

A photograph of a large, green, overgrown field in the foreground, with a multi-lane highway (I-380) visible in the distance under a cloudy sky. The text '88.3 Acres m/l, Linn County, IA' is overlaid in white on the bottom half of the image.

## 88.3 Acres m/l, Linn County, IA

### Potential Development – Farmland with I-380 Visibility

#### Property Information

##### Location

Southeast corner of intersection I-380 and Wright Brothers Blvd., then ¼ mile south on Earhart Ln. There is also access on south edge from Walford Rd.

##### Legal Description

The E½ SW¼, Except Barta's First Addition and SE¼ NW¼; all in Section 28, Township 82 North, Range 7 West, Linn County, Iowa.

##### Price & Terms

- \$2,200,000
- \$24,915/acre
- 10% down upon acceptance of offer; balance due in cash at closing

##### Possession

At closing, subject to 2015 Lease.

##### Owners

A-J-B L.P.

##### Real Estate Tax

Taxes Payable in 2014 - 2015: \$2,522.00

Net Taxable Acres: 88.3

Tax per Net. Tax. Ac.: \$28.56

##### FSA Data

Information available per request.

##### Soil Types / Productivity

Primary soils are Kenyon, Dinsdale and Colo. See soil map for detail.

- **CSR2:** 86.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 84.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 74.0 per County Assessor, based on net taxable acres.

##### Land Description

This farmland is level to gently rolling.

##### Drainage

Private tile and natural drainage, no maps available.

##### Water & Well Information

None known.

##### Comments

This is high quality farmland located along I-380 with excellent visibility. The site offers sewer and city water adjacent to the property. Sale includes entire parcel, however, owner is willing to sell smaller parcels pending sale of balance during a similar timeframe.

*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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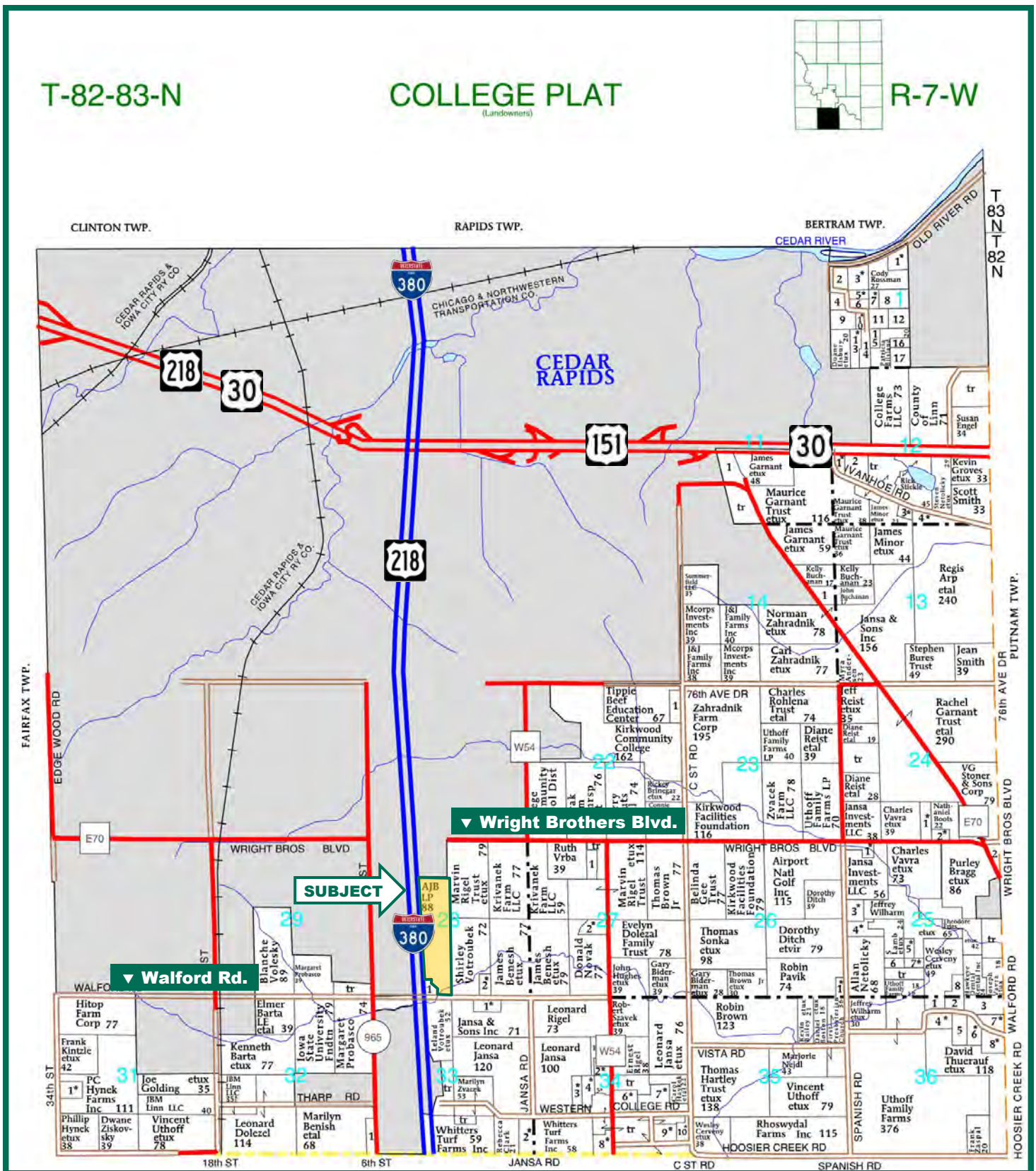
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# Plat Map

T-82-83-N

COLLEGE PLAT  
(Landowners)

R-7-W



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## Aerial Photo



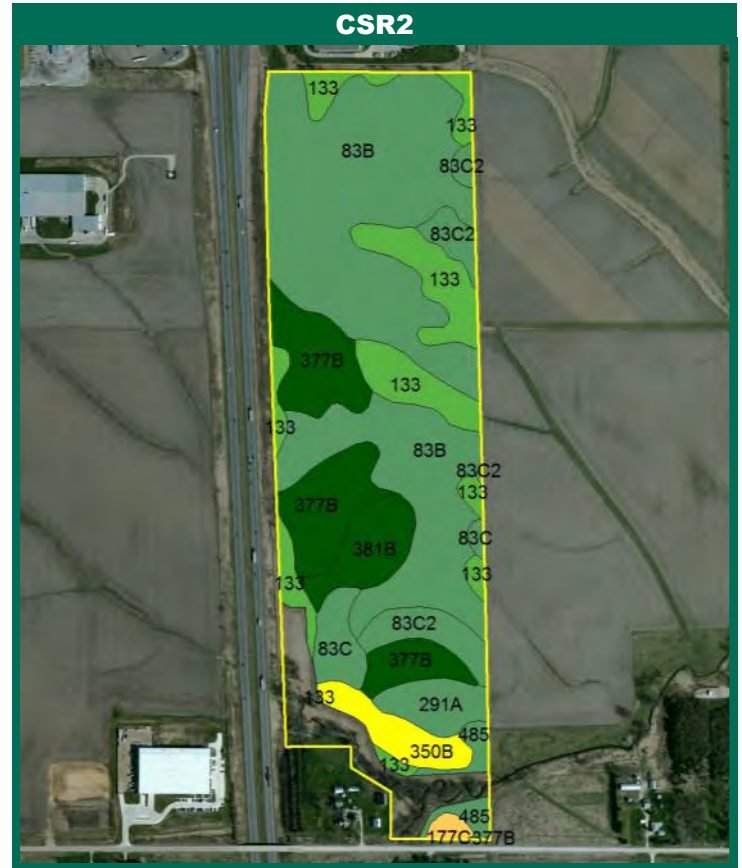
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# Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
82.7		84.1		86.4		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam	80	74	14.3%	IIw	11.81
177C	Saude loam, 5 to 9 percent slopes	40	50	0.7%	IIIe	0.54
178B	Waukee loam, 2 to 5 percent slopes	74	65	0.0%	Ile	
184A	Klinger silty clay loam, 0 to 2 percent	95	100	0.0%	I	0.01
291A	Atterberry silt loam, 0 to 2 percent	90	89	3.4%	I	2.80
350B	Waukegan silt loam, 2 to 5 percent	73	55	3.7%	Ile	3.07
377B	Dinsdale silty clay loam, 2 to 5	90	94	14.7%	Ile	12.14
381B	Klinger-Maxfield silty clay loams, 2	80.0	94	4.6%	IIw	3.8
485	Spillville loam	92.0	87	2.0%	IIw	1.6
83B	Kenyon loam, 2 to 5 percent slopes	87.0	90	48.2%	Ile	39.8
83C	Kenyon loam, 5 to 9 percent slopes	72.0	85	3.2%	IIIe	2.6
83C2	Kenyon loam, 5 to 9 percent slopes,	70.0	84	5.4%	IIIe	4.5

**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:** 88.3 Acres m/l, Linn County, IA



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