

We are Pleased to Present for Sale

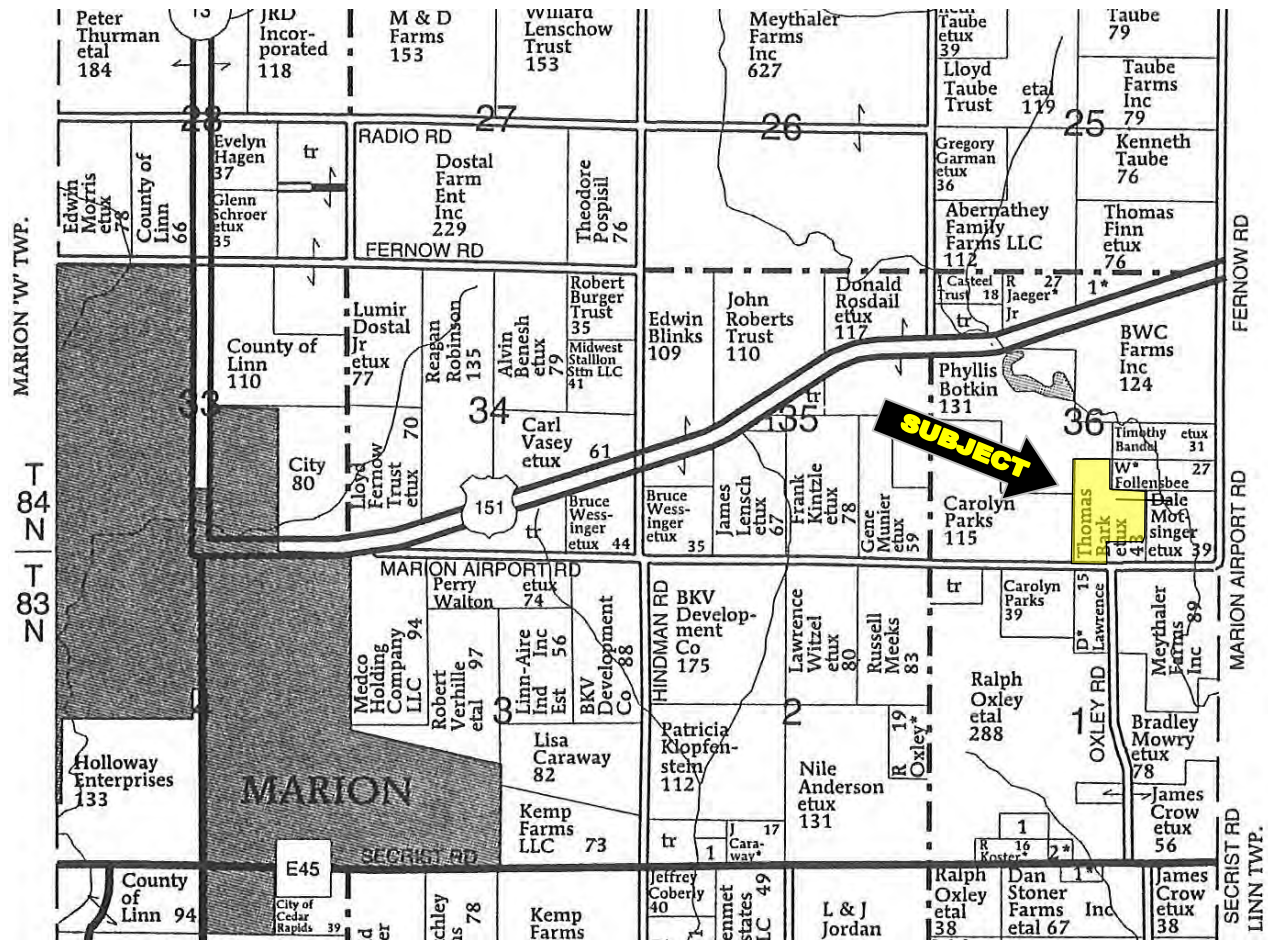
Bark Farm 43 Acres m/l Linn County, Iowa

OWNERS:	Thomas and Rebecca Bark																				
LOCATION:	From Marion - Intersection of Highway 13 and Highway 151: 3 ½ miles east on Highway 151, one mile south on Stone Road and ½ mile west on Marion Airport Road.																				
ADDRESS:	1297 Marion Airport Road, Marion, IA 52302																				
LEGAL DESCRIPTION:	That part of the SW ¼ of the SE ¼ of Section 36, Township 84 North, Range 6 West of the 5 th P.M., Linn County, Iowa.																				
PRICE & TERMS:	\$500,950 - \$11,650 per acre – 10% upon acceptance of offer and balance in cash at closing.																				
POSSESSION:	At closing, subject to the 2013 Cash Rent Lease.																				
TAXES:	2011-2012, payable 2012-2013 – \$1,704.00– net - \$39.67 per taxable acre. There are 42.95 taxable acres.																				
FSA INFORMATION:	<table><tr><td>Farm #6423</td><td>Tract #1348</td><td></td></tr><tr><td>Cropland</td><td></td><td>40.8 Acres</td></tr><tr><td>Corn Base</td><td></td><td>20.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>121/143 Bu/Ac</td></tr><tr><td>Soybean Base</td><td></td><td>20.2 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td></td><td>31/37 Bu/Ac</td></tr></table>			Farm #6423	Tract #1348		Cropland		40.8 Acres	Corn Base		20.6 Acres	Direct and Counter Cyclical Corn Yield		121/143 Bu/Ac	Soybean Base		20.2 Acres	Direct and Counter Cyclical Soybean Yield		31/37 Bu/Ac
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	This farm is classified as Highly Erodible Land (HEL)																				
AVERAGE CSR:*	ArcView Software indicates a CSR of 73.7 on the cropland acres. The Linn County Assessor indicates an average CSR of 67.37 on the entire farm.																				
SCHOOL DISTRICT:	Linn Mar Community School District.																				
MACHINE SHED/SHOP:	40' x 60'; three overhead doors, concrete floor with piping for in-floor heat.																				
WELL:	The well is located southeast of the machine shed/shop. The status is unknown.																				
BROKER'S COMMENTS:	This farm is ideally located a few minutes east of Marion City Limits. This is ideally set up for a home site in rural Linn County. The machine shed/shop works perfect for storage.																				

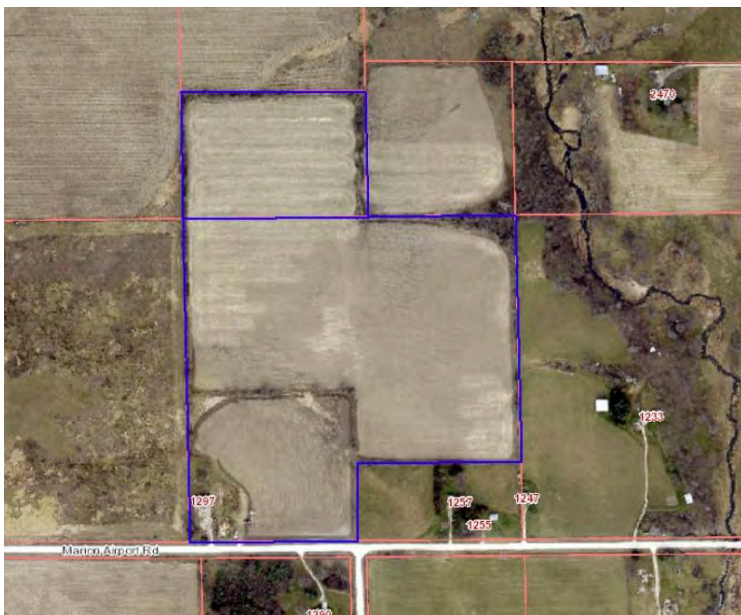
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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
Marion "E" Township
Linn County, Iowa
T84N-R6W

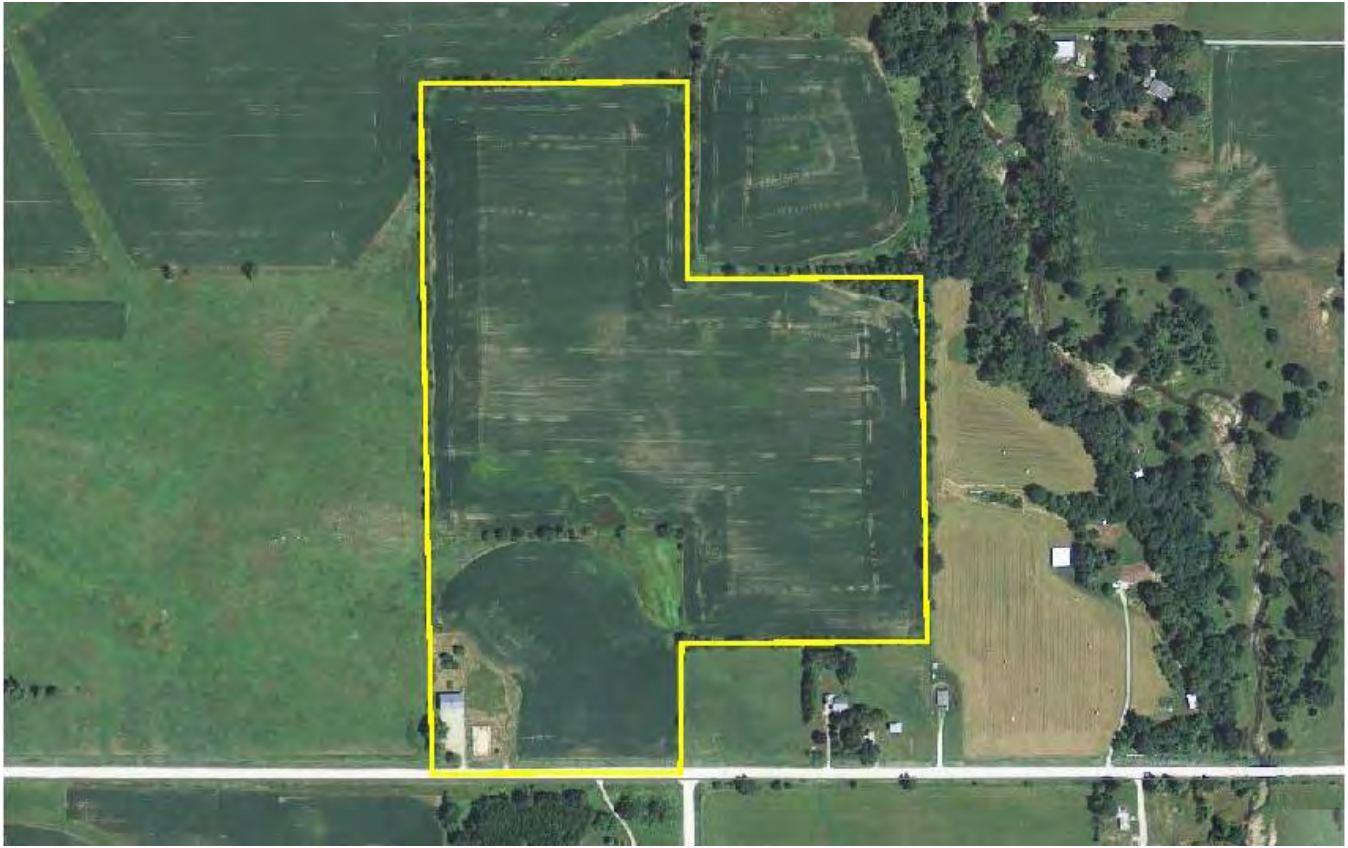


GIS MAP



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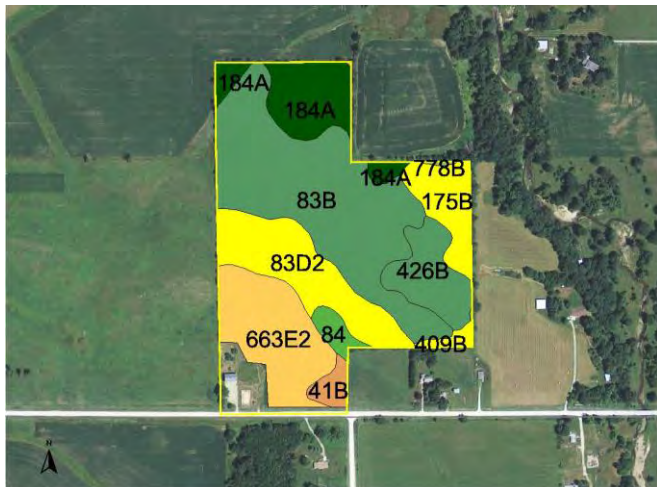
AERIAL MAP



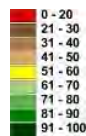
CSR: Calculated using ArcView 3.2 software

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CSR MAP



Measured Tillable Acres	40.8	Average CSR	73.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
175B	Dickinson fine sandy loam, 2 to 5 per	55	158	43	2.83	
178B	Waukee loam, 2 to 5 percent slopes	74	184	50	0.02	
184A	Klinger silty clay loam, 0 to 2 percent	95	212	57	4.54	
284B	Flagler sandy loam, 2 to 5 percent slc	35	131	35	0.01	
409B	Dickinson fine sandy loam, loam sub:	56	160	43	0.44	
41B	Sparta loamy fine sand, 2 to 5 percer	40	138	37	0.81	
426B	Aredale loam, 2 to 5 percent slopes	85	199	54	3.42	
663E2	Seaton silt loam, 14 to 18 percent slo	48	149	40	6.37	
778B	Sattre loam, 2 to 5 percent slopes	69	177	48	0.06	
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	15.33	
83D2	Kenyon loam, 9 to 14 percent slopes,	59	164	44	6.14	
84	Clyde silty clay loam	77	188	51	0.83	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

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PHOTOS



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