



**We are Pleased to
Present for Sale**

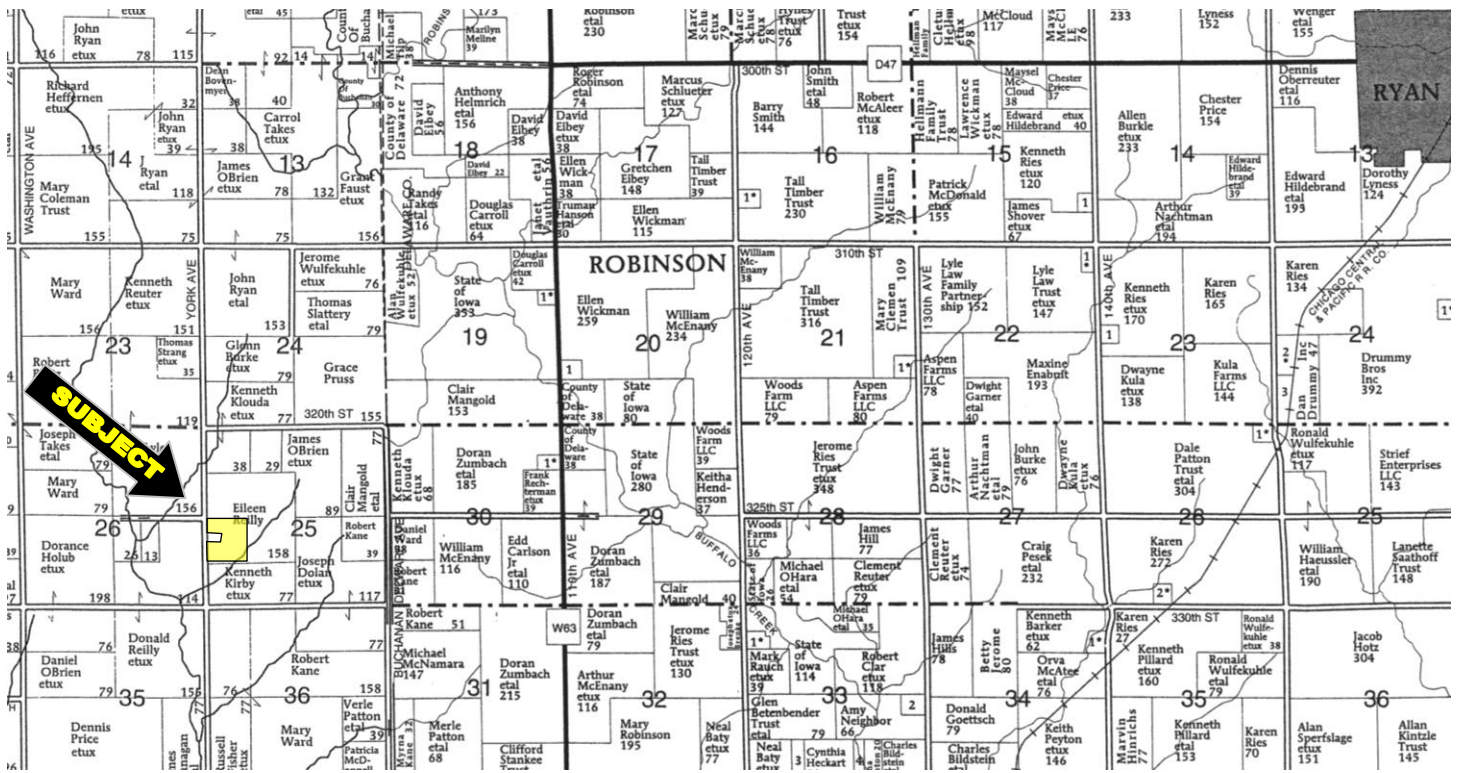
**Reilly Farm
37 Acres m/l
Buchanan County, Iowa**

OWNERS:	Michael and Amy Reilly.
LOCATION:	From Ryan: 5 miles west on Highway D47, 1 mile south on the Robinson Road, 2 miles west on 310 th Street, 1.5 miles south on York Avenue.
LEGAL DESCRIPTION:	The NW ¼ SW ¼ of Section 25, Township 87 North, Range 7 West of the 5 th P.M., Buchanan County, Iowa, except the house, buildings and 3 acres.
PRICE & TERMS:	\$444,000 - \$12,000 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable, subject to the 2013 Cash Rent Lease.
TAXES:	2011-2012, payable 2012-2013 – Estimated \$900.00 – net - \$24.28 per taxable acre. There are 37 taxable acres.
BUILDINGS:	None.
CROPLAND:	There are 35 estimated cropland acres.
AVERAGE CSR:*	ArcView Software indicates a CSR of 77.5. The Buchanan County Assessor indicates an average CSR of 78.10 on the entire farm.
SCHOOL DISTRICT:	North Linn Community School District.
BROKER'S COMMENTS:	This is a high quality Buchanan County farm with good soils located in a strong area!

* 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.

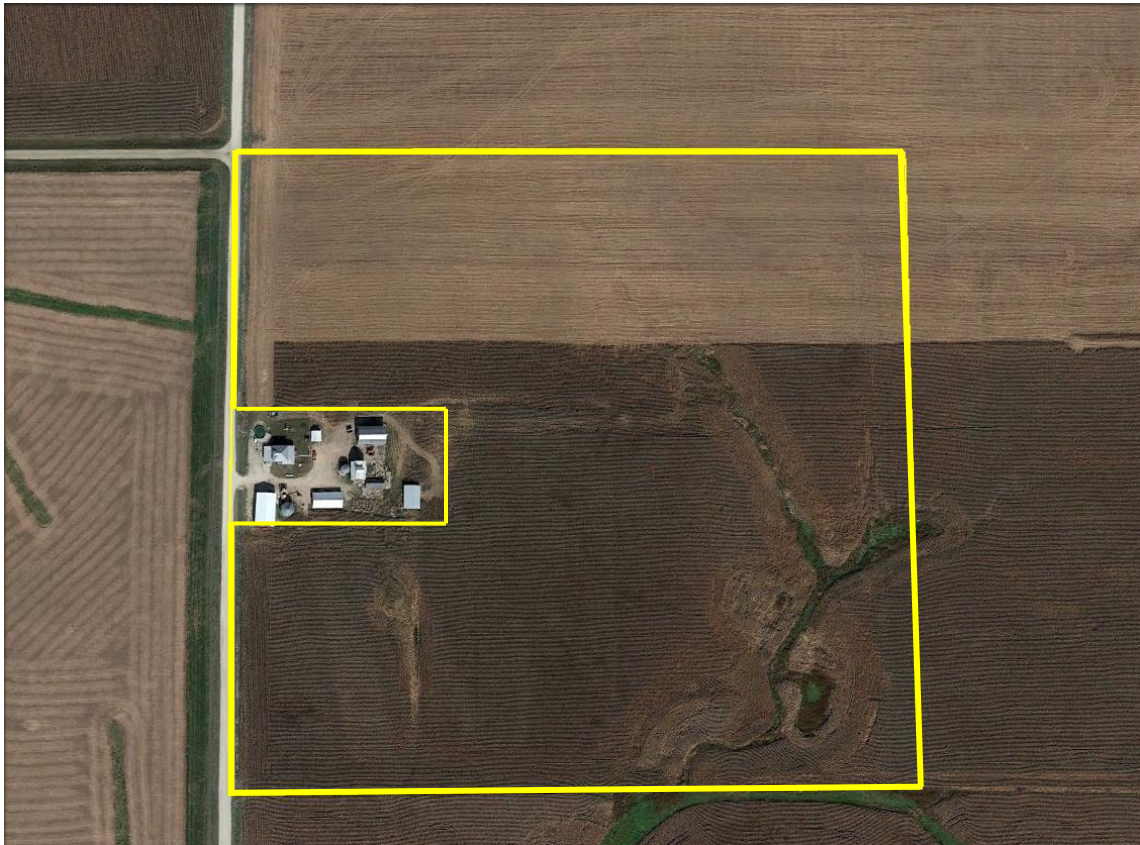
Plat Map



Newton Township, Buchanan County

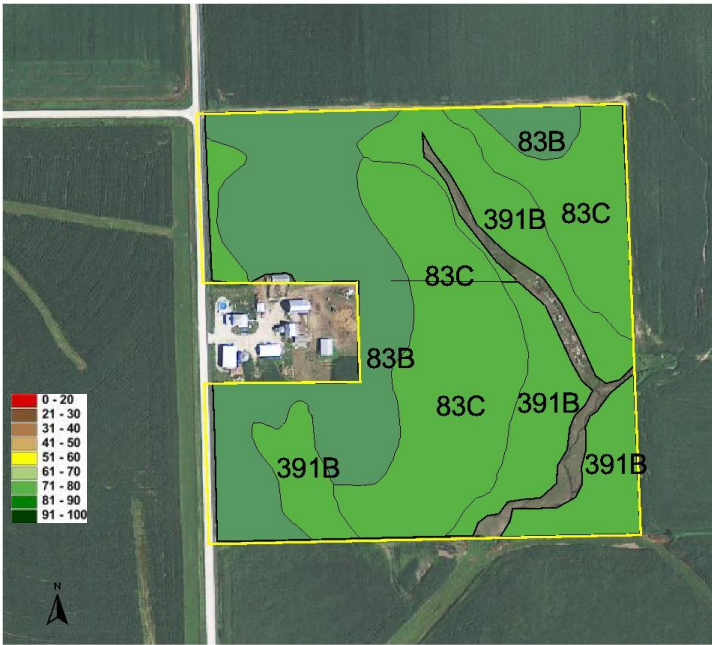
Adams Township, Delaware County

Aerial Map



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CSR Map



Measured Tillable Acres	34.1	Average CSR	77.5	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
391B	Clyde-Floyd complex, 1 to 4 percent :	76	189	51	10.20
83B	Kenyon loam, 2 to 5 percent slopes	86	202	55	11.45
83C	Kenyon loam, 5 to 9 percent slopes	71	182	49	12.42



CSR: Calculated using ArcView 3.2 software

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REID #: 010-1410-1

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

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