



152 Acres m/l, Linn County, IA

Offered in 3 Parcels

Parcel 1 - 108 Acres m/l
Parcel 2 - 4.56 Acres with House & Buildings
Parcel 3 - 39 Acres m/l

Quaas Trust Farm

Located 1 Mile Southwest of Alburnett, Iowa

Property Information

Parcel 1 - 108 Acres m/l

Location

From Alburnett: ¼ mile west on Roosevelt Street. The farm is located on the south side of the road.

From Marion, at the Intersection of Highway 13 and Highway 151: 4 miles north on Highway 13, then 3 ½ miles west on County Home Rd., then 3 ½ miles north on Alburnett Rd. and then ½ mile west on Old Quaas Rd.

Legal Description

The SE ¼ of the NW ¼, the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ lying west of the railroad tracks except Lot 1, Quaas Farm First Addition to Linn County, Iowa; all located in Section 26, Township 85 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Seller

Roy R. Quaas Inter Vivos Revocable Trust and Genevieve Quaas Inter Vivos Revocable Trust.

Price & Terms

- \$1,269,000
- \$11,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2015 Cash Rent Lease.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$3,716
Net Taxable Acres: 106.17 Acres
Tax per Net Tax. Ac: \$35.00

FSA Data

Farm Number: 3166
Crop Acres: 105.8 Acres
Corn Base: 74 Acres
Corn PLC Yields: 153 Bu.
Bean Base: 24 Acres
Bean PLC Yields: 47 Bu.

Land Description

The farm lays very nice with excellent eye appeal.

Soil Types / Productivity

Primary soils are Franklin, Dinsdale and Ostrander. See soil maps for detail.

- **CSR2:** 91.5 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 88.6 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 86.0 per County Assessor, based on net taxable acres.

Drainage

There has been some tile installed on this farm in past years. Contact listing agent for map.

Comments

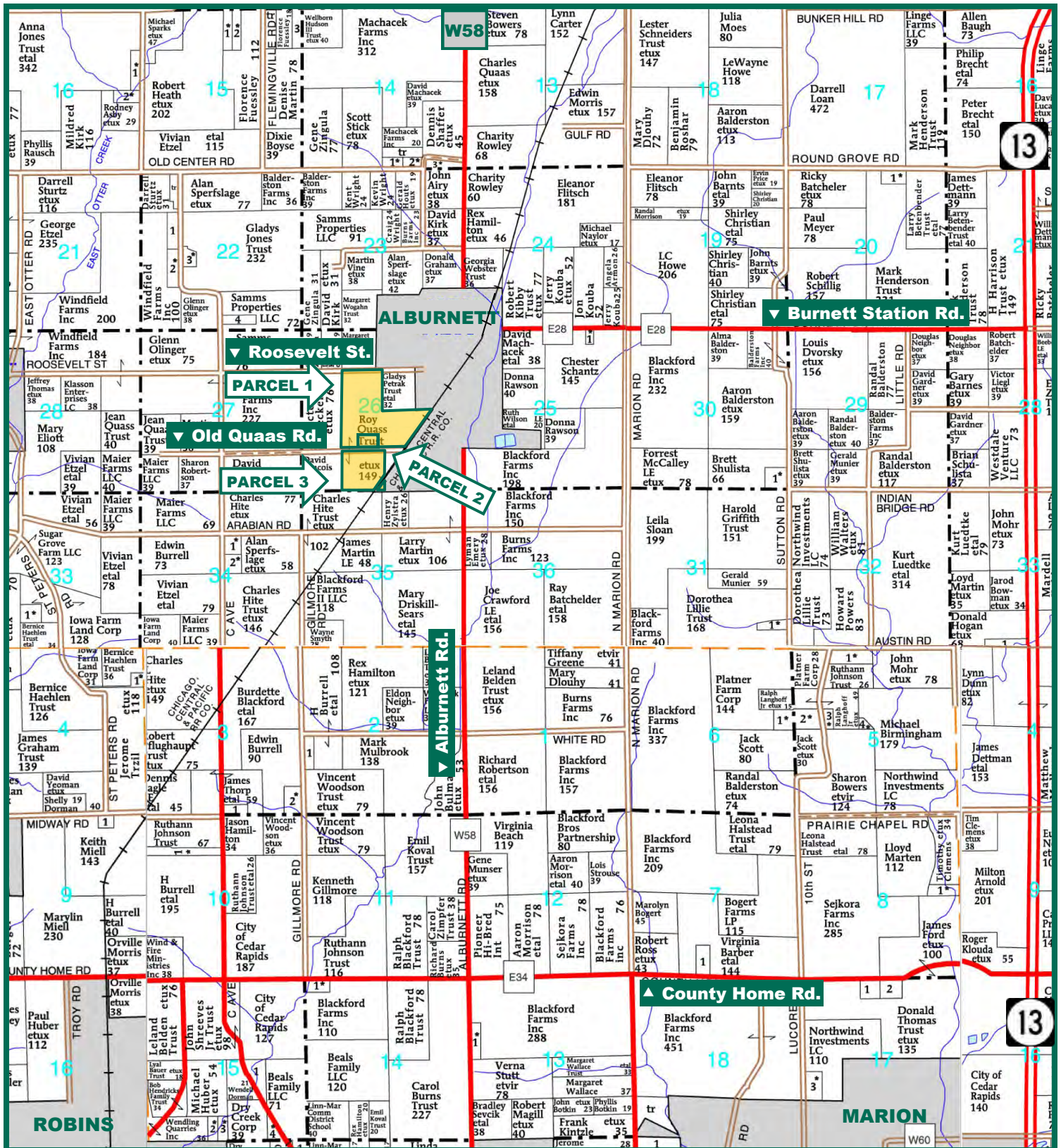
This is a high quality Linn County farm that lays nice with excellent eye appeal! It is located just west of Alburnett on a hard surface road.

Troy R. Louwagie, ALC
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Plat Map



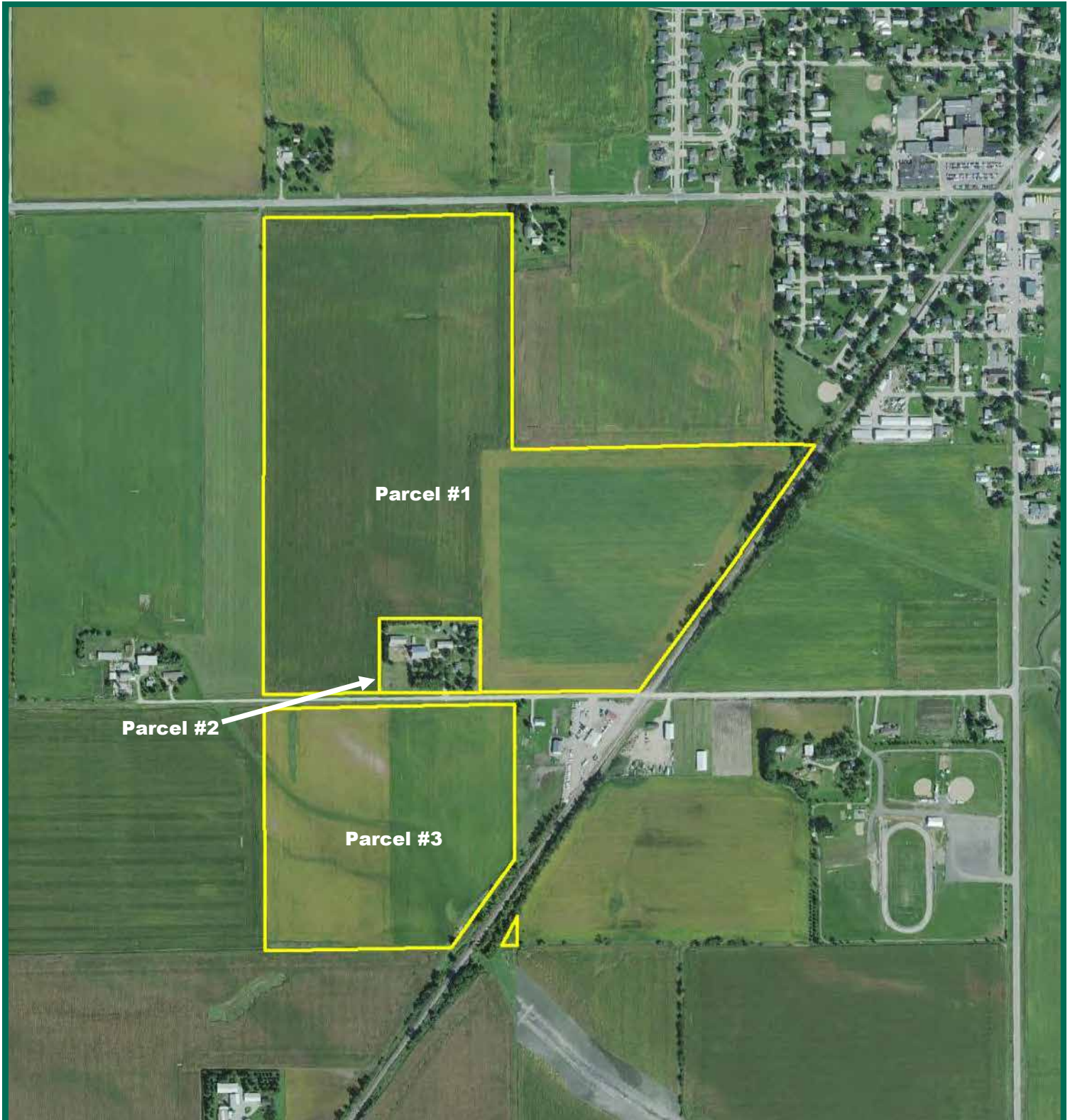
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo: All Parcels



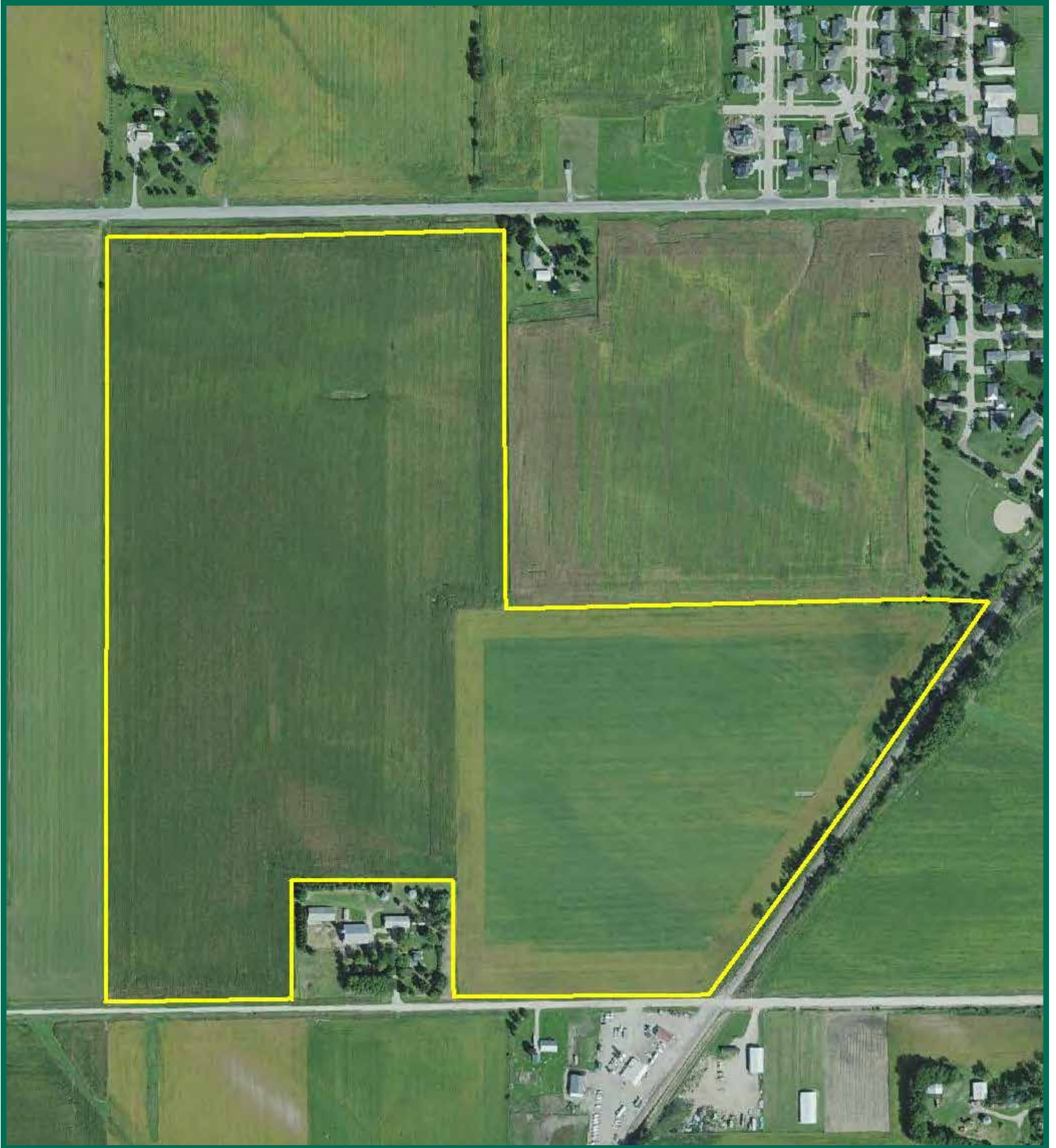
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo: Parcel 1

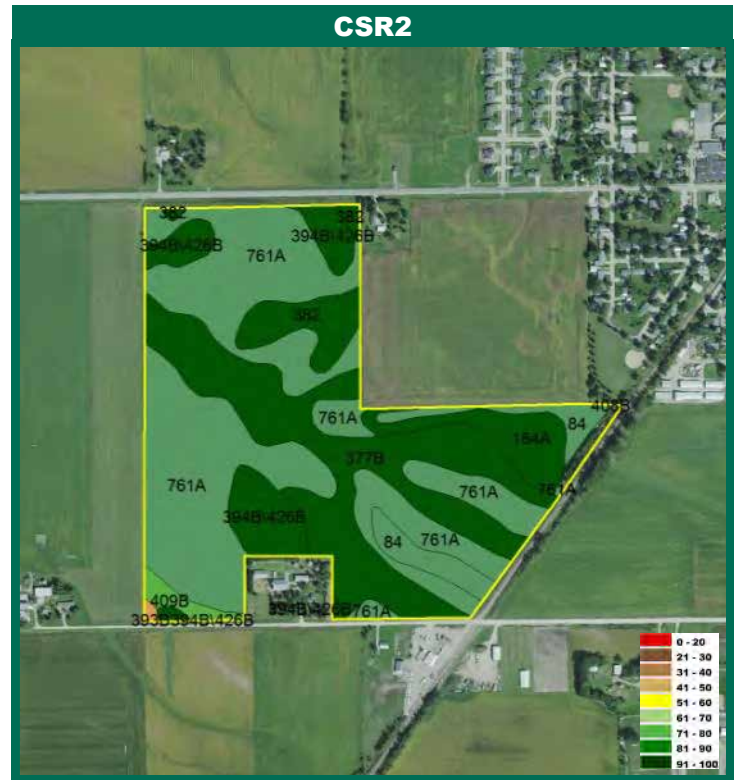
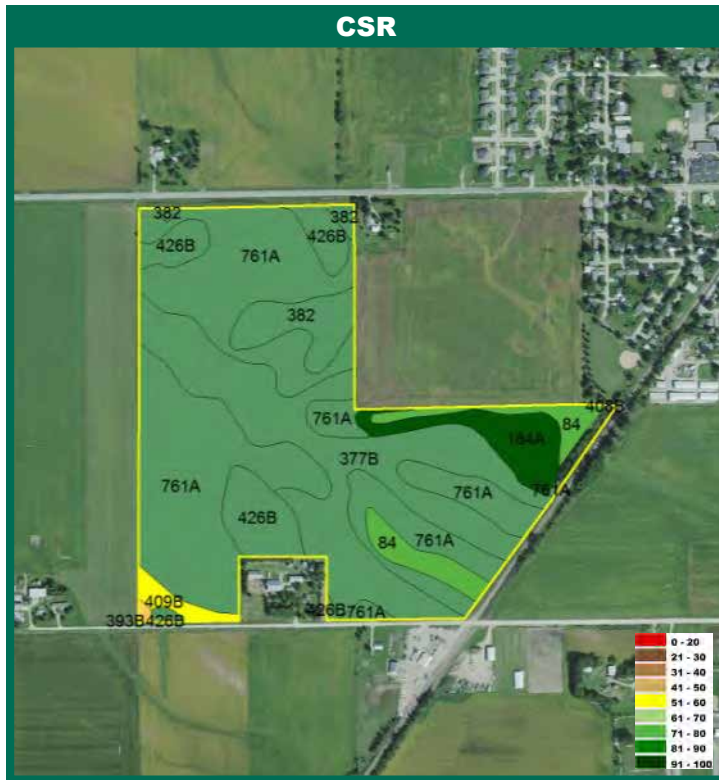


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Soil Maps: Parcel 1



Measured Tillable Acres		105.8	Avg. CSR		88.6	Avg. CSR2*		91.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
184A	Klinger silty clay loam, 0 to 2 percent	95	100	5.3%	I	5.62		
377B	Dinsdale silty clay loam, 2 to 5	90	94	26.9%	Ile	28.42		
382	Maxfield silty clay loam	90	94	5.2%	IIw	5.53		
393B	Sparta loamy fine sand, loam	42	38	0.2%	IVs	0.21		
394B\426B	Ostrander loam/Aredale loam, 2 to 5	85	91	8.4%	Ile	8.92		
408B	Olin fine sandy loam, 2 to 5 percent	65	73	0.0%	Ile	0.01		
409B	Dickinson fine sandy loam, loam	56	75	1.4%	IIIe	1.51		
761A	Franklin silt loam, 0 to 2 percent	90	90	47.4%	I	50.2		
84	Clyde silty clay loam, 0 to 3 percent	77	88	5.1%	IIw	5.4		

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Google Earth Images: Parcel 1



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Photos: Parcel 1



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Aerial Photo: Parcel 2



Google Earth © Imagery Date: 6/12/2014

Property Information Parcel 2 - 4.56 Acres m/l with house and buildings

Location

From Alburnett: ½ mile South on Alburnett Road and ½ mile west on Old Quaas Rd.

From Marion, at the Intersection of Highway 13 and Highway 151: 4 miles north on Highway 13, then 3 ½ miles west on County Home Rd., then 3 ½ miles north on Alburnett Rd. and then ½ mile west on Old Quaas Rd.

Legal Description

To be known as Lot 1, Quaas Farm First Addition to Linn County, Iowa.

Possession

Negotiable. The Tenant reserves use of the grain bins until March 1, 2016.

Price & Terms

- \$175,000
- 5% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$1,600
Net Taxable Acres: 4.56 Acres

House

Includes a two-story farmhouse that was built around 1870 consisting of 2,176 finished square feet. The house includes four bedrooms on the second level and one bedroom on the main level. There are also two bathrooms. There are many newer windows and the kitchen is in nice condition. The house is being sold "As Is, Where Is".

Outbuildings

Chicken Shed: 14' x 60' with a steel roof, ideal for storage or livestock.

Machine Shed: 36' x 80', steel frame building with 13' sidewalls. Includes a separate section for a one-stall garage, steel roof.

Cattle Shed: 40' x 86', steel roof and dirt floor.

Livestock Barn: 60' x 80', this is one of the neatest older barns in the area. It is considered a peg barn and includes a loft and an area for machinery storage and livestock. Very well cared for. Steel roof.

Grain Bins

There are three grain bins located north of the machine shed. The tenant reserves use of these grain bins until March 1, 2016.

LP Tank

There is a 1,000 gallon LP Tank located east of the house. This will stay with the property.

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Water & Well Information

The well is located north of the house. The pressure tank is located in the pit with the well. This is considered a “shallow well”.

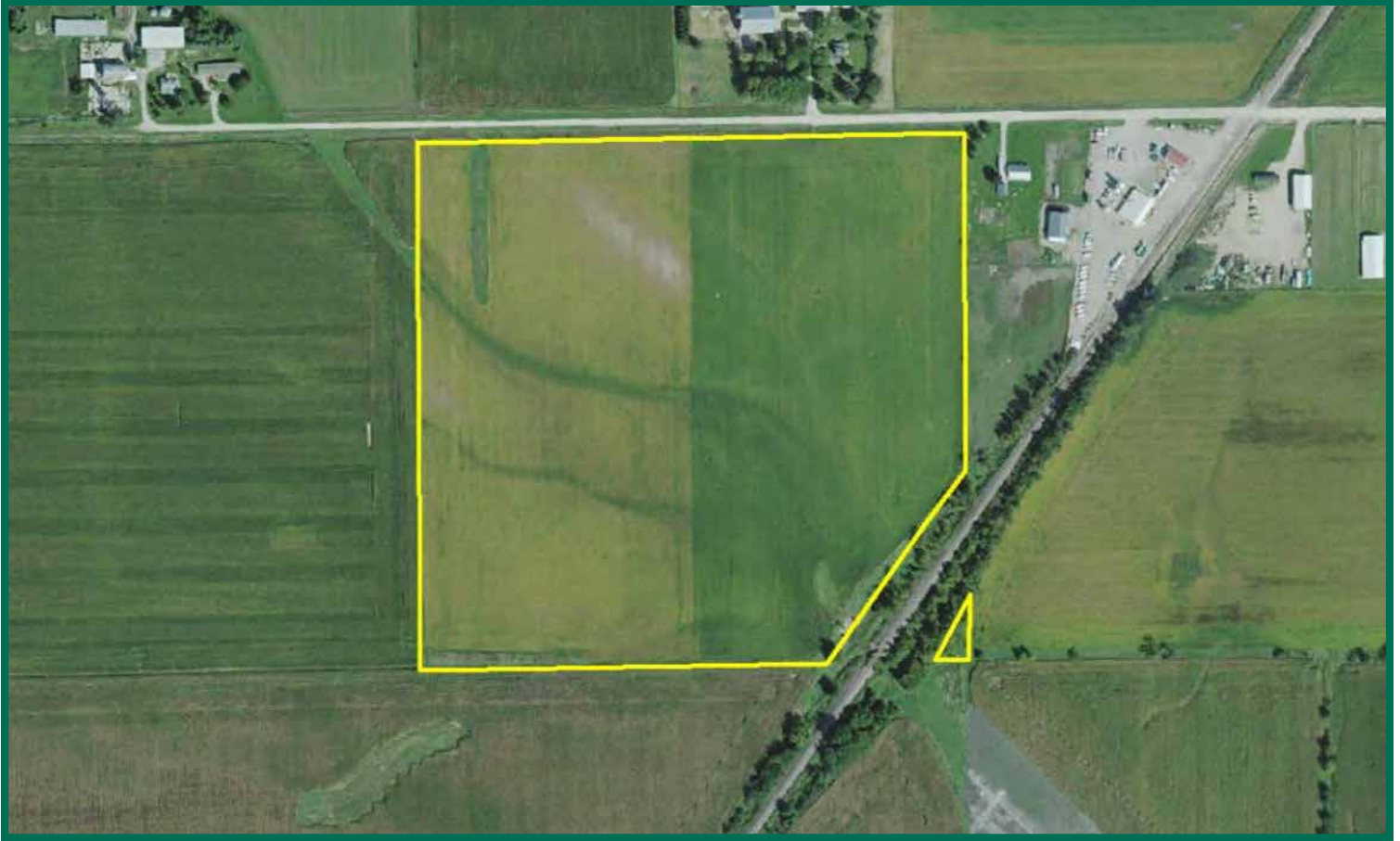
Comments

This is an attractive rural setting located near Alburnett on a quiet road. This is an ideal opportunity to live in the country and the outbuildings work well for livestock or storage. Another option would be to tear down the house and build your dream home on this attractive rural setting.

There are an additional 147 acres for sale adjoining this acreage.

See house brochure for additional information.

Aerial Photo: Parcel 3



Property Information Parcel 3 - 39 Acres m/l

Location

From Alburnett: 1 mile South on Alburnett Road and ½ mile west on Old Quaas Rd. The farm is located on the south side of the road.

From Marion, at the Intersection of Highway 13 and Highway 151: 4 miles north on Highway 13, then 3 ½ miles west on County Home Rd., then 3 ½ miles north on Alburnett Rd., and then ½ mile west on Old Quaas Rd.

Legal Description

The SE ¼ of the SW ¼ of Section 26, Township 85 North, Range 7 West of the 5th P.M., Linn County, Iowa, except railroad.

Price & Terms

- \$409,500
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2015 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,200
Net Taxable Acres: 38.25 Acres
Tax per Net Tax. Ac: \$31.37

Land Description

This farm lays nice and would be considered as gently rolling.

FSA Data

Farm Number: 3166
Crop Acres: 37.6 Acres
Corn Base: 26.3 Acres
Corn PLC Yields: 153 Bu.
Bean Base: 9 Acres
Bean PLC Yields: 47 Bu.

Soil Types / Productivity

Primary soils are Franklin, Ostrander and Sparta. See soil maps for detail.

- **CSR2:** 86.3 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 81.1 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 86.2 per County Assessor, based on net taxable acres.

Comments

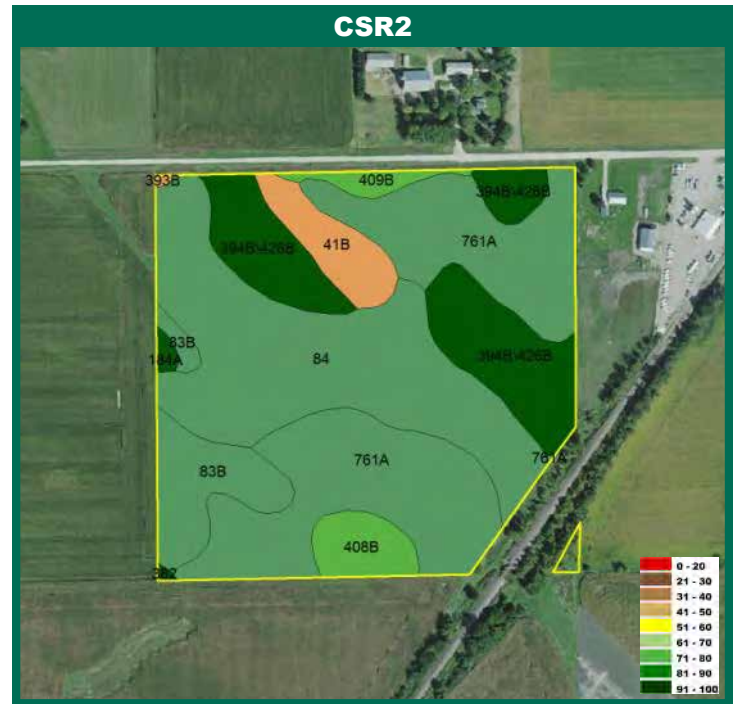
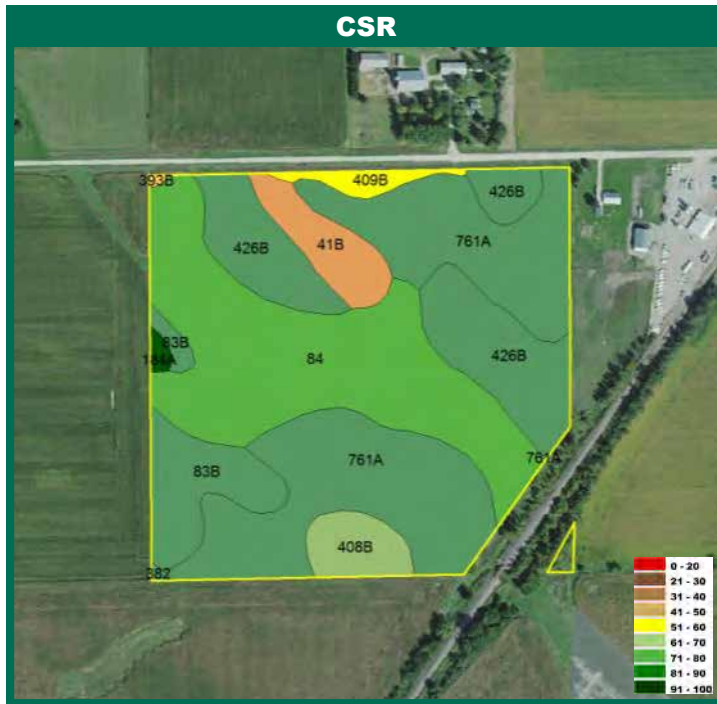
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Soil Maps: Parcel 3



Measured Tillable Acres		37.6		Avg. CSR	81.1	Avg. CSR2*	86.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
184A	Klinger silty clay loam, 0 to 2 percent	95	100	0.5%	I	0.17	
382	Maxfield silty clay loam	90	94	0.1%	IIw	0.05	
393B	Sparta loamy fine sand, loam	42	38	0.1%	IVs	0.04	
394B\426B	Ostrander loam\Aredale loam, 2 to 5	85	91	17.3%	Ile	6.50	
408B	Olin fine sandy loam, 2 to 5 percent	65	73	3.6%	Ile	1.37	
409B	Dickinson fine sandy loam, loam	56	75	1.5%	IIIe	0.58	
41B	Sparta loamy fine sand, 2 to 5	40	38	4.7%	IVs	1.77	
761A	Franklin silt loam, 0 to 2 percent	90	90	34.0%	I	12.8	
83B	Kenyon loam, 2 to 5 percent slopes	87	90	7.7%	Ile	2.9	

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Google Earth Images: Parcel 3



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