

We are Pleased to Present for Sale

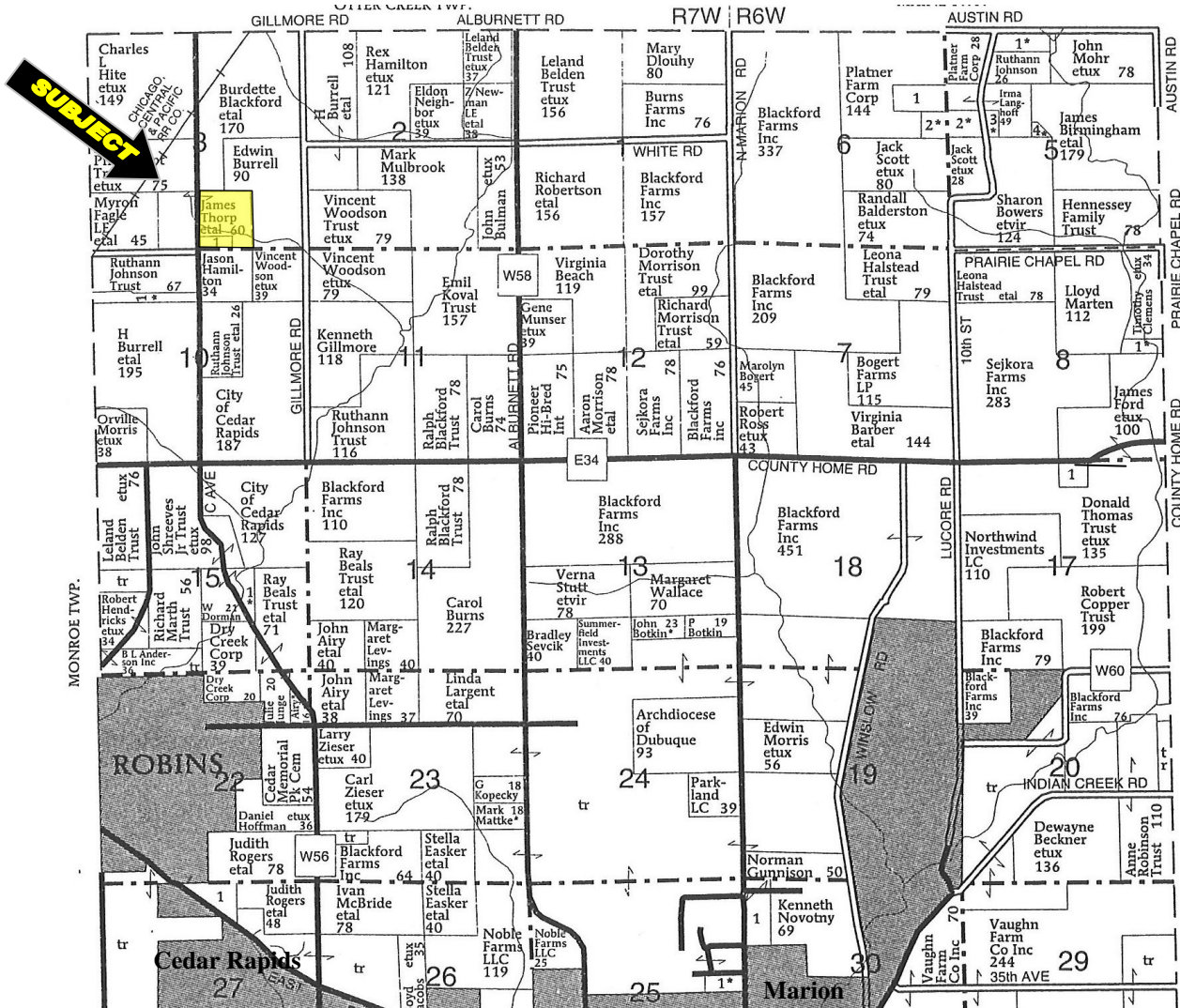
Thorp Farm 31 Acres m/l Linn County, Iowa

OWNER:	James Thorp																				
LOCATION:	From north end of Robins - Intersection of County Home Road and C Avenue: one mile north on C Avenue. The farm is located on the east side of the road.																				
LEGAL DESCRIPTION:	That part of the SW ¼ of the SE ¼ of Section 3, Township 84 North, Range 7 West of the 5 th P.M., Linn County, Iowa.																				
PRICE & TERMS:	\$387,500 - \$12,500 per acre – 10% upon acceptance of offer and balance in cash at closing.																				
POSSESSION:	At closing – Subject to 2013 Cash Rent Lease.																				
TAXES:	2011-2012, payable 2012-2013 – \$940.00 – net – \$30.35 per taxable acre. There are 30.97 taxable acres. Parcel #110345100100000.																				
FSA INFORMATION:	<table><tr><td>Farm #5667</td><td>Tract #10354</td><td></td></tr><tr><td>Cropland</td><td></td><td>30.49 Acres</td></tr><tr><td>Corn Base</td><td></td><td>22.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>129/156 Bu/Ac</td></tr><tr><td>Soybean Base</td><td></td><td>7.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td></td><td>28/34 Bu/Ac</td></tr></table>			Farm #5667	Tract #10354		Cropland		30.49 Acres	Corn Base		22.1 Acres	Direct and Counter Cyclical Corn Yield		129/156 Bu/Ac	Soybean Base		7.0 Acres	Direct and Counter Cyclical Soybean Yield		28/34 Bu/Ac
Farm #5667	Tract #10354																				
Cropland		30.49 Acres																			
Corn Base		22.1 Acres																			
Direct and Counter Cyclical Corn Yield		129/156 Bu/Ac																			
Soybean Base		7.0 Acres																			
Direct and Counter Cyclical Soybean Yield		28/34 Bu/Ac																			
	This farm is classified as Non-Highly Erodible Land (NHEL)																				
AVERAGE CSR:*	ArcView Software indicates a CSR of 88.3 on the cropland acres. The Linn County Assessor indicates an average CSR of 78.9 on the entire farm.																				
SCHOOL DISTRICT:	Linn Mar Community School District.																				
BUILDINGS:	None.																				
BROKER’S COMMENTS:	This is a high quality Linn County farm with good soils! Linn County will not allow a personal residence to be constructed on this farm. Linn County would allow an agricultural building for storage or livestock.																				

*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 "W" Township Linn County, Iowa T84N-R7W



GIS MAP



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.

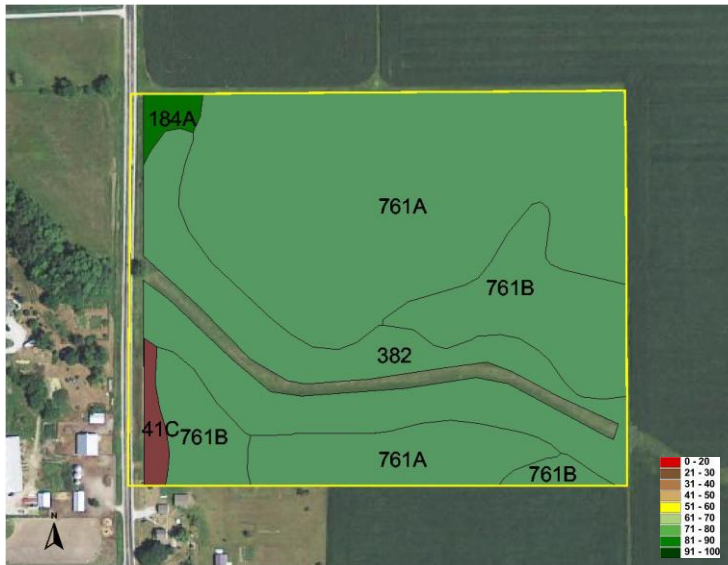
AERIAL MAP



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	30.5	Average CSR	88.3	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	0.41	
382	Maxfield silty clay loam	90	206	56	7.35	
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	0.43	
761A	Franklin silt loam, 0 to 2 percent	90	206	56	17.08	
761B	Franklin silt loam, 2 to 5 percent	85	199	54	5.22	



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 ✕

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.

PHOTOS



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.