



113 Acres m/l, Linn County, IA BAK Outdoor Haven, L.L.C.

Attractive Recreational Property with Good Income

Date: Thurs, June 25, 2015

Time: 10:00 a.m.

Auction Site:

Central City American Legion

Address:

6 Central City Road
Central City, IA 52214

Property Information

Location

From Prairieburg: 1 ½ miles south on
Prairieburg Road.

Legal Description

North 120 acres of the SE ¼ of Section
33, Township 86 North, Range 5 West of
the 5th P.M., Linn County, Iowa, except
Baker's First Addition to Linn County,
Iowa and further except all public highways.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,624.00
Net Taxable Acres: 112.82
Tax per Net Tax. Ac.: \$14.39

FSA Data

Farm Number: 5135
Tract Number: 9845
Crop Acres: 53.2*
Corn Base: 20.9
Corn PLC Yield: 143 Bu.
Bean Base: 13.3
Bean PLC Yield: 48 Bu.

**There are 21.3 acres cropland currently
being certified as Mixed Forage.*

Soil Types / Productivity

Primary soils are Fayette, Judson and
Nodaway. See soil map for detail.

- **CSR2:** 55.9 per AgriData Inc. 2015,
based on currently cropped acres.
- **CSR:** 59.0 per AgriData Inc. 2015,
based on currently cropped acres.

- **CSR:** 42.6 per County Assessor, based
on net taxable acres.

Land Description

This property includes 32.5 acres of good
income producing cropland, 50 acres of
mature timber with a nice shop. There are
over 26 acres of rolling pasture that would
be ideal for livestock along the west
boundary. There is also a small creek to
provide water that runs year-round.

Buildings / Improvements

30' x 40' shop with a concrete floor and
electricity. This is an ideal building to
store farm equipment, tree stands and
hunting equipment.

Conservation Easement

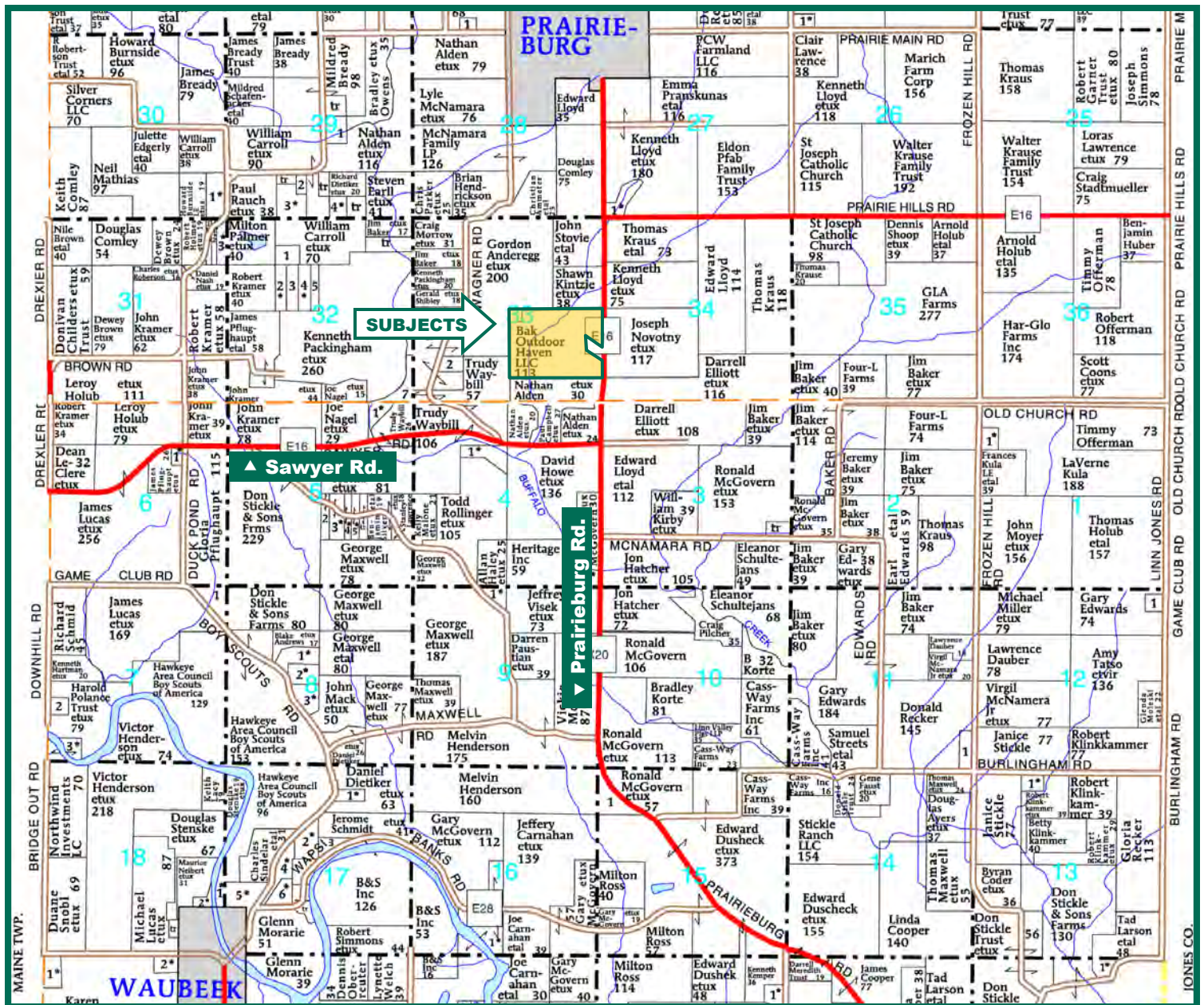
This farm is subject to a Conservation
Easement which will not allow a personal
residence to be constructed. It will allow a
small cabin. Contact the listing agent for a
full copy of the Conservation Easement.

Troy R. Louwagie, ALC
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Plat Map



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

Dead Wood Easement

The neighbor across the road has a lifetime access to dead wood. The neighbor rarely comes on the property and needs to call prior to entering the farm. Arrangements have been made so neighbor does not interfere with hunting season.

Creek

There is an attractive creek running through this farm that provides water for the wildlife.

Comments

This is one of the most attractive recreational property in Linn County. There is an abundance of deer and turkey

that live on or around this property. There are two albino turkeys that have been seen numerous times. The current owner has taken many large bucks and turkeys from this farm. This property has been managed for deer; no doe have been shot on this property over the last 5 years.

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Aerial Photo



Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

BAK Outdoor Haven, L.L.C.

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 on August 4, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur August 4, 2015, subject to the existing lease which expires March 1, 2016. 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 not guaranteed.

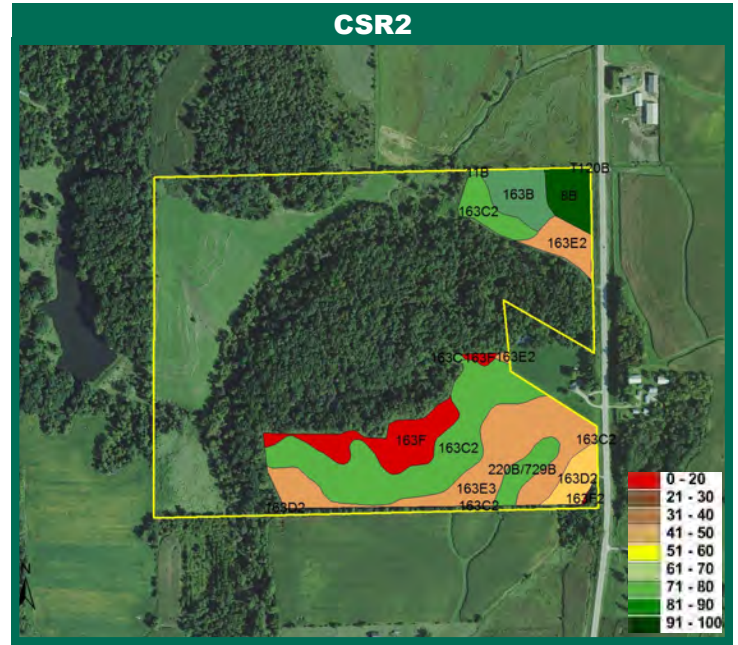
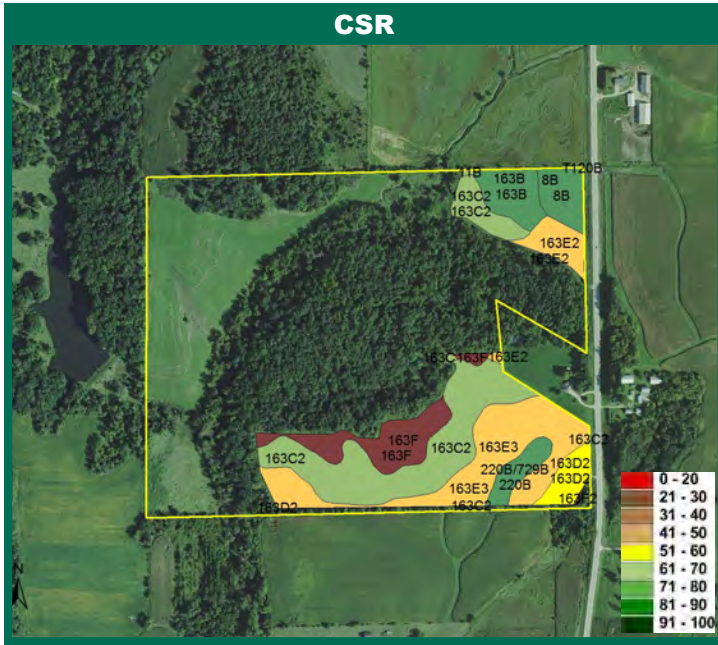
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Soil Maps



Measured Tillable Acres		32.6	Avg. CSR	59.0	Avg. CSR2*	55.9	
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely complex, 2 to 5 percent		68	75	0.2%	Ile	0.06
163B	Fayette silt loam, 2 to 5 percent		85	84	7.1%	Ile	2.33
163C	Fayette silt loam, 5 to 9 percent		70	79	0.2%	IIle	0.05
163C2	Fayette silt loam, 5 to 9 percent		68	76	34.3%	IIle	11.18
163D2	Fayette silt loam, 9 to 14 percent		58	50	4.4%	IIle	1.42
163E2	Fayette silt loam, 14 to 18 percent		48	38	5.2%	IVe	1.71
163E3	Fayette silt loam, 14 to 18 percent		45	31	26.4%	Vle	8.62
163F	Fayette silt loam, 18 to 30 percent		30.0	19	12.1%	Vle	4.0
8B	Judson silty clay loam, 2 to 5		90.0	94	5.7%	Ile	1.9
163F2	Fayette silt loam, 18 to 30 percent		28.0	13	0.1%	Vle	0.0
220B/729B	Nodaway silt loam/Ackmore-		85.0	80	4.3%	IIw	1.4

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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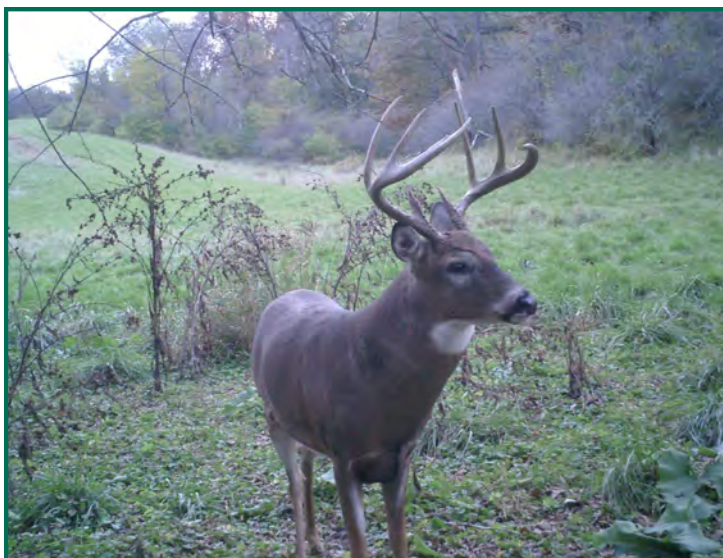
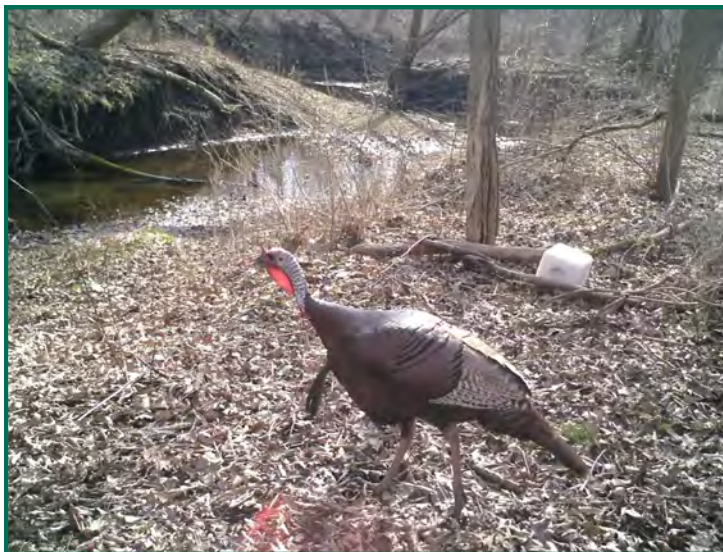
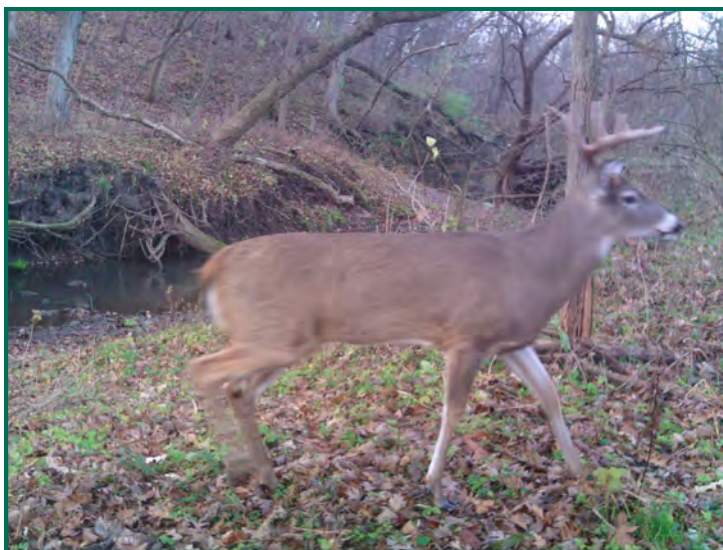


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