

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 5th 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 Waukeee. 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

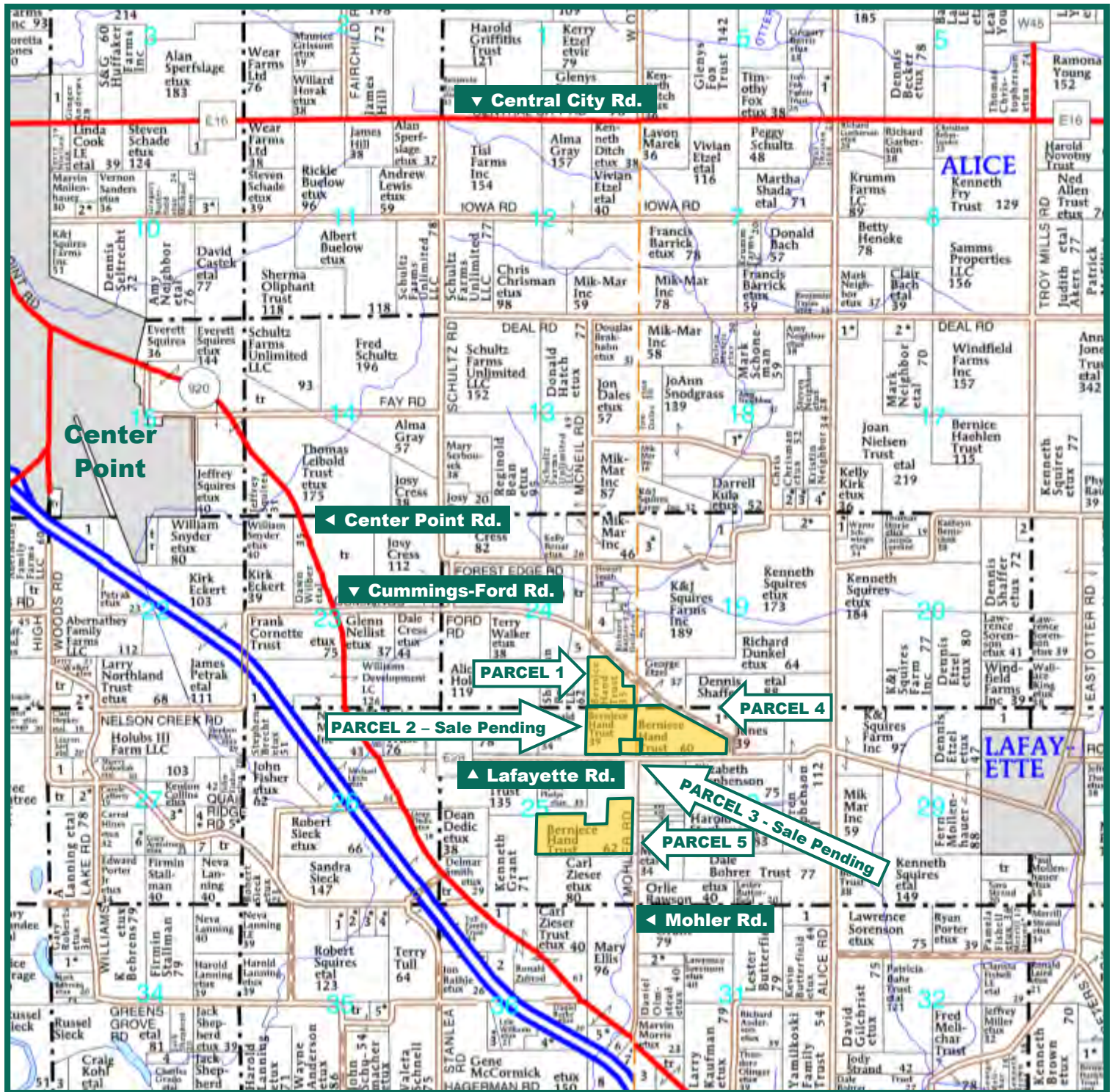
This is one of the most unique building sites in Linn County. Linn County would allow three single family homes to be constructed on this farm. It consists of a mixture of rolling hardwood timber, pasture and cropland. East Otter Creek runs through this property and includes some attractive bluff rock.

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Plat Map: Washington & Otter Creek Townships



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

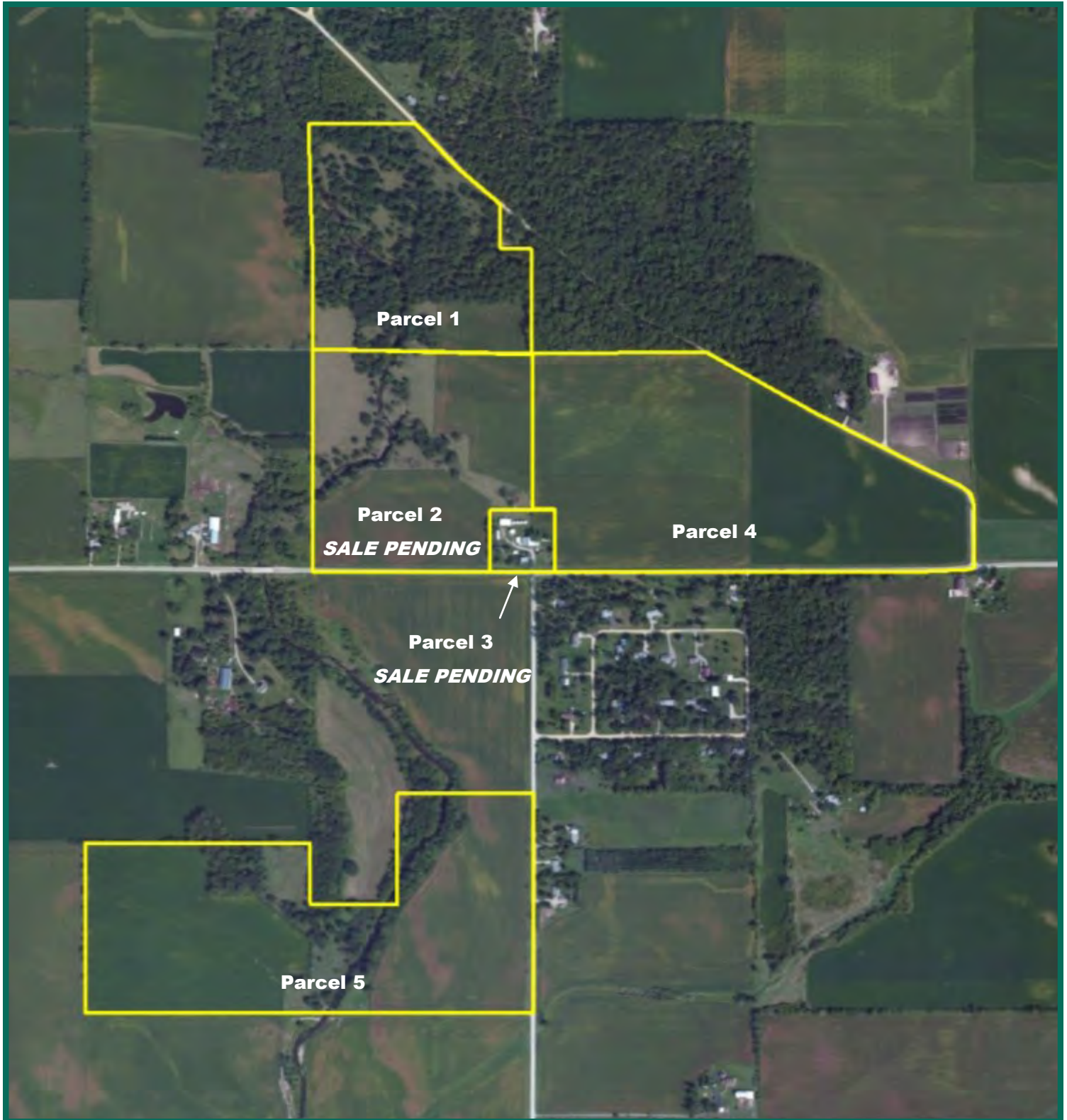
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo

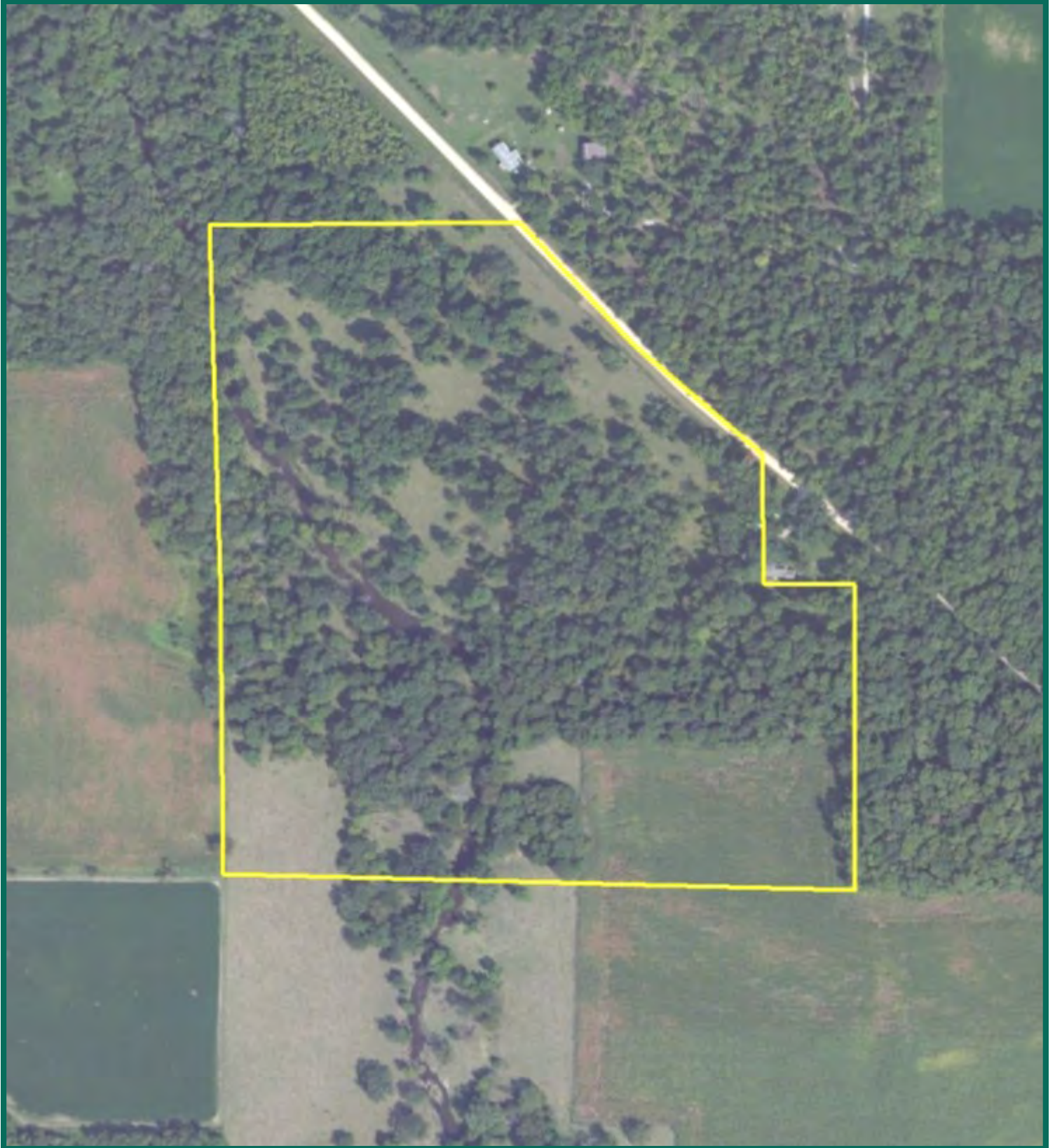


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Aerial Photo: Parcel 1



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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 5th 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

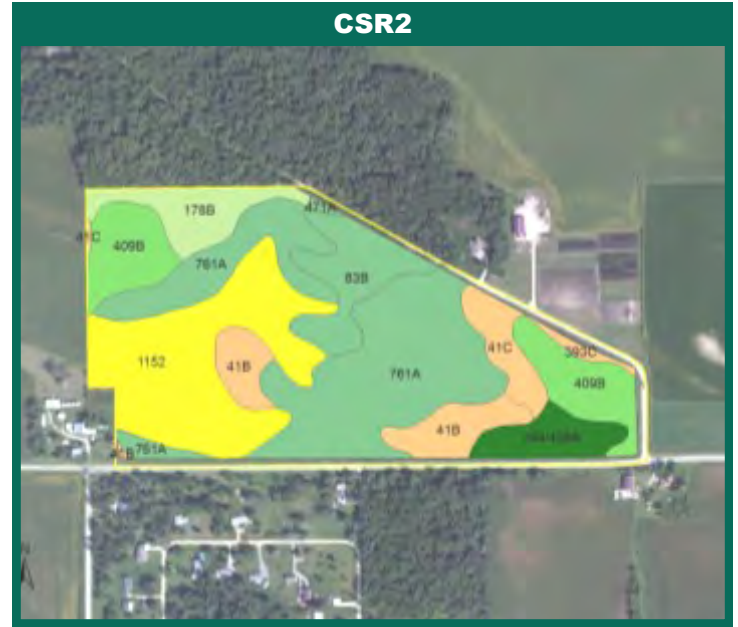
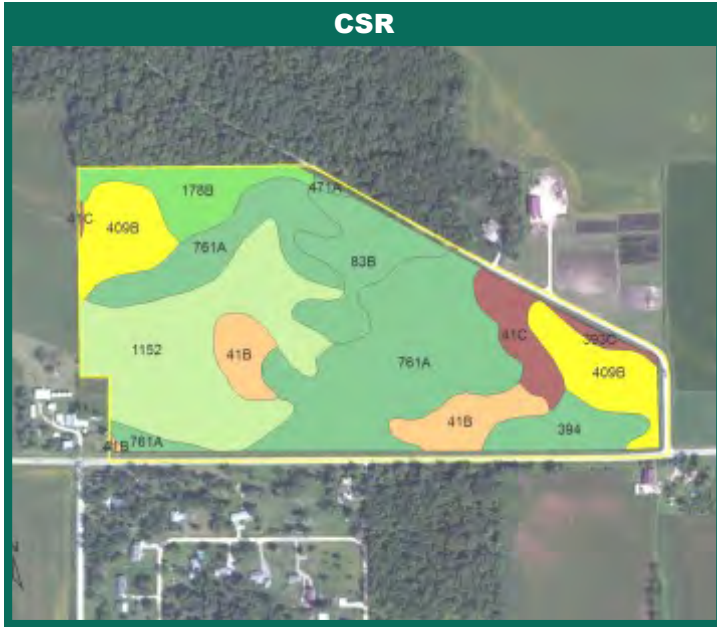
This is a high quality Linn County farm that lays nice with good soils! It is located along a hard surface road.

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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 5th 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.

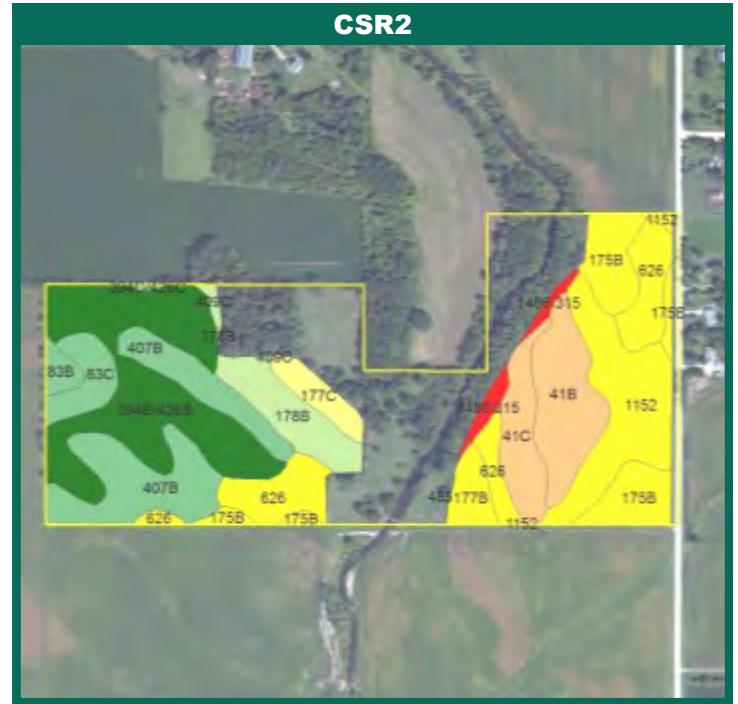
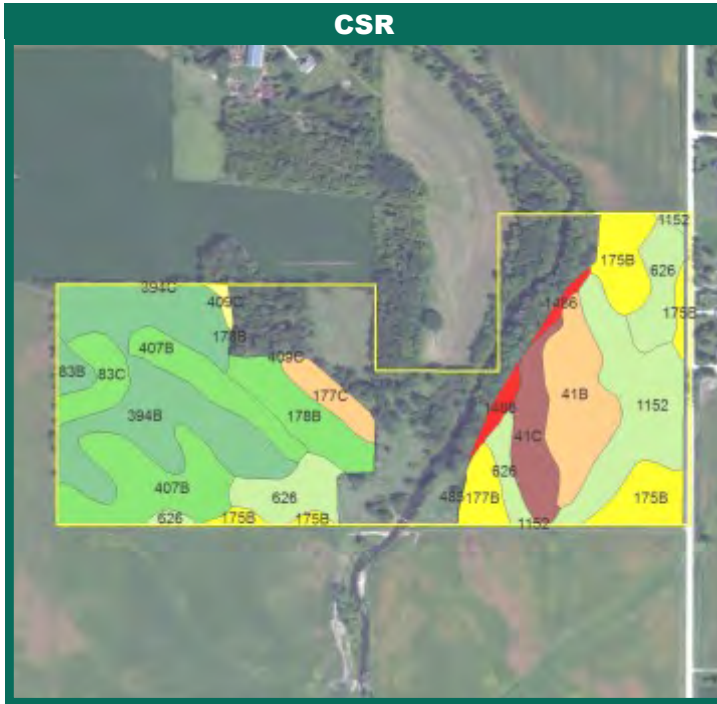
Land Description

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
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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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