 2 to 5 percent slopes	85	87	0.6%	Ile	5.5
729B	Ackmore-Nodaway complex, 2 to 5		80	0.0%	IIw	0.2
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	0.6%	IIle	5.3
88	Nevin silty clay loam	90	95	1.1%	Iw	9.8
8B	Judson silty clay loam, 2 to 5 percent	90	94	2.7%	Ile	23.9
				0.6%		

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 76.4.

Assessor's Map



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