



## We are Pleased to Present for Sale

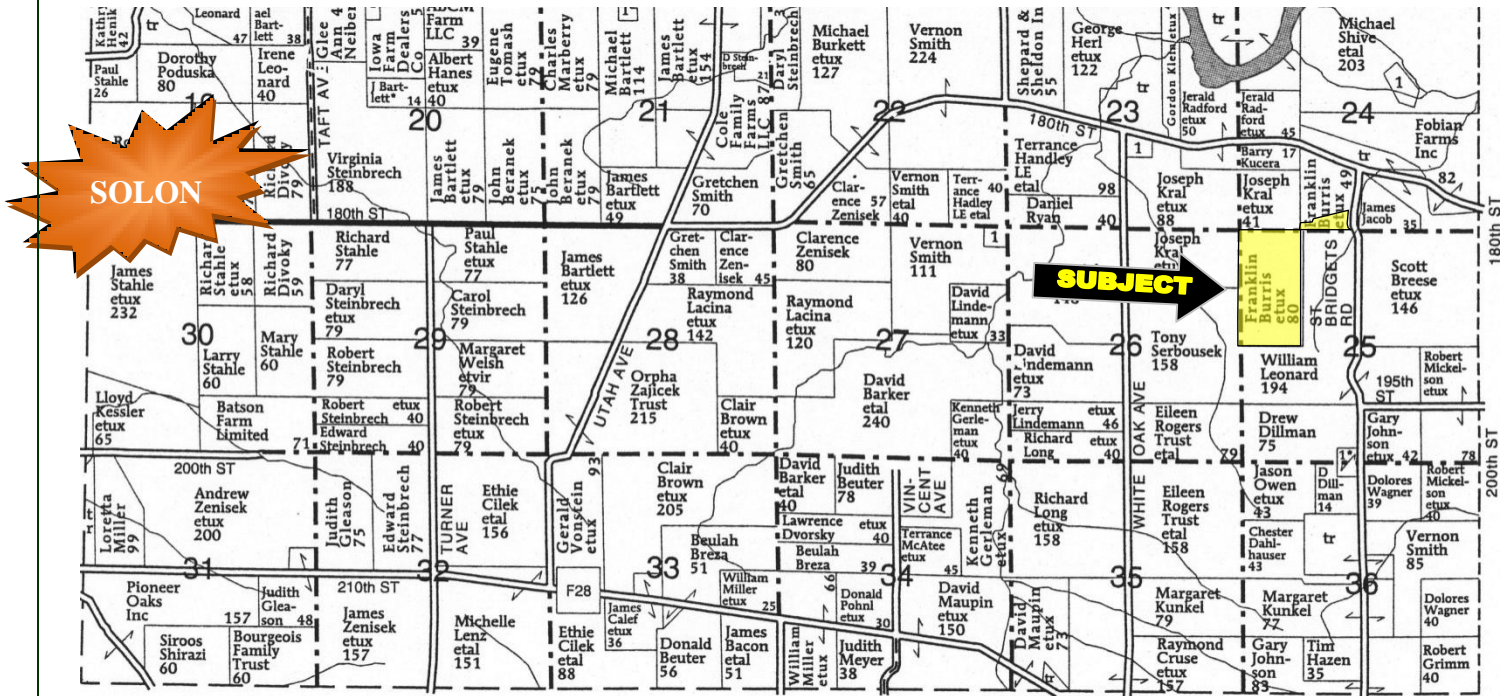
### Burris Farm 89 Acres m/l Johnson County, Iowa

<b>OWNERS:</b>	Franklin J. Burris and Janet Dickey-Burris.																				
<b>LOCATION:</b>	From Solon: 6 miles east on 180 <sup>th</sup> Street and ¼ mile south on St. Bridget’s Road.																				
<b>LEGAL DESCRIPTION:</b>	The W ½ of the NW ¼ of Section 25 and that part of the SE ¼ SW ¼ of Section 24; all located in Township 81 North, Range 5 West of the 5 <sup>th</sup> P.M., Johnson County, Iowa.																				
<b>PRICE &amp; TERMS:</b>	<div>\$769,850 - \$8,650</div> <div><del>\$823,250</del> - <del>\$9,250</del> per acre – 10% upon acceptance of offer and balance in cash at closing.</div>																				
<b>POSSESSION:</b>	At closing, subject to the 2013 Cash Rent Lease.																				
<b>TAXES:</b>	2011-2012, payable 2012-2013 – Estimated \$1,653– net - \$19.00 per taxable acre. There are 89 estimated taxable acres.																				
<b>FSA INFORMATION:</b>	<table><tr><td>Farm #2452</td><td>Tract #2005</td><td></td></tr><tr><td>Cropland</td><td></td><td>82.0 Acres</td></tr><tr><td>Corn Base</td><td></td><td>73.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>113/113 Bu/Ac</td></tr><tr><td>Soybean Base</td><td></td><td>2.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td></td><td>27/27 Bu/Ac</td></tr></table> <p>This farm is classified as Highly Erodible Land (HEL)</p>			Farm #2452	Tract #2005		Cropland		82.0 Acres	Corn Base		73.9 Acres	Direct and Counter Cyclical Corn Yield		113/113 Bu/Ac	Soybean Base		2.0 Acres	Direct and Counter Cyclical Soybean Yield		27/27 Bu/Ac
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<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 67.2 on the cropland acres. The Johnson County Assessor indicates an average CSR of 67.09 on the entire farm.																				
<b>SCHOOL DISTRICT:</b>	Solon Community School District.																				
<b>BUILDINGS:</b>	None.																				
<b>BROKER’S COMMENTS:</b>	This is a high quality Johnson County farm with good soils located in a strong area! This farm would be ideal for an attractive home site as it includes a nice hilltop with mature oak trees. The abundance of deer and turkey would also provide for excellent hunting.																				

*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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

Plat Map  
Cedar Township  
Johnson County, Iowa  
T81N-R5W



GIS MAP

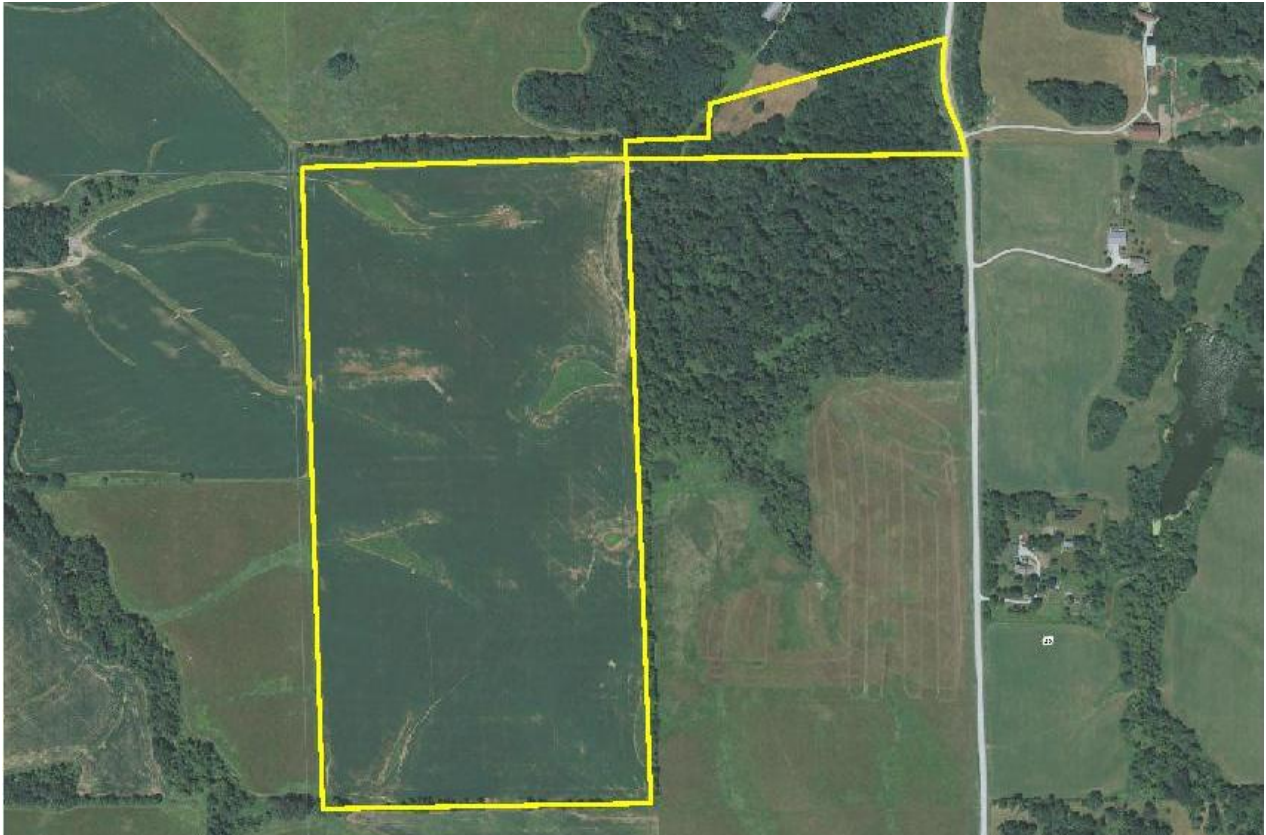


**Hertz**  
Real Estate Services

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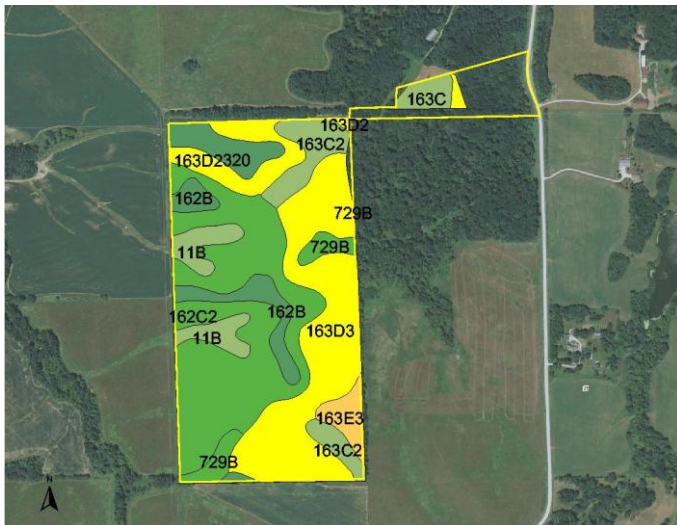
## AERIAL MAP



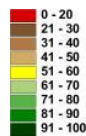
**CSR: Calculated using ArcView 3.2 software**

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

## CSR MAP



Measured Tillable Acres		81.9	Average CSR		67.2	Corn Yield		57.2	Soybean Yield		48.2
Soil Label	Soil Name		CSR								
11B	Colo-Ely complex, 2 to 5 percent slope		70			177		48		4.31	
162B	Downs silt loam, 2 to 5 percent slope		90			204		55		4.81	
162C2	Downs silt loam, 5 to 9 percent slope		73			181		49		27.46	
163C	Fayette silt loam, 5 to 9 percent slope		70			177		48		2.05	
163C2	Fayette silt loam, 5 to 9 percent slope		68			174		47		5.71	
163D2	Fayette silt loam, 9 to 14 percent slope		58			160		43		5.59	
163D3	Fayette silty clay loam, 9 to 14 percent slope		55			156		42		22.84	
163E3	Fayette silty clay loam, 14 to 18 percent slope		45			143		39		2.32	
320	Arenzville silt loam, 0 to 2 percent slope		83			194		52		3.61	
428B	Ely silt loam, 2 to 5 percent slope		88			201		54		0.33	
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slope		77			186		50		2.86	



## WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✕ REAL ESTATE SALES ✕ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** AT [TROYL@HERTZ.AG](mailto:TROYL@HERTZ.AG)

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## PHOTOS



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