

**We are Pleased to
Present for Sale**

**B.W.C. Farms, Inc.
Parcel #1 – 37 Acres m/l
Parcel #2 -37 Acres m/l
Parcel #3 – 58 Acres m/l
Linn County, Iowa**

OWNERS:

B.W.C. Farms, Inc.

LOCATION:

From Marion: 3 miles northeast on Highway 151. The farm is located on the south side of the road.

POSSESSION:

Negotiable, subject to the 2013 Cash Rent Lease.

SCHOOL DISTRICT:

Springville Community School District.

BROKER'S COMMENTS:

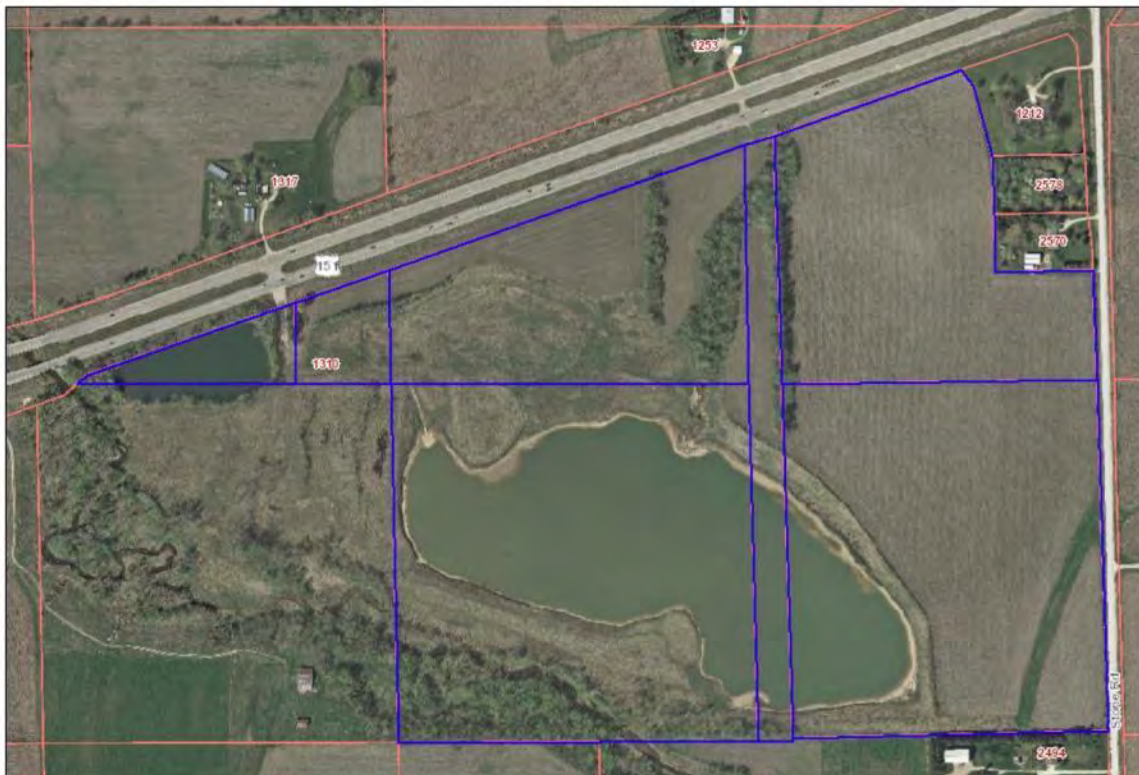
This is a rare opportunity to purchase attractive home sites just minutes from Cedar Rapids/Marion along a hard surface road. The property includes a 26 acre pond, timber, creek and gorgeous views!



Aerial Map



Assessors 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.

This is a detailed plat map of Marion County, Iowa, showing land parcels, owners, and roads. A yellow arrow labeled "Subject" points to a parcel owned by BWC Farms Inc. The map includes various roads like TOWER RD, VIEW RD, RADIO RD, and MARION AIRPORT RD. Owners listed include M & D Farms Inc, Frank Kintle et ux, Meythaler Farms Inc, and many others. The map also shows the locations of Marion City and several townships.

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



Measured Tillable Acres		56.1	Average CSR	75.7		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
177B	Saude loam, 2 to 5 percent slope	60	165	45	0.23	
178A	Waukee loam, 0 to 2 percent slope	79	191	52	1.47	
284B	Flagler sandy loam, 2 to 5 percent slope	35	131	35	2.58	
284C2	Flagler sandy loam, 5 to 9 percent slope	15	104	28	1.51	
285D2	Burkhardt sandy loam, 9 to 14 percent slope	5	91	25	0.27	
350A	Waukegan silt loam, 0 to 2 percent slope	78	189	51	7.53	
350B	Waukegan silt loam, 2 to 5 percent slope	73	183	49	6.69	
381B	Klinger-Maxfield silty clay loams,	80	192	52	17.51	
426C	Aredale loam, 5 to 9 percent slope	70	179	48	1.72	
761A	Franklin silt loam, 0 to 2 percent slope	90	206	56	3.75	
83B	Kenyon loam, 2 to 5 percent slope	87	201	54	8.73	
83C	Kenyon loam, 5 to 9 percent slope	72	181	49	1.46	
84	Clyde silty clay loam	77	188	51	2.68	

0-20
21-30
31-40
41-50
51-60
61-70
71-80
81-90
91-100

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

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Parcel #1
37 Acres m/l
Linn County, Iowa

- FARM LOCATION:** From Marion: 3 miles northeast on Highway 151.
- LEGAL DESCRIPTION:** 37 acres more or less located in that part of Section 36, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa (The exact legal description and acres will be determined by a survey).
- PRICE & TERMS:** \$360,750 - \$9,750 per acre – 5% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – Estimated \$444.00 - net - \$12.00 per taxable acre.
- DRIVEWAY ACCESS:** Access to this parcel will be off of Highway 151. An easement will be reserved across the north boundary to provide access to Parcel #2.
- EASEMENT ACCESS:** The neighbor to the south crosses a small portion of this farm to access their property.
- BROKER'S COMMENTS:** This property has it all with a mixture of timber, pasture, and two ponds. It is located just a short drive from Marion along a hard surface road. Build your dream home on this unique property.



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Parcel #2
37 Acres m/l
Linn County, Iowa

- FARM LOCATION:** From Marion: 3 miles northeast on Highway 151.
- LEGAL DESCRIPTION:** 37 acres more or less located in that part of Section 36, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa (The exact legal description and acres will be determined by a survey).
- PRICE & TERMS:** \$360,750 - \$9,750 per acre – 5% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – Estimated \$444.00 - net - \$12.00 per taxable acre.
- CROPLAND:** There are approximately 8 acres of cropland on the north portion of the farm.
- ACCESS:** Access will be provided by an easement over the north portion of Parcel #1.
- BROKER'S COMMENTS:** This is an attractive building site located on a hard surface road just east of Marion. It includes a large pond and timber. Abundance of wildlife and fish.

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



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