

Trpkosh Farm, Linn County, Iowa

Parcel #1 - West 36 Acres m/l

Parcel #2 - East 36 Acres m/l

These farms are located southeast of Cedar Rapids, Iowa

Property Information

Parcel 1 - West 36 Ac. m/l

Location

From Cedar Rapids: Intersection of Highway 30 and Interstate 380. Five (5) miles east on Highway 30, one (1) mile south on Jappa Road, and 1/2 mile east on Klouda Road.

Legal Description

36 acres m/l located in the SW 1/4 of the NE 1/4 of Section 17, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. (The exact legal description to be determined by a survey.)

Price & Terms

Price Reduced!

- \$322,200 (\$8,950/Ac)
- \$304,200 (\$8,450/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$770.00
Net Taxable Acres: 35 Acres
Tax per Net Tax. Ac: \$22.00

FSA Data

There are approximately 32.6 acres of cropland on this parcel.

Soil Types / Productivity

Primary soils are Sattre, Ackmore-Nodaway and Whittier. See soil map for detail.

- **CSR:** 58.7 per County Assessor, based on net taxable acres.
- **CSR:** 66.8 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR2:** 55.4 per AgriData, Inc., 2014, based on FSA crop acres.

Land Description

This farm would be considered as gently rolling.

Buildings/Improvements

None.

Owners

Jacklyn Trpkosh and Hills Bank & Trust Company, Trustee of the Wendell Meyer Trust.

Comments

This is a nice laying farm that was in CRP for the last ten years with the CRP contract expiring September 1, 2013.

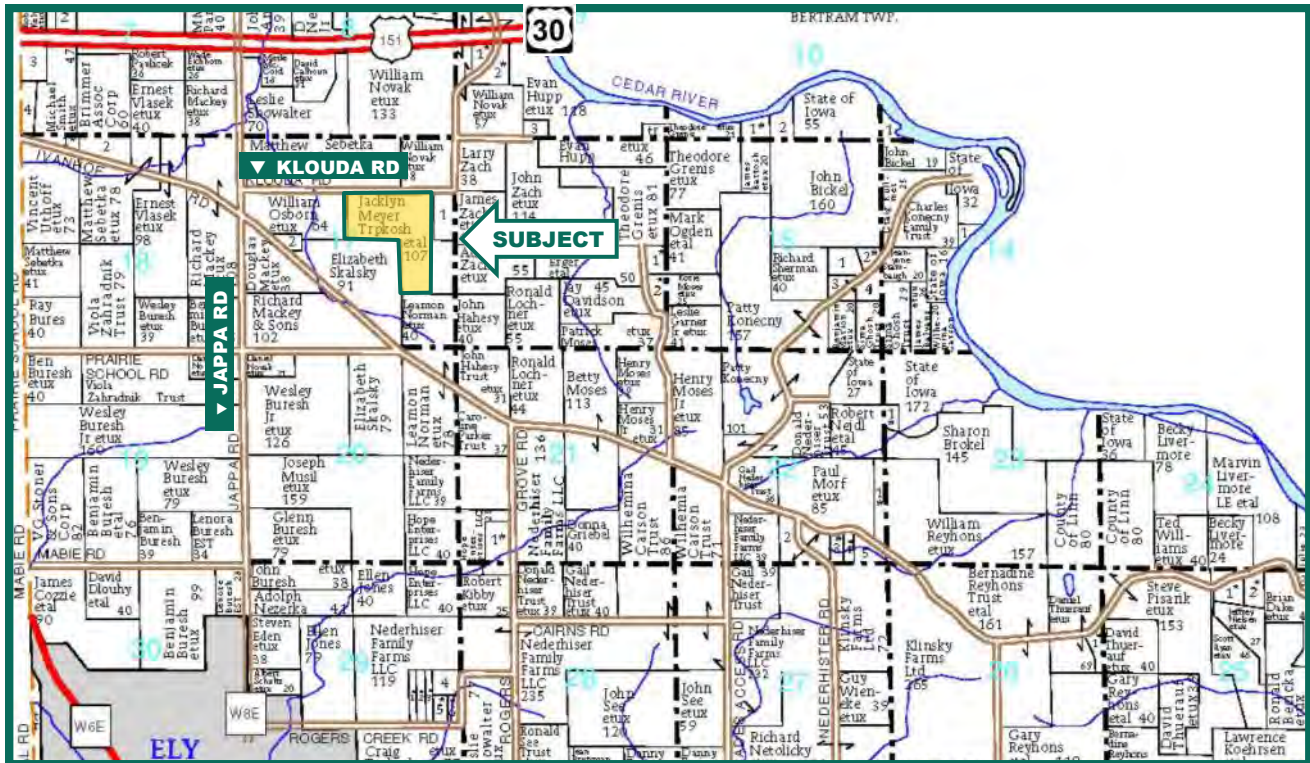
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Map– Putnam Township



Map reproduced with permission of [Farm & Home Publishers, Ltd.](#)

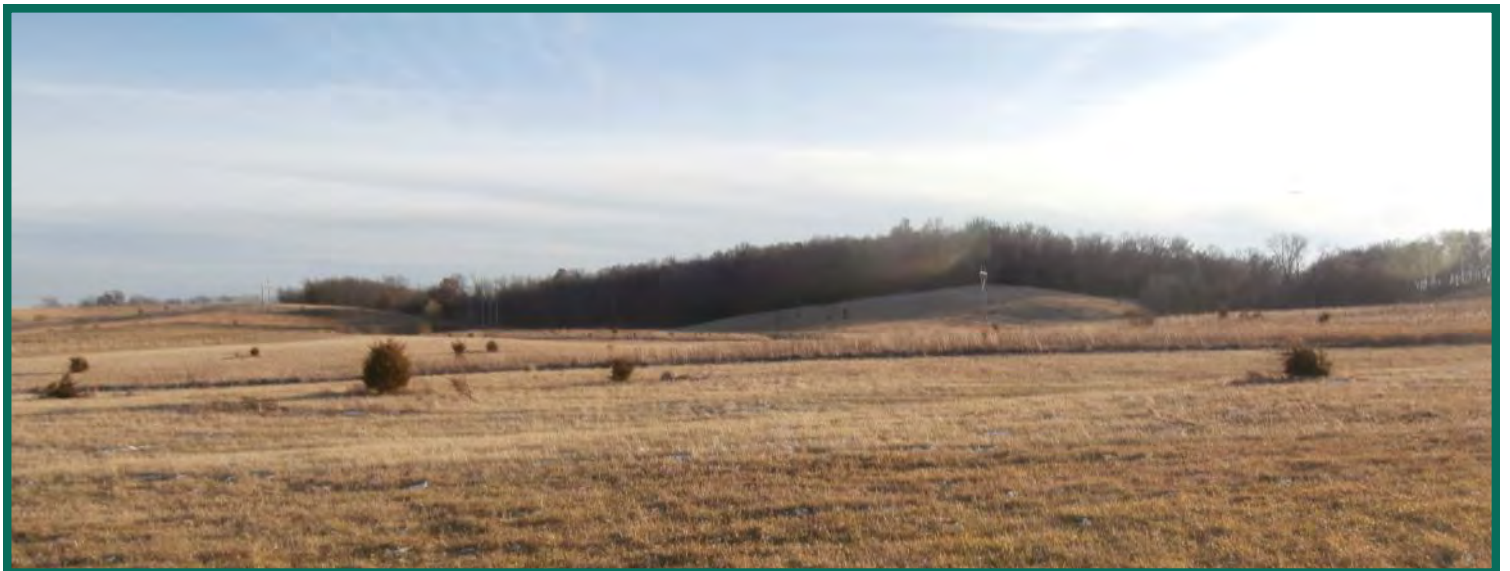
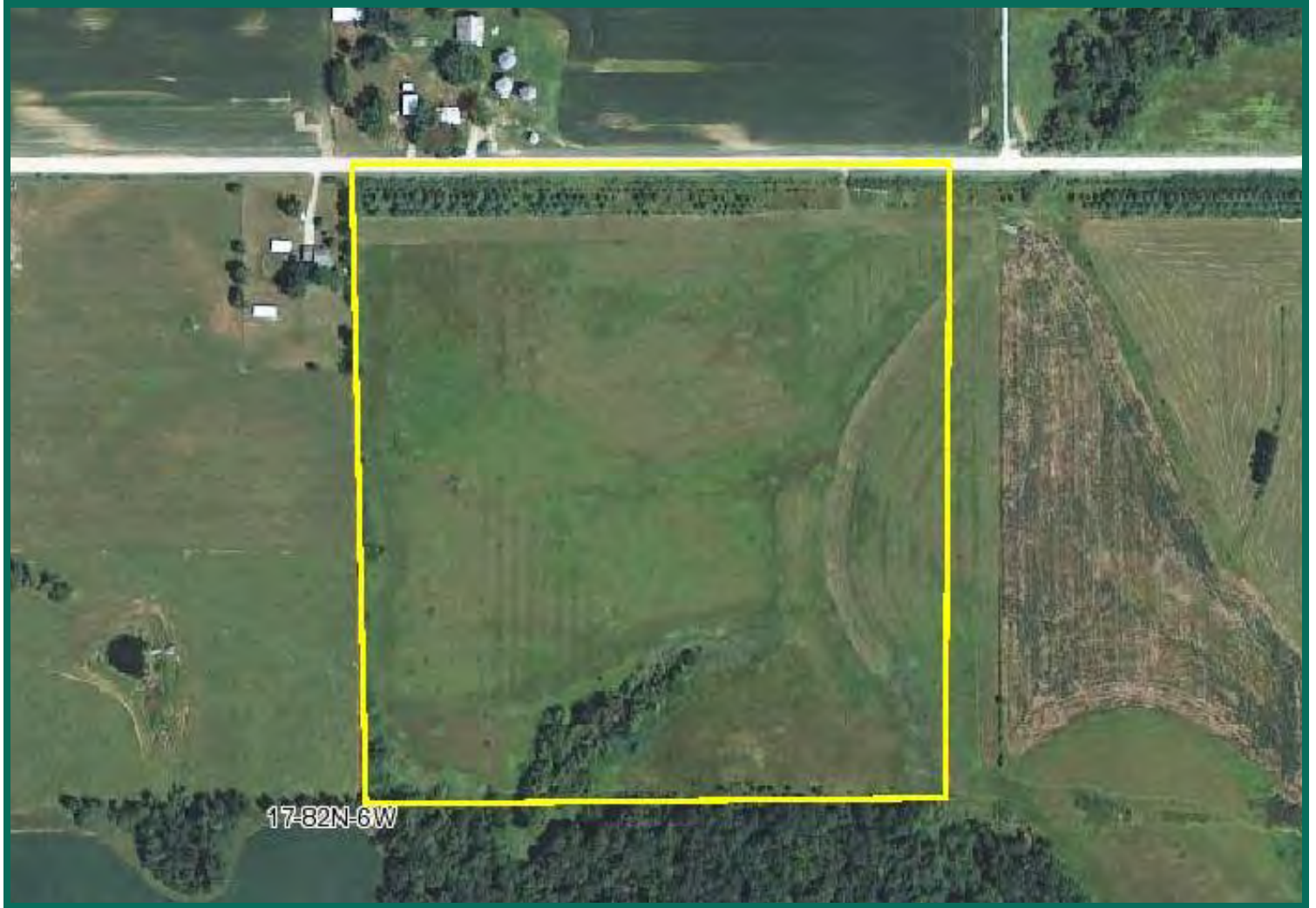


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Aerial Photo: Parcel 1

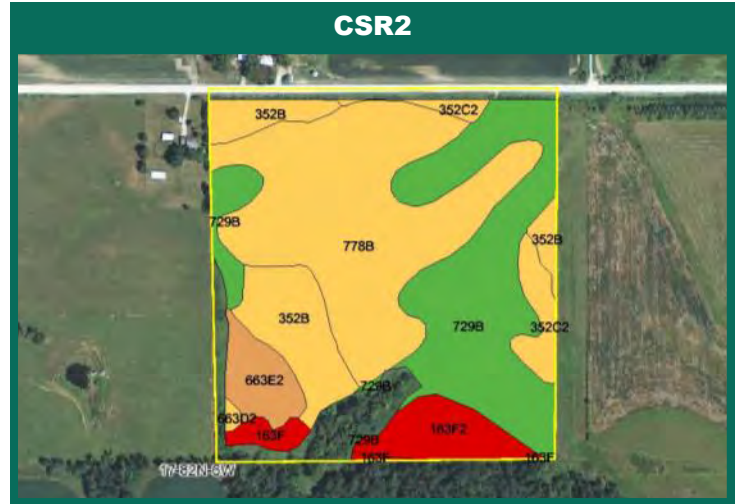
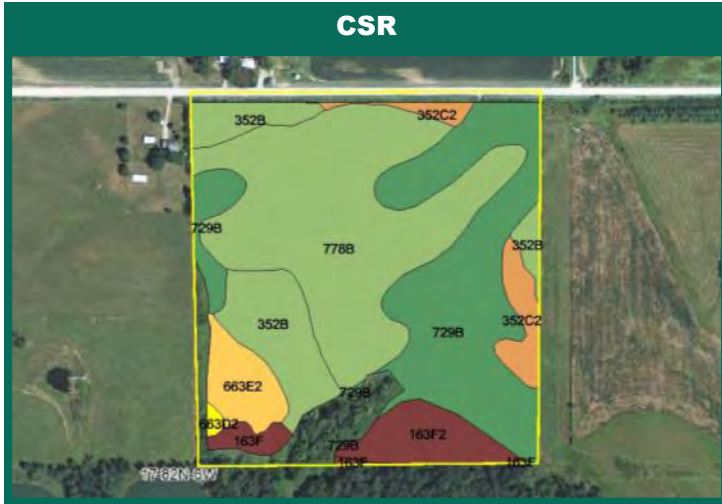


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Soil Map: Parcel 1



Measured Tillable Acres		32.6	Avg. CSR*	66.8	Avg. CSR2	55.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
163F	Fayette silt loam, 18 to 30	30.0	19.0	5.1	Vle	0.7
163F2	Fayette silt loam, 18 to 30	28.0	13.0	8.8	Vle	2.0
352B	Whittier silt loam, 2 to 5	63.0	50.0	2.8	Ile	4.3
352C2	Whittier silt loam, 5 to 9	38.0	42.0	1.0	IIle	1.4
663D2	Seaton silt loam, 9 to 14	58.0	50.0	2.5	IIIle	0.1
663E2	Seaton silt loam, 14 to 18	48.0	38.0	2.9	IVle	1.6
729B	Ackmore-Nodaway	83.0	80.0	17.6	IIlw	10.1
778B	Sattre loam, 2 to 5 percent	69.0	50.0	2.0	Ile	12.5

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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Aerial Photo: Parcel 2

Parcel 2 - East 36 Ac. m/l Location

From Cedar Rapids: Intersection of Highway 30 and Interstate 380. Five (5) miles east on Highway 30, one (1) mile south on Jappa Road, and 1/2 mile east on Klouda Road.

Legal Description

That part of the W 1/2 of the SE 1/4 of the NE 1/4 and that part of the W 1/2 of the NE 1/4 of the SE 1/4 of Section 17, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. (The exact legal description will be determined by a survey.)

Price & Terms

Price Reduced!

- \$286,200 (\$7,950/Ac)
- \$268,200 (\$7,450/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

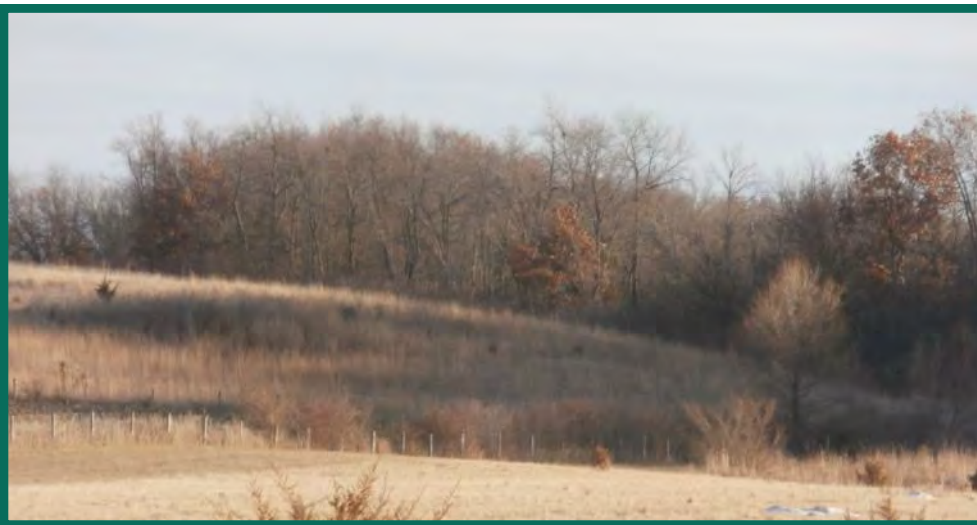
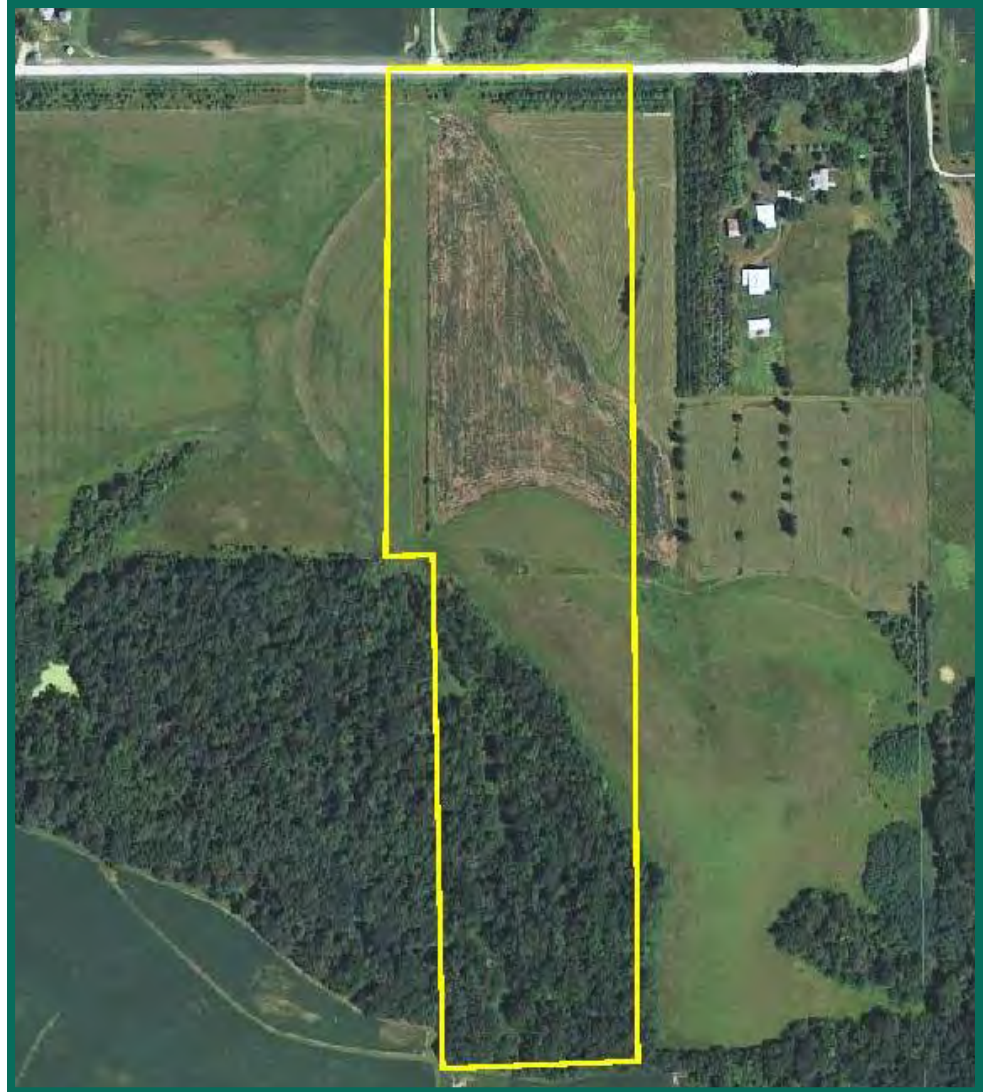
Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$630

Net Taxable Acres: 35 Acres

Tax per Net Tax. Ac: \$18.00



FSA Data

There are approximately 23 acres of cropland on this farm with the balance in mature timber.

Soil Types / Productivity

Primary soils are Ackmore-Nodaway and Fayette. See soil map for detail.

- **CSR:** 67.3 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR2:** 59.6 per AgriData, Inc., 2014, based on FSA crop acres.

Buildings/Improvements

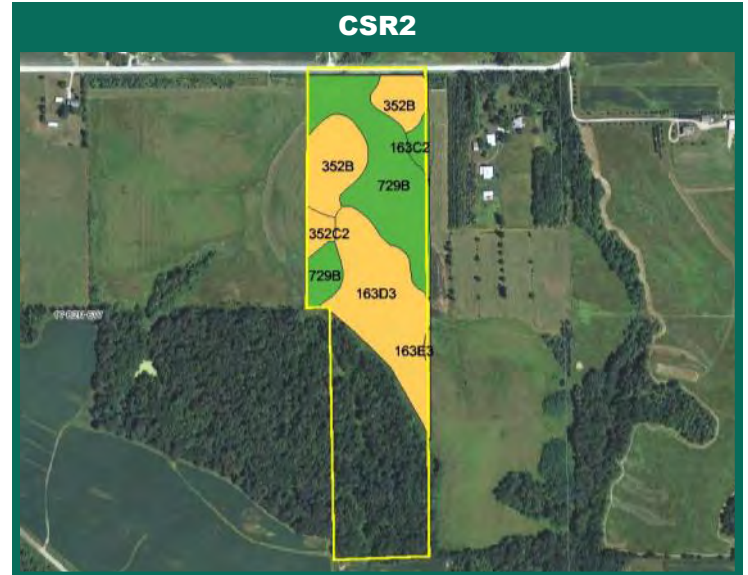
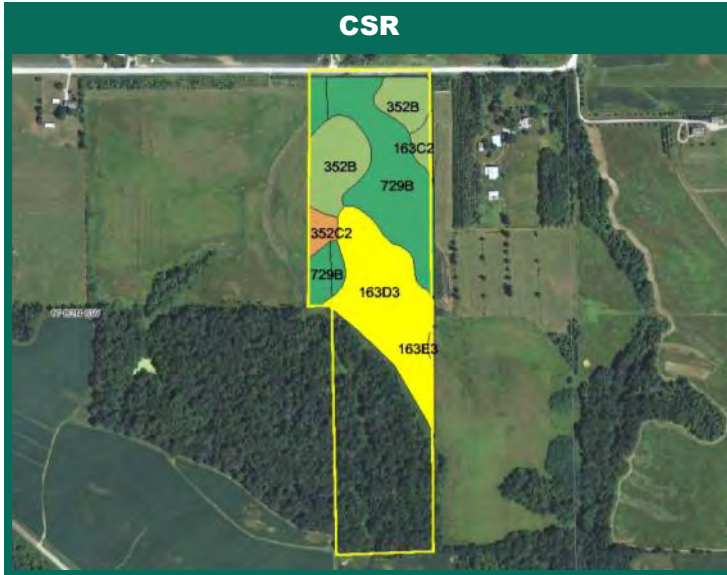
None.

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Soil Map: Parcel 2



Measured Tillable Acres		23.3	Avg. CSR*	67.3	Avg. CSR2	59.6		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
163C2	Fayette silt loam, 5 to 9 percent	68.0	76.0	9.5	IIIe	0.6		
163D3	Fayette silt loam, 9 to 14 percent	55.0	43.0	6.3	IVe	8.0		
163E3	Fayette silt loam, 14 to 18 percent	45.0	31.0	5.2	VIe	0.1		
352B	Whittier silt loam, 2 to 5 percent	63.0	50.0	2.8	Ile	4.8		
352C2	Whittier silt loam, 5 to 9 percent	38.0	42.0	1.0	IIIe	0.7		
729B	Ackmore-Nodaway complex, 2 to 5	83.0	80.0	17.6	IIw	9.1		

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.

Land Description

This is an attractive farm with nice laying cropland on the north end and mature timber on the south end.

Comments

This would make an attractive building site in rural Linn County with a mixture of cropland and mature timber. There is an abundance of deer and turkey that live in and around this property.



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