



76 Acres, Linn County, IA Rohlena Farm — 82.2 CSR

The farm is located ½ mile southeast of the city limits of Cedar Rapids, Iowa.

Date: November 5, 2013

Time: 10:00 a.m.

Auction Site:

The Hotel Kirkwood

Address:

7725 Kirkwood Blvd. S.W.
Cedar Rapids, IA 52404

Property Information

Location

The farm is located ½ mile southeast of the city limits of Cedar Rapids, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$1916.00
Net Taxable Acres: 73.82
Tax per Net Tax. Ac.: \$25.96

Legal Description

The N 1/2 of the NE 1/4 of Section 23,
Township 82 North, Range 7 West of the
5th P.M., Linn County, Iowa, except Lot
1, Rohlena Second Addition to Linn
County, Iowa

FSA Data

Farm: #5883 Tract: #2635
Crop Acres: 71.46 Acres
Corn Base: 37.7 Acres
Corn Direct/CC Yields: 135/134 Bu/Ac
Bean Base: 33.8 Acres
Bean Direct/CC Yields: 38/46 Bu/Ac

Soil Types / Productivity

Primary soils are Colo, Dinsdale and
Klinger-Maxfield. See soil map for detail.

- **CSR:** 82.2 per AgriData, Inc., 2013,
based on FSA crop acres.

- **CSR:** 82.3 per County Assessor, based
on net taxable acres.

Buildings/Improvements

The farm includes two grain bins. The
house and buildings have been split out of
the north central portion of the farm.

Comments

This is a High Quality Linn County farm
located on the southeast edge of Cedar
Rapids in a fast developing area!

Auction Information

Method of Sale

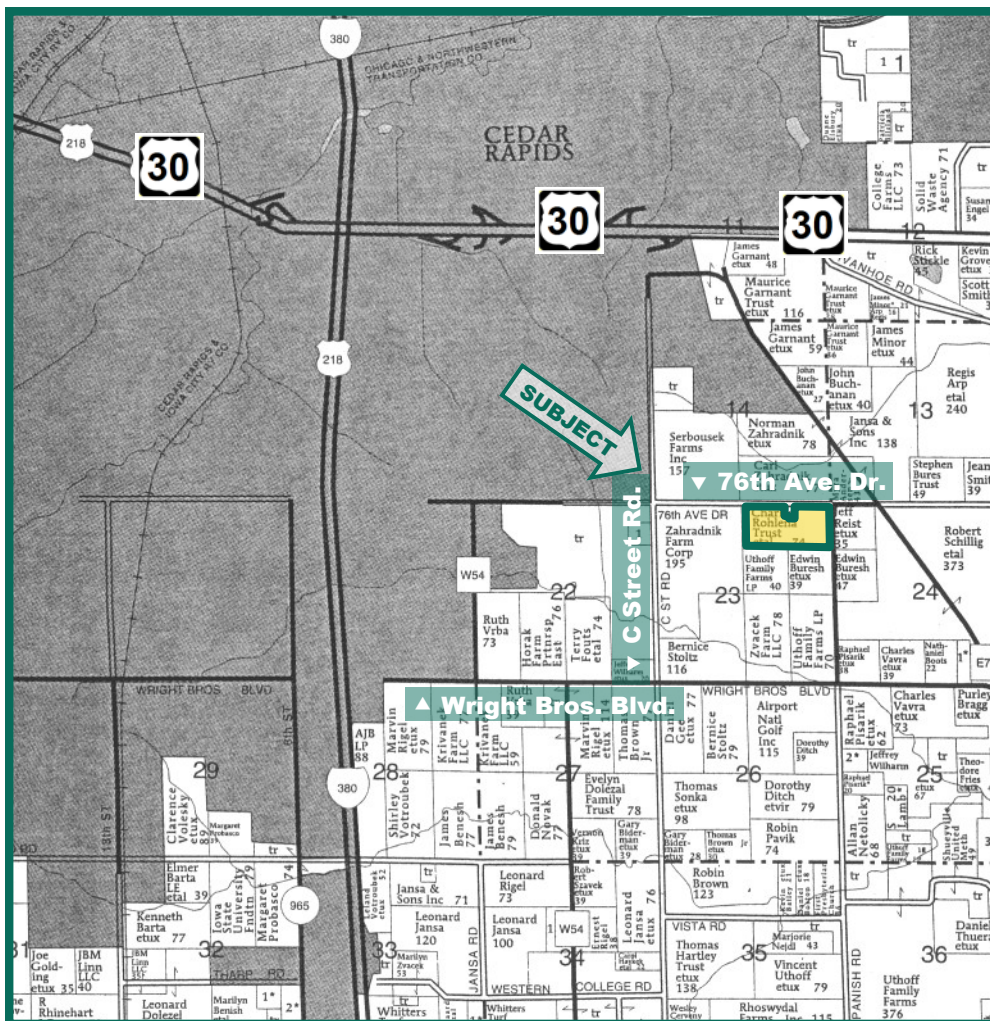
- Property will be sold as a single tract of
land consisting of 76 acres. The bids
will be dollars per acre and multiplied
by the advertised acres to determine the
total sales price.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA, IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314-0178

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

www.Hertz.ag

PLAT MAP



Permission for reproduction of map granted by Farm & Home Publishers

- Seller reserves the right to refuse any and all bids

Seller

Charles J. Rohlena and Bankers Trust Company, Trustee of the John R. Rohlena Trust.

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 auction date. Final settlement will require certified check or wire transfer. Closing and possession will occur December 12, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to closing.

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.

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Aerial Image

AERIAL MAP



GIS MAP



FSA MAP

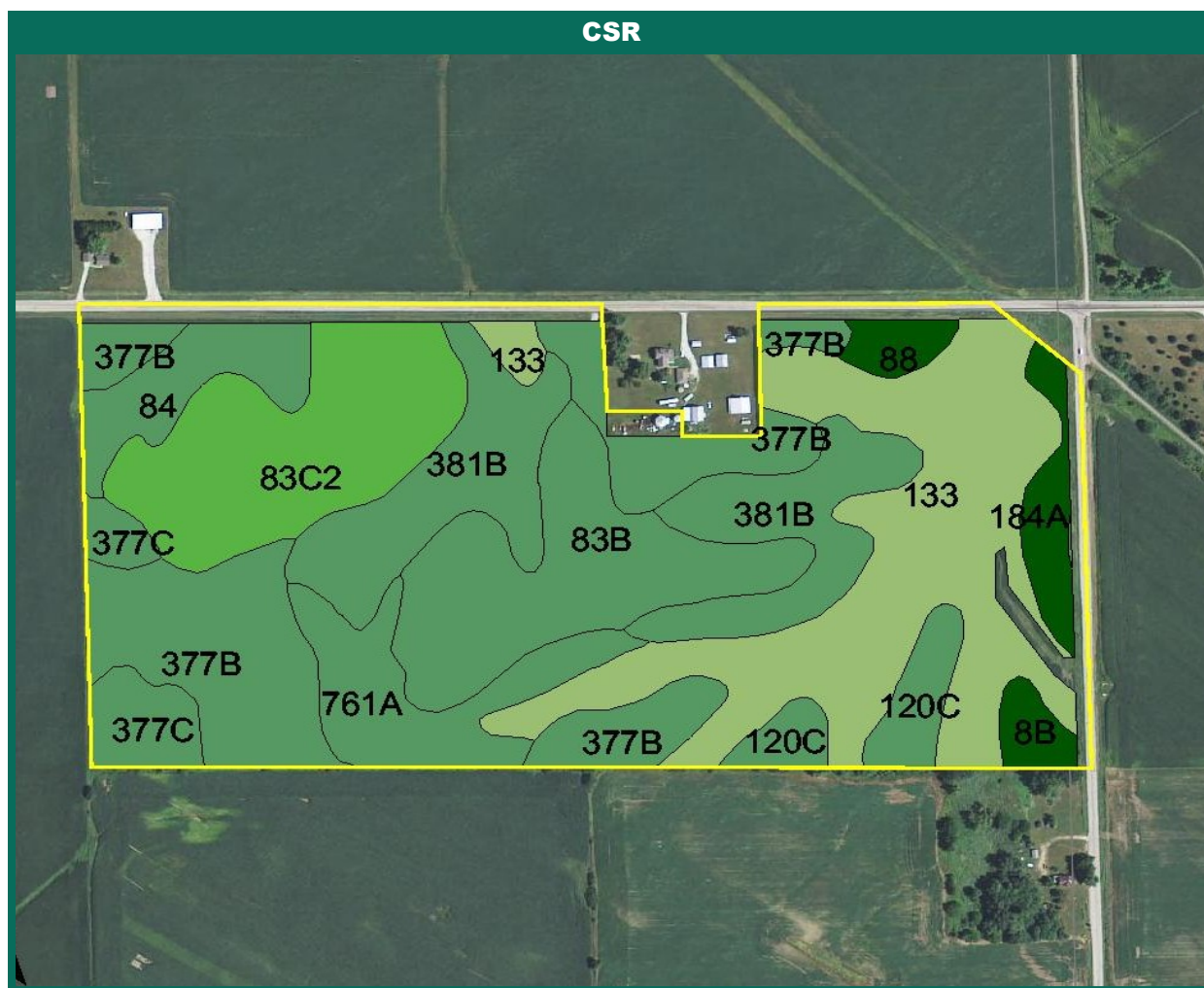


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Soil Maps



Measured Tillable Acres	71.5	Average CSR	82.2		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
120C	Tama silty clay loam, 5 to 9 per	80	192	52	2.35
133	Colo silty clay loam	80	192	52	16.39
184A	Klinger silty clay loam, 0 to 2 p	95	212	57	1.66
377B	Dinsdale silty clay loam, 2 to 5	90	206	56	12.05
377C	Dinsdale silty clay loam, 5 to 9	75	185	50	2.28
381B	Klinger-Maxfield silty clay loam:	80	192	52	10.10
761A	Franklin silt loam, 0 to 2 percen	90	206	56	4.47
83B	Kenyon loam, 2 to 5 percent slc	87	201	54	8.56
83C	Kenyon loam, 5 to 9 percent slc	72	181	49	0.02
83C2	Kenyon loam, 5 to 9 percent slc	70	179	48	8.90
84	Clyde silty clay loam	77	188	51	2.91
88	Nevin silty clay loam	90	206	56	0.88
8B	Judson silty clay loam, 2 to 5 p	90	206	56	0.88

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