



56.3 Acres, m/l, in 2 Parcels,

Linn County, IA

Parcel #1 - East 31.2 Acres

Parcel #2 - West 25.1 Acres

Lucas Farm

Offered in Two Parcels, These Farms are Located 2 Miles Southeast of Center Point, Iowa

Date: Thurs., April 10, 2014

Time: 10:00 a.m.

Auction Site:

LJL Hall

Address:

908 Main Street

Center Point, IA 52213

Auction Information

Method of Sale

- Parcels will be offered separately as Parcel #1 (East Farm), consisting of 31.2 acres and Parcel #2 (West Farm), consisting of 25.1 acres. These parcels sell individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Michael and Sharon Lucas.

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 April 10, 2014. Final settlement will require certified check or wire transfer. Closing will occur May 9, 2014. Taxes will be prorated to closing. Full possession will be April 10, 2014.

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.

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.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

Phone: 319-895-8858
Fax: 319-895-6949
E-mail: TroyL@Hertz.ag

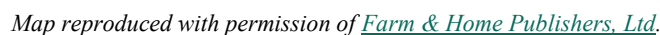
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WASHINGTON PLAT

R-8-W

(Landowners)

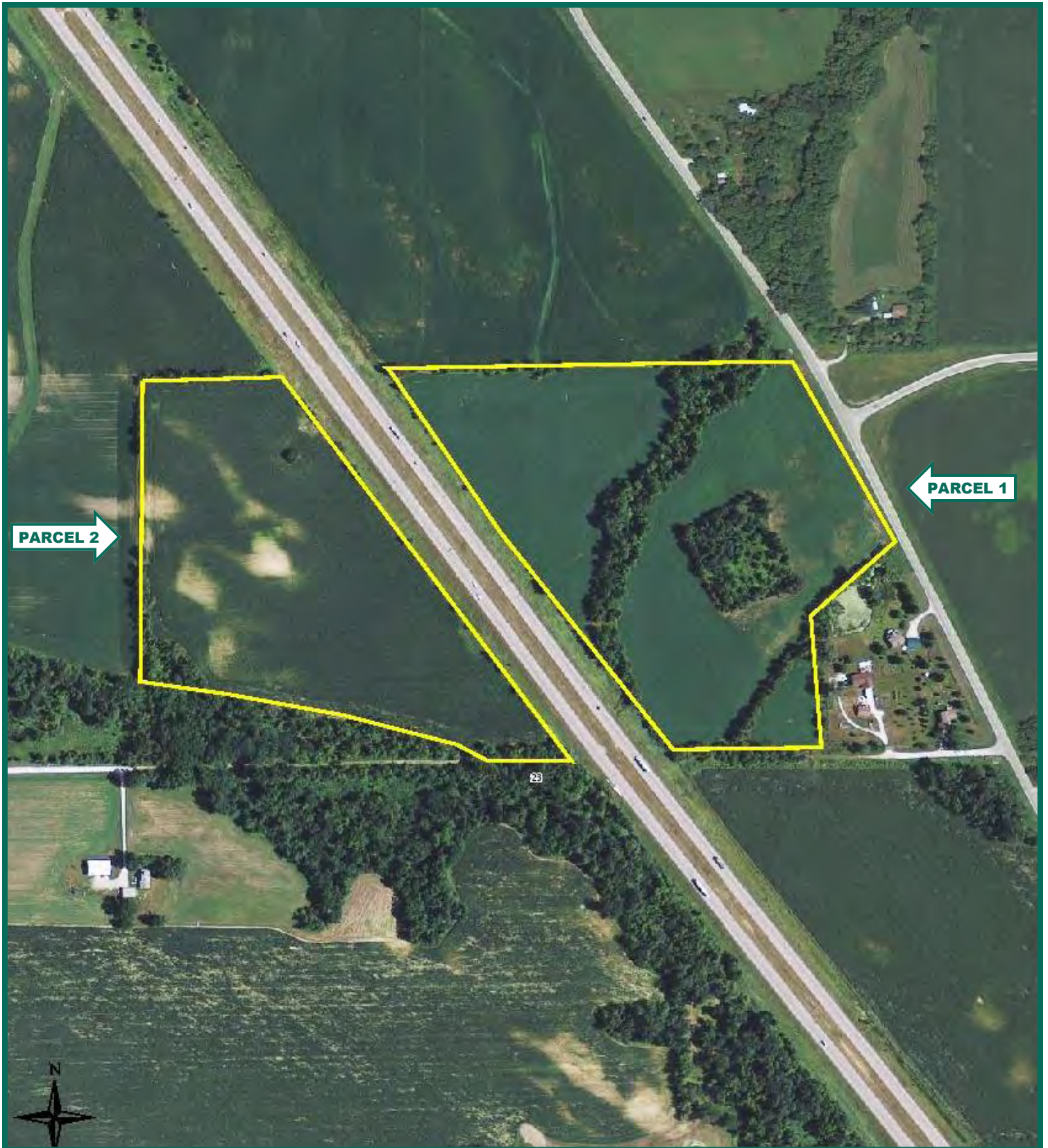
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Aerial Photo

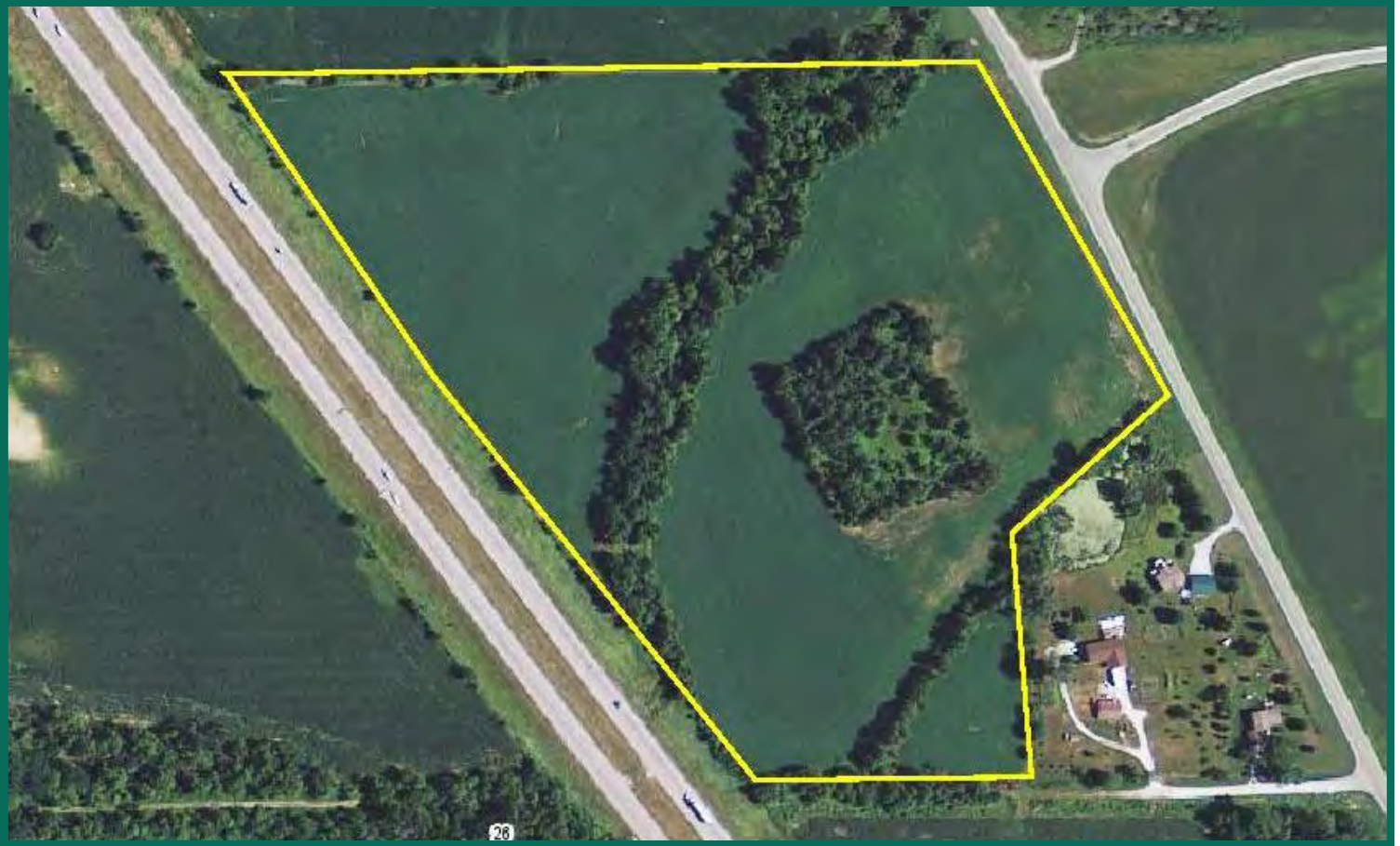


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Aerial Photo: Parcel 1



Property Information Parcel 1 - 31.2 Acres

Location

From Center Point: Two miles south on Center Point Road. The farm is located on the west side of the road.

Legal Description

To be known as Lot 2 Interstate Crossing First Addition to Linn County, Iowa, located in the SW 1/4 of the NE 1/4 of Section 26, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2013 - 2014: \$562.00
Net Taxable Acres: 31.2 Acres
Tax per Net Tax. Ac.: \$18.00

Land Description

Level to gently rolling with a mixture of cropland and trees located on a hard surface road.

FSA Data

Farm Number: 3276
Tract Number: 320
Crop Acres: 24.8 Acres
Corn Base: 23.0 Acres
Corn Direct/CC Yields: 118 Bu/Ac
Bean Base: 1.8 Acres
Bean Direct/CC Yields: 28 Bu/Ac

Soil Types / Productivity

Primary soils are Marshan, Hayfield, and Waukee. See soil map for detail.

- CSR: 62.1 per AgriData, Inc., 2014, based on FSA crop acres.
- CSR2: 54.7 per AgriData, Inc., 2014, based on FSA crop acres.

Pipeline

There is a natural gas pipeline located in the ditch along Center Point Road.

Road Access

Linn County will allow two driveways into this property. One from Center Point Road and one from Spur Lane. At the time the buyer requests a residential drive permit, the buyer will be required to pay \$3,360.00 to the Linn County Engineer's Office to assist with road improvement. This may also be required when a concrete overlay is completed on Center Point Road, which is scheduled for 2017. Contact the auctioneer for further details.

Comments

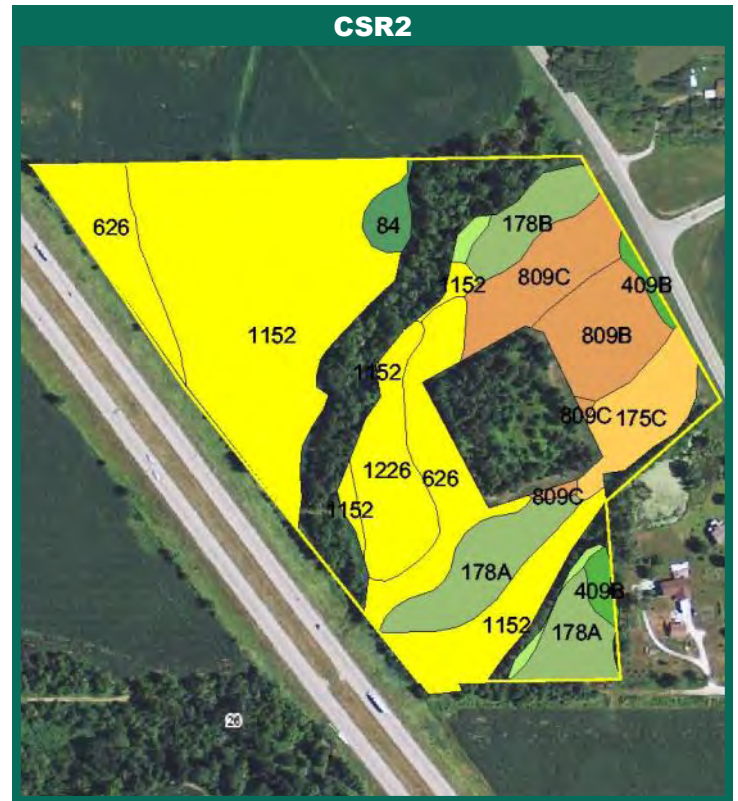
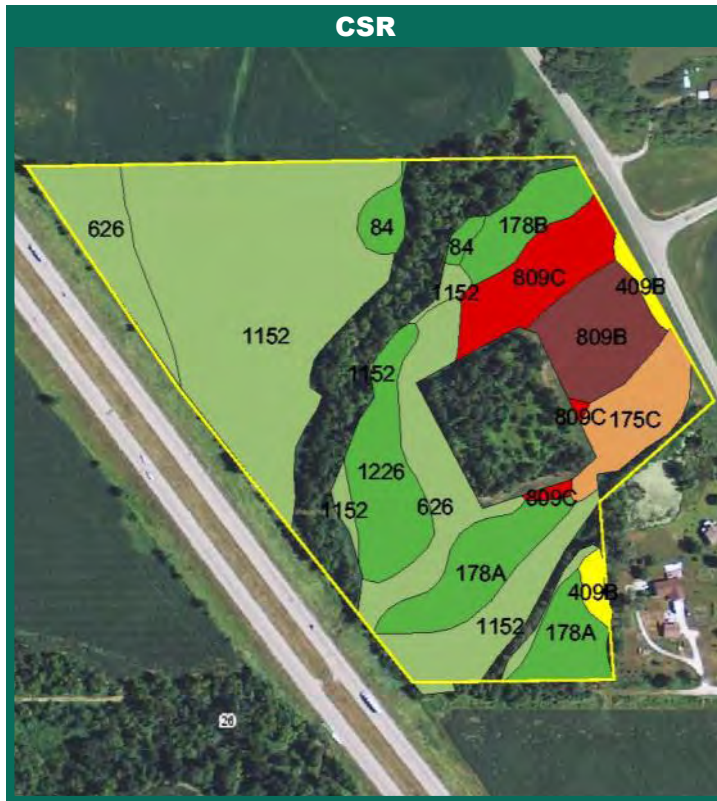
This is an attractive building site located along a hard surface road two miles south of Center Point. It includes a mixture of cropland and timber. Build your dream home on this beautiful site.

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Soil Maps: Parcel 1



Measured Tillable Acres 24.0

Average CSR2*

54.7

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	55	41.9%	IIw	10.1
1226	Lawler loam, 0 to 2 percent slopes	60	7.4%	IIIs	1.8
175C	Dickinson fine sandy loam, 5 to 9	46	5.6%	IIIe	1.3
178A	Waukee loam, 0 to 2 percent slopes	69	10.0%	IIIs	2.4
178B	Waukee loam, 2 to 5 percent slopes	65	4.0%	IIe	1.0
409B	Dickinson fine sandy loam, loam	75	1.7%	IIIe	0.4
626	Hayfield loam, 0 to 2 percent slopes,	53	14.0%	IIIs	3.4
809B	Bertram fine sandy loam, 2 to 5	39	6.8%	IVs	1.6
809C	Bertram fine sandy loam, 5 to 9	34	7.0%	IVs	1.7
84	Clyde silty clay loam, 0 to 3 percent	88	1.6%	IIw	0.4

CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called CSR2, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 25.1 Acres

Location

From Center Point: 1/2 mile west on Lewis Access Road, 1/2 mile south on Palo Road, 1/2 mile west on Cedar Heights Road, south on Wood's Road. Watch for signs.

Address

For GPS purposes use the following address: 3954 Ashlock Road, Center Point, Iowa. This address is not the exact address to the farm, but will get you to the entrance to Parcel #2.

Legal Description

To be known as Lot 1 Interstate Crossing

First Addition to Linn County, Iowa located in Section 26, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2013 - 2014: \$450.00
Net Taxable Acres: 25.01 Acres
Tax per Net Tax. Ac.: \$18.00

Soil Types / Productivity

Primary soils are Hayfield, Marshan and Lawler. See soil map for detail.

- **CSR:** 48.9 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR2:** 47.4 per AgriData, Inc., 2014, based on FSA crop acres.

FSA Data

Farm Number: 3276
Tract Number: 321
Crop Acres: 23.21 Acres
Corn Base: 13.5 Acres
Corn Direct/CC Yields: 118 Bu/Ac
Bean Base: 9.7 Acres
Bean Direct/CC Yields: 28 Bu/Ac

Land Description

Level to gently rolling.

Comments

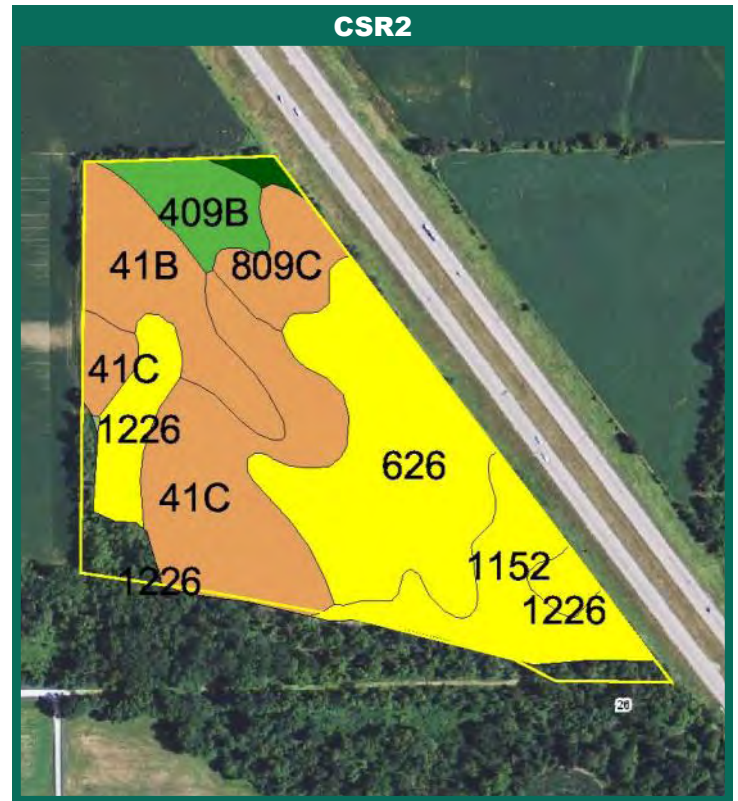
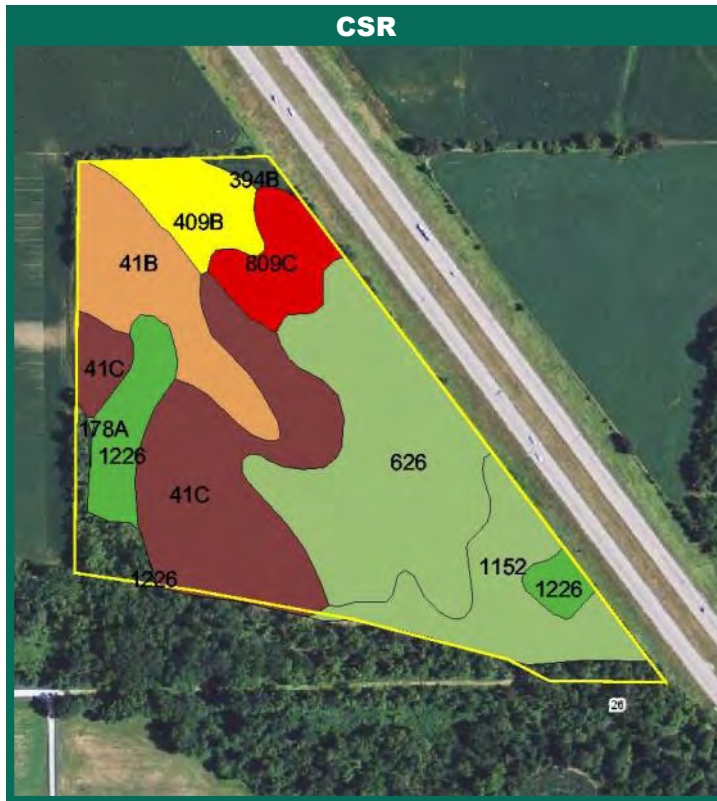
This is a high productive farm located along Interstate 380.

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Soil Maps: Parcel 2



Measured Tillable Acres 23.2

Average CSR2* 47.4

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	55	12.9%	IIw	3.0
1226	Lawler loam, 0 to 2 percent slopes	60	7.7%	IIs	1.8
178A	Waukee loam, 0 to 2 percent slopes	69	0.0%	IIs	0.0
394B	Ostrander loam, 2 to 5 percent	91	0.9%	Ile	0.2
409B	Dickinson fine sandy loam, loam	75	6.2%	IIle	1.4
41B	Sparta loamy fine sand, 2 to 5	38	12.1%	IVs	2.8
41C	Sparta loamy fine sand, 5 to 9	33	25.4%	IVs	5.9
626	Hayfield loam, 0 to 2 percent slopes,	53	28.4%	IIs	6.6
809C	Bertram fine sandy loam, 5 to 9	34	6.4%	IVs	1.5

CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Photos: Parcel 1 and Parcel 2



Parcel #1



Parcel #1



Parcel #1



Parcel #2