



35 Acres, Linn County, IA

This farm is ideally located on the northerly edge of Marion, Iowa
81.5 CSR - 35.2 Acres Cropland - Fast Developing Area

Date: Thurs., Nov. 7, 2013

Time: 10:00 a.m.

Auction Site:

Knights of Columbus

Address:

5650 Kacena Avenue
Marion, Iowa 52302

Property Information

Location

From Marion: 2 miles north on 10th Street.

Legal Description

Lot 1, North Tenth 1st Addition to Linn County.

Real Estate Tax

Taxes Payable 2013 - 2014: \$954.00

Net Taxable Acres: 34.85

Tax per Net Tax. Ac.: \$27.78

FSA Data

Farm Number: 6360

Crop Acres: 32.19 Acres*

Corn Base: 16.20 Acres

Corn Direct/CC Yields: 122/122 Bu/Ac

Bean Base: 17.90 Acres

Bean Direct/CC Yields: 44/44 Bu/Ac

*There are 2.1 acres cropland currently being certified as grass waterway.

Soil Types / Productivity

Primary soils are Kenyon and Clyde. See soil map for detail.

- **CSR:** 81.5 per AgriData, Inc., 2013, based on FSA crop acres.

- **CSR:** 71.31 per County Assessor, based on net taxable acres.

Land Description

Gently rolling with good eye appeal.

Buildings/Improvements

N/A

Water & Well Information

N/A

Comments

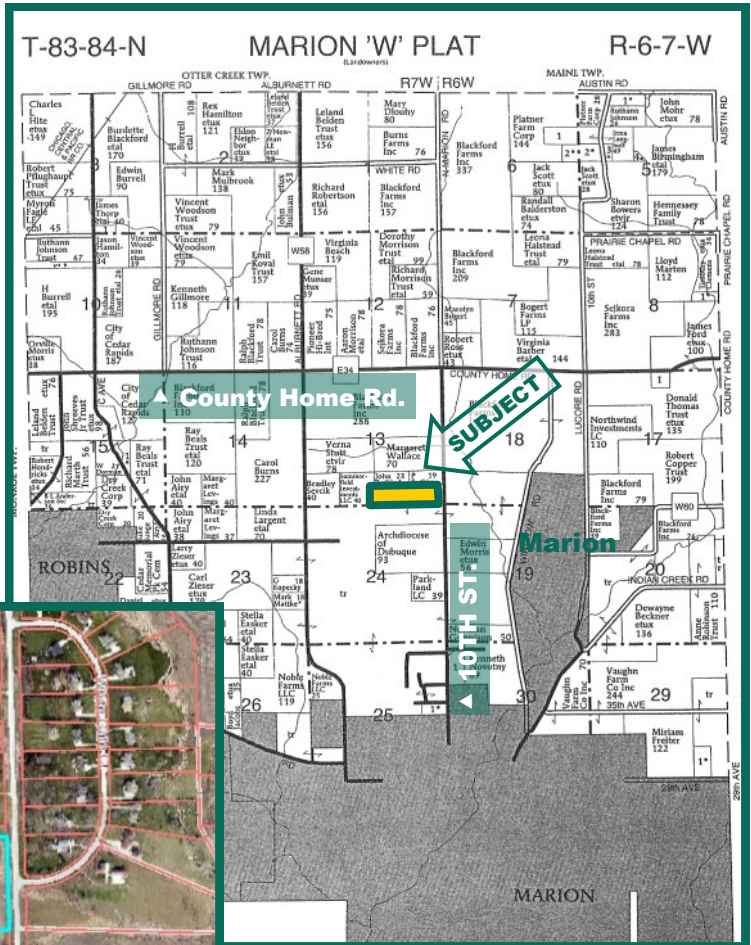
This is an High Quality Linn County farm ideally located just north of Marion, Iowa in a fast developing area. Linn County would allow one single family home to be constructed on this farm. This farm has good soils and would make an attractive building site along a hard surface road.

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Aerial Photos and Map



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

existing lease which expires Mar. 1, 2014.
Taxes will be prorated to date of closing.

Auction Information

Method of Sale

- This property will be offered at public auction as one parcel containing 35 acres. The bids will be dollars per acre and will be multiplied by 35 acres to determine the total sales price.
- Seller reserves the right to refuse any and all bids

Seller

BD 4 Corners, LLLP

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 December 5, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur December 5, 2013, subject to the

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.

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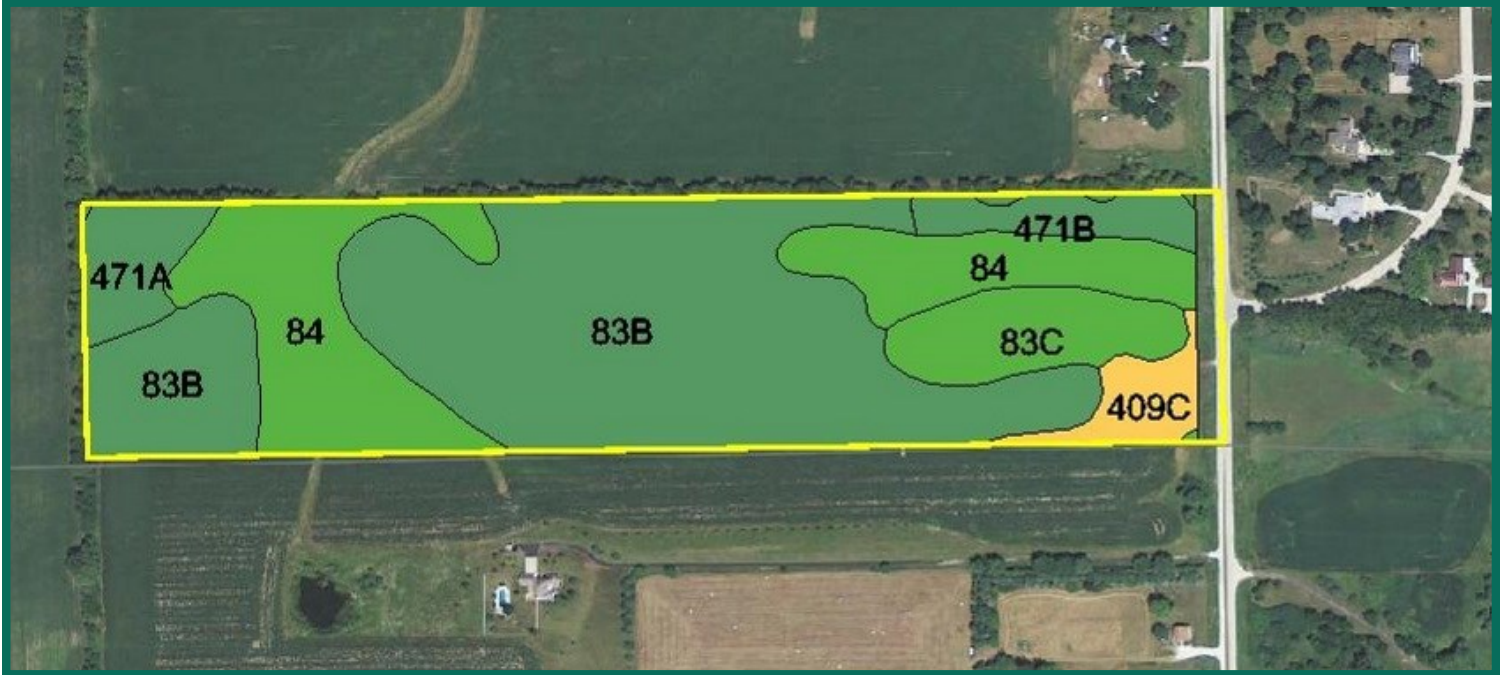
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Soil Map

CSR



Measured Tillable Acres	35.19	Average CSR	81.5		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
409C	Dickinson fine sandy loam, loam su	41	139	38	1.29
471A	Oran loam, 0 to 2 percent slopes	87	201	54	1.61
471B	Oran loam, 2 to 5 percent slopes	82	195	53	1.45
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	19.40
83C	Kenyon loam, 5 to 9 percent slopes	72	181	49	2.73
84	Clyde silty clay loam	77	188	51	8.69



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35 Acres, Linn County, IA: Photos



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