

## 158 Acres m/l Remaining, Linn County, IA *Offered in 5 Parcels*

*Parcel 1 - 36 Acres m/l*

*Parcel 2 - 38 Acres m/l - SALE PENDING*

*Parcel 3 - House Building & 3 Acres - SALE PENDING*

*Parcel 4 - 60 Acres m/l*

*Parcel 5 - 62 Acres m/l*

### Berniece Hand Revocable Trust

Located 3 Miles Southeast of Center Point, Iowa

#### Property Information Parcel 1 - 36 Acres

##### Location

From Center Point: 1 ½ miles southeast on Center Point Road and 2 miles east on Cummings Ford Road.

##### Legal Description

That part of the SE ¼ of the SE ¼ of Section 24, Township 85 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa known as that part of Lots 5, 6 and 7 and Lots 8 and 9.

##### Price & Terms

##### Price Reduced!

- ~~\$349,200~~ \$323,100
- \$9,700/acre \$8,975/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

##### Seller

Berniece Hand Revocable Trust.

##### Possession

Negotiable, subject to the 2015 Cash Rent Lease on the pasture.

##### Real Estate Tax

Taxes Payable 2014 - 2015: \$716.00  
Net Taxable Acres: 35.19 Acres  
Tax per Net Tax. Ac: \$20.35

##### FSA Data

There are approximately 4 acres of cropland located in the southeast corner of the farm.

##### Soil Types / Productivity

Primary soils are Oran, Ostrander/Aredale and Waukee. See soil map for detail.

- CSR2: 77.4 per AgriData Inc. 2015, based on FSA crop acres.
- CSR: 75.7 per AgriData Inc. 2015, based on FSA crop acres.
- CSR: 50.0 per County Assessor, based on net taxable acres.

##### Land Description

Rolling timber/pasture with an attractive creek.

##### Comments

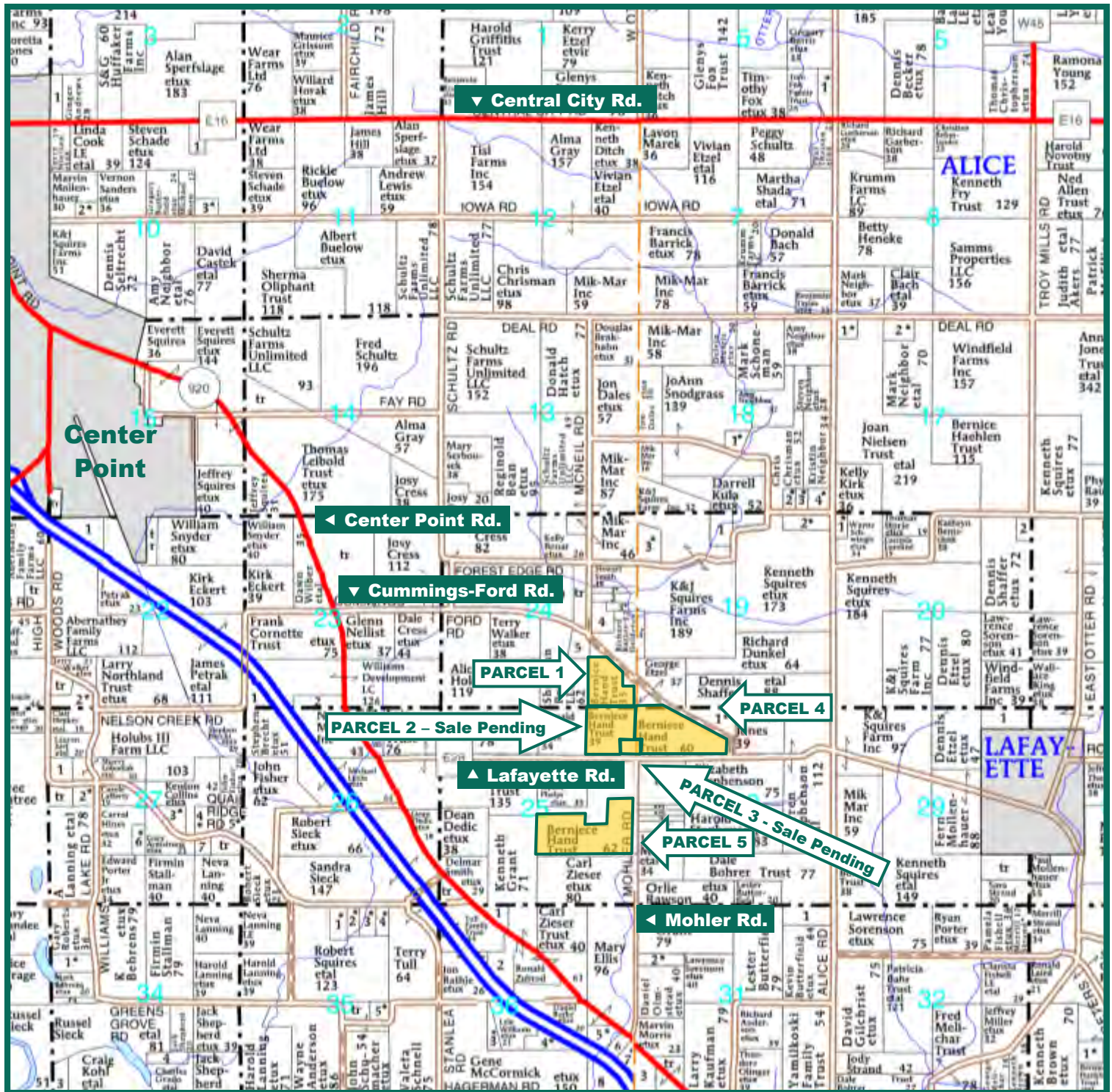
This is one of the most unique building sites in Linn County. Linn County would allow three single family homes to be constructed on this farm. It consists of a mixture of rolling hardwood timber, pasture and cropland. East Otter Creek runs through this property and includes some attractive bluff rock.

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# Plat Map: Washington & Otter Creek Townships



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

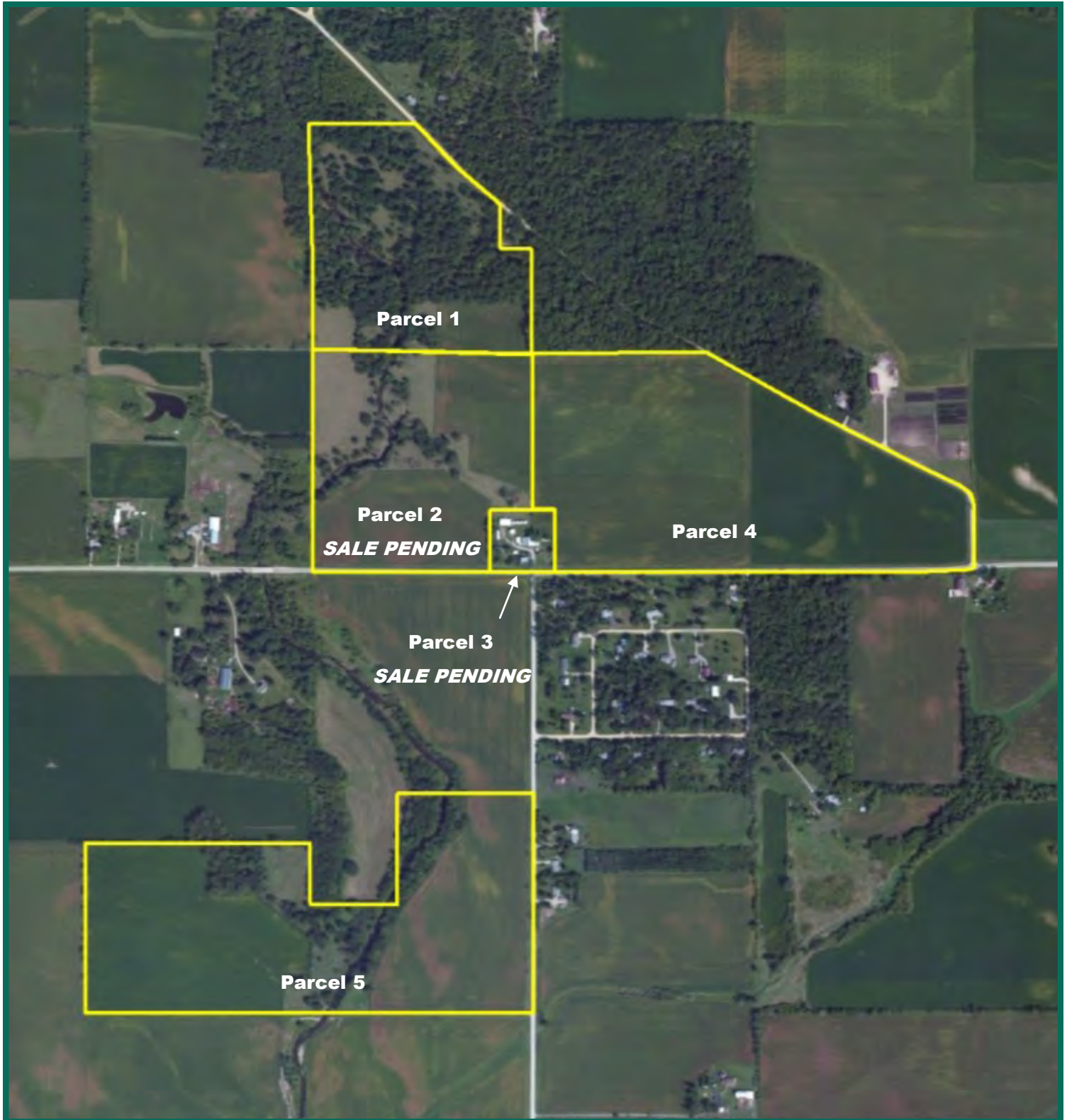
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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## Aerial Photo

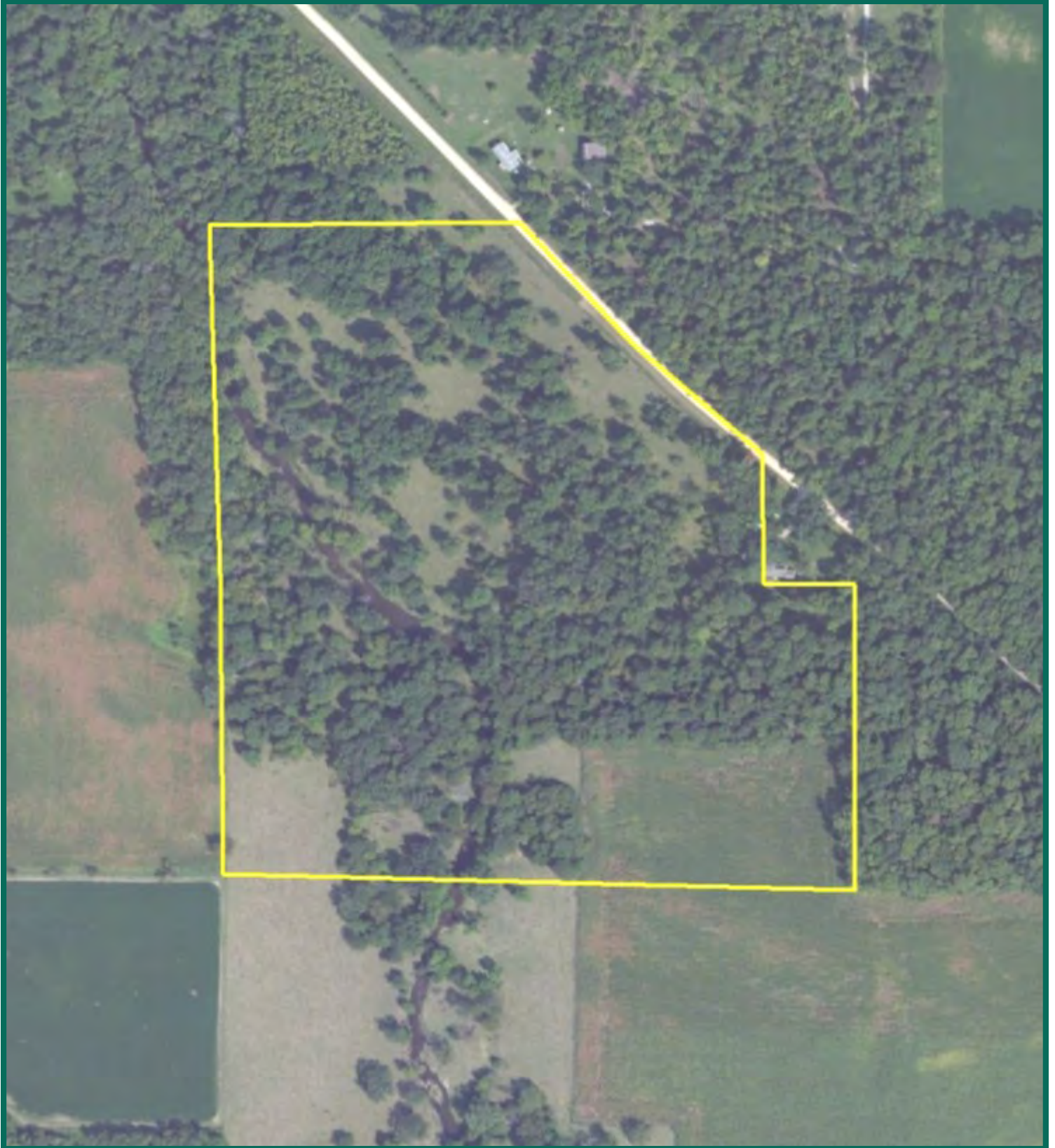


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## Aerial Photo: Parcel 1



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# Soil Map: Parcel 1



| Measured Tillable Acres |                                    | 4.0 | Avg. CSR |                  | 75.7          | Avg. CSR2* |  | 77.4 |
|-------------------------|------------------------------------|-----|----------|------------------|---------------|------------|--|------|
| Soil Label              | Soil Name                          | CSR | CSR2     | Percent of Field | Non_Irr Class | Acres      |  |      |
| 178B                    | Waukee loam, 2 to 5 percent slopes | 74  | 65       | 12.6%            | Ile           | 0.50       |  |      |
| 394B/426B               | Ostrander loam/Aredale loam        | 85  | 91       | 37.0%            | Ile           | 1.47       |  |      |
| 41C                     | Sparta loamy fine sand, 5 to 9     | 25  | 33       | 10.8%            | IVs           | 0.43       |  |      |
| 471B                    | Oran loam, 2 to 5 percent slopes   | 82  | 81       | 39.3%            | Ile           | 1.56       |  |      |
| 809C                    | Bertram fine sandy loam, 5 to 9    | 9   | 34       | 0.3%             | IVs           | 0.01       |  |      |

**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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## Photos: Parcel 1



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## Aerial Photo: Parcel 4



### Property Information Parcel 4 - 60 Acres

#### Location

From Center Point: 3 miles southeast on Center Point Road and 2 miles east on Lafayette Road.

#### Legal Description

That part of the N ½ of the NW ¼ lying South of the road located in Section 30, Township 85 North, Range 7 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Price & Terms

##### Price Reduced!

- ~~\$538,500~~ \$478,500
- ~~\$8,975/acre~~ \$7,975/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable, subject to the 2015 Cash Rent Lease. The tenant reserves the right to remove cornstalk bales after the 2015 crop is harvested.

#### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,635.00  
Net Taxable Acres: 58.4 acres  
Tax per Net Tax. Ac: \$28.00

#### FSA Data

Farm Number: 6500  
Tract Number : 247  
Crop Acres\*: 58.7  
Corn Base\*: 27 Ac.  
Corn Direct/CC Yields: 121/135 Bu.  
Bean Base\*: 27 Ac.  
Bean Direct/CC Yields: 44/52 Bu.  
*\*Crop acres and Bases are estimated.  
Local FSA Office will determine final acres and bases.*

#### Soil Types / Productivity

Primary soils are Franklin, Marshan and Dickinson. See soil map for detail.

- **CSR2:** 72.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 73.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 69.9 per County Assessor, based on net taxable acres.

#### Land Description

High quality level cropland.

#### Comments

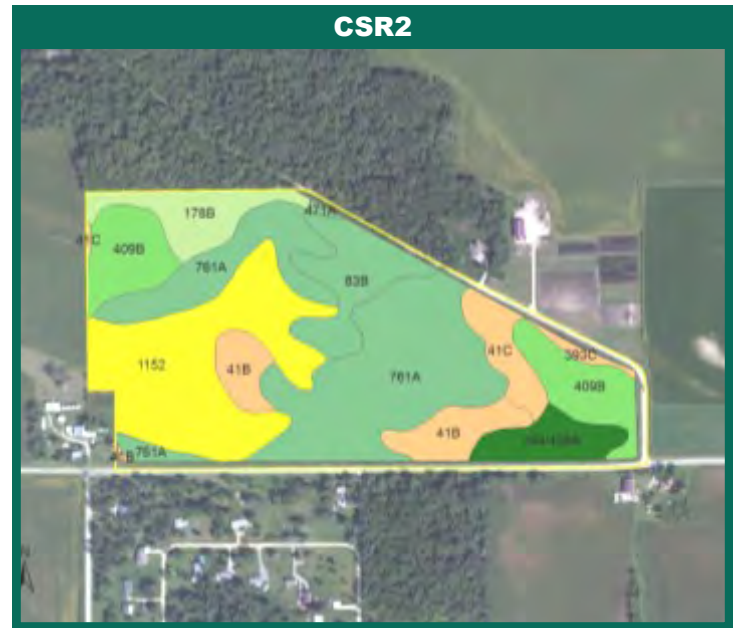
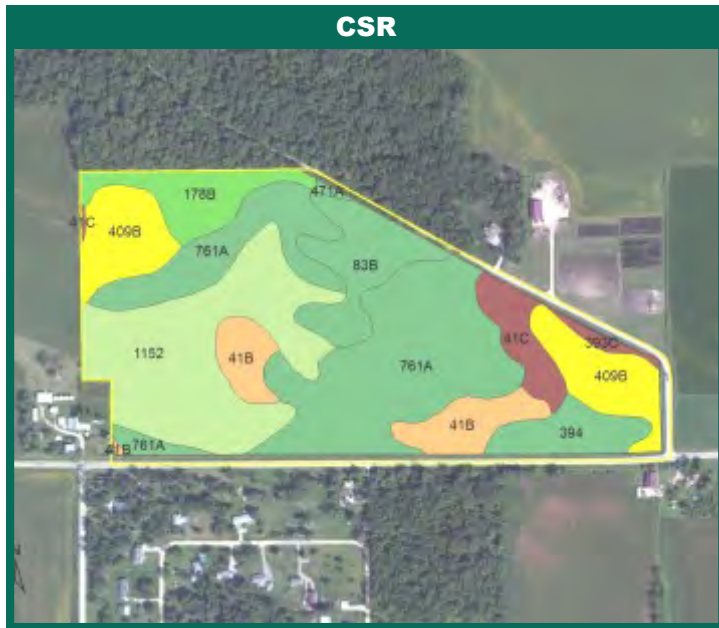
This is a high quality Linn County farm that lays nice with good soils! It is located along a hard surface road.

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## Soil Map: Parcel 4



| Measured Tillable Acres |                                    | 58.7 | Avg. CSR |                  | 73.0          | Avg. CSR2* |  | 72.0 |
|-------------------------|------------------------------------|------|----------|------------------|---------------|------------|--|------|
| Soil Label              | Soil Name                          | CSR  | CSR2     | Percent of Field | Non_Irr Class | Acres      |  |      |
| 1152                    | Marshan clay loam, 0 to 2 percent  | 70   | 55       | 23.2%            | IIw           | 13.61      |  |      |
| 178B                    | Waukee loam, 2 to 5 percent slopes | 74   | 65       | 6.1%             | Ile           | 3.58       |  |      |
| 393C                    | Sparta loamy fine sand, loam       | 27   | 33       | 0.8%             | IVs           | 0.48       |  |      |
| 394/426A                | Ostrander loam/Aredale loam        | 90   | 96       | 4.7%             | I             | 2.78       |  |      |
| 409B                    | Dickinson fine sandy loam, loam    | 56   | 75       | 12.4%            | IIIe          | 7.26       |  |      |
| 41B                     | Sparta loamy fine sand, 2 to 5     | 40   | 38       | 7.6%             | IVs           | 4.45       |  |      |
| 41C                     | Sparta loamy fine sand, 5 to 9     | 25   | 33       | 4.1%             | IVs           | 2.41       |  |      |
| 471A                    | Oran loam, 0 to 2 percent slopes   | 87   | 86       | 0.2%             | I             | 0.1        |  |      |
| 761A                    | Franklin silt loam, 0 to 2 percent | 90   | 90       | 33.0%            | I             | 19.4       |  |      |
| 83B                     | Kenyon loam, 2 to 5 percent slopes | 87   | 90       | 7.9%             | Ile           | 4.6        |  |      |

**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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## Photos: Parcel 4



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## Aerial Photo: Parcel 5



### Property Information Parcel 5 - 62 Acres

#### Location

From Center Point: 3 miles southeast on Center Point Road, 1 ½ miles east Lafayette Road and ¼ mile south on Mohler Road.

#### Legal Description

That part of the S ½ of the NE ¼ of Section 25, Township 85 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Price & Terms

- \$434,000
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable, subject to the 2015 Cash Rent Lease. The tenant reserves the right to remove cornstalk bales after the 2015 crop is harvested.

#### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,304.00  
Net Taxable Acres: 61.5 Acres  
Tax per Net Tax. Ac: \$21.20

#### FSA Data

Farm Number: 6500  
Tract Number : 248  
Crop Acres\*: 46.4  
Corn Base\*: 21.1 Ac.  
Corn Direct/CC Yields: 121/135 Bu.  
Bean Base\*: 21.0 Ac.  
Bean Direct/CC Yields: 44/52 Bu.  
*\*Crop acres and Bases are estimated.  
Local FSA Office will determine final acres and bases.*

#### Soil Types / Productivity

Primary soils are Ostrander/Aredale, Marshan and Hayfield. See soil map for detail.

- **CSR2:** 64.3 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 65.1 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 52.1 per County Assessor, based on net taxable acres.

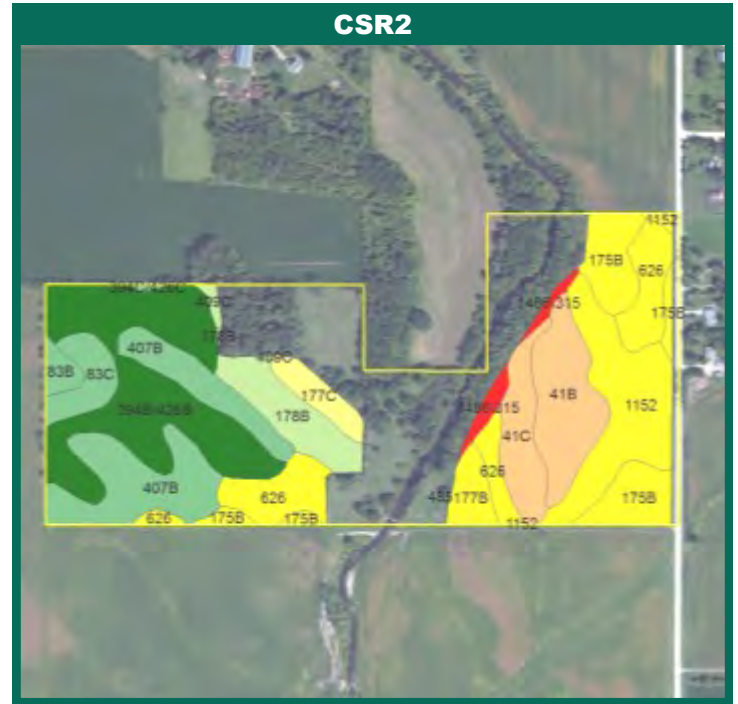
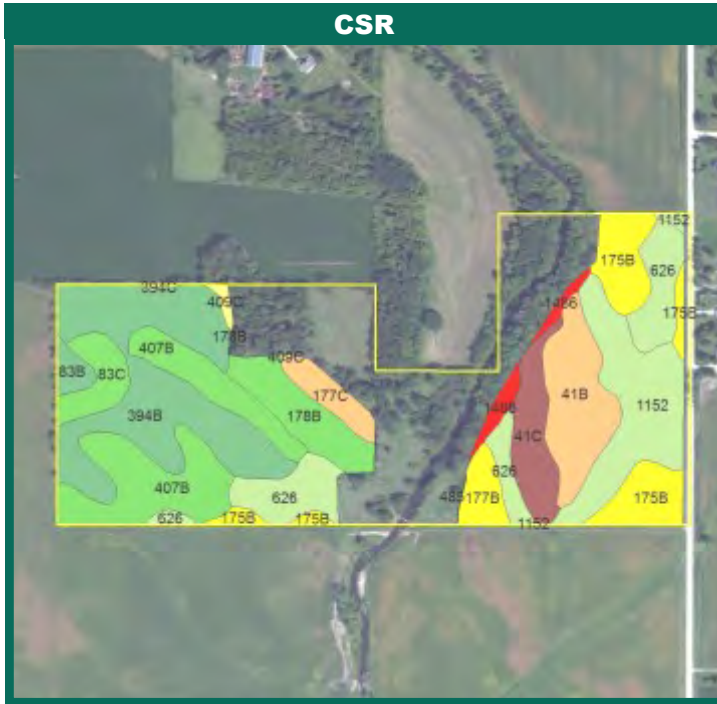
#### Land Description

Level cropland that is dissected by Otter Creek.

#### Comments

This is an attractive Linn County farm with good cropland and pasture. East Otter Creek crosses through this farm. This would make an attractive building site which provides good income.

## Soil Map: Parcel 5



Measured Tillable Acres 46.4 Avg. CSR 65.1 Avg. CSR2\* 64.3

| Soil Label | Soil Name                             | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres |
|------------|---------------------------------------|-----|------|------------------|---------------|-------|
| 1152       | Marshan clay loam, 0 to 2 percent     | 70  | 55   | 12.2%            | IIw           | 5.67  |
| 1486\315   | Spillville-Sigglekov/Loamy alluvial   | 5   | 5    | 1.6%             | VIIIw         | 0.75  |
| 175B       | Dickinson fine sandy loam, 2 to 5     | 55  | 51   | 9.5%             | IIIe          | 4.40  |
| 177B       | Saude loam, 2 to 5 percent slopes     | 60  | 55   | 2.5%             | Ile           | 1.14  |
| 177C       | Saude loam, 5 to 9 percent slopes     | 40  | 50   | 2.6%             | IIIe          | 1.20  |
| 178B       | Waukee loam, 2 to 5 percent slopes    | 74  | 65   | 6.0%             | Ile           | 2.77  |
| 394B/426B  | Ostrander loam/Aredale loam           | 85  | 91   | 20.9%            | Ile           | 9.70  |
| 394C/426C  | Ostrander loam./Aredale loam          | 70  | 86   | 0.2%             | IIIe          | 0.1   |
| 407B       | Schley loam, 1 to 4 percent slopes    | 73  | 81   | 14.4%            | IIw           | 6.7   |
| 409C       | Dickinson fine sandy loam, loam       | 41  | 70   | 0.5%             | IIIe          | 0.2   |
| 41B        | Sparta loamy fine sand, 2 to 5        | 40  | 38   | 8.6%             | IVs           | 4.0   |
| 41C        | Sparta loamy fine sand, 5 to 9        | 25  | 33   | 5.4%             | IVs           | 2.5   |
| 485        | Spillville loam                       | 92  | 87   | 0.0%             | IIw           | 0.0   |
| 626        | Hayfield loam, 0 to 2 percent slopes, | 67  | 53   | 10.9%            | IIs           | 5.1   |
| 83B        | Kenyon loam, 2 to 5 percent slopes    | 87  | 90   | 1.3%             | Ile           | 0.6   |
| 83C        | Kenyon loam, 5 to 9 percent slopes    | 72  | 85   | 3.4%             | IIIe          | 1.6   |

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## Photos: Parcel 5



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