

**We are Pleased to  
Present for Sale**

**Butterfield Farm  
25 Acres m/l  
Linn County, Iowa**

<b>OWNERS:</b>	Gregory A. and Terri M. Butterfield.		
<b>LOCATION:</b>	From Center Point: one mile southeast of Center Point on Iowa Road. The property is located on the north side of the road.		
<b>LEGAL DESCRIPTION:</b>	Outlot A, Willard's Addition to Linn County, Iowa, located in the SW ¼ of Section 10, Township 85 North, Range 8 West of the 5 <sup>th</sup> P.M., Linn County, Iowa.		
<b>PRICE &amp; TERMS:</b>	\$187,500 - \$7,500 per acre – 10% upon acceptance of offer and balance in cash at closing.		
<b>POSSESSION:</b>	Negotiable.		
<b>TAXES:</b>	2011-2012, payable 2012-2013 – Estimated at \$440.00. - \$18.00 per taxable acre. There are 24.44 taxable acres.		
<b>FSA INFORMATION:</b>	Farm #6948    Tract #11324		
	Cropland		22.3 Acres
	Corn Base		22.3 Acres
	Direct and Counter Cyclical Corn Yield		103/103 Bu/Ac
<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 48.6 on the cropland acres. The Linn County Assessor indicates an average CSR of 43.79 on the entire farm.		
<b>SCHOOL DISTRICT:</b>	Center Point - Urbana Community School District.		
<b>BUILDINGS:</b>	None.		
<b>BROKER'S COMMENTS:</b>	This is a good income producing Linn County farm located just east of Center Point. 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.*

## R-8-W



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## AERIAL MAP



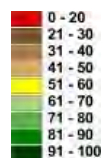
CSR: Calculated using ArcView 3.2 software

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## CSR MAP



Measured Tillable Acres	22.2	Average CSR	48.6	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
391B	Clyde-Floyd-Schley complex, 1 to 2 percent slope	73	183	49	4.17
393B	Sparta loamy fine sand, loam subsoil	42	141	38	3.44
393C	Sparta loamy fine sand, loam subsoil	27	120	32	7.74
408C	Olin fine sandy loam, 5 to 9 percent slope	50	152	41	2.20
41B	Sparta loamy fine sand, 2 to 5 percent slope	40	138	37	1.88
426B	Aredale loam, 2 to 5 percent slope	85	199	54	2.81



WE ARE PLEASED TO OFFER THESE SERVICES

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## PHOTOS



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