



We are Pleased to Present for Sale

Andrle Farms
76 Acres m/l

Parcel #1 – 36 Acres m/l

Parcel #2 – 40 Acres m/l

Linn County, Iowa

OWNERS: Andrle Family

LOCATION:

Parcel #1: From Cedar Rapids: Four miles east on Highway 30 and ¼ north on Jappa Road. The farm is located on the west side of Jappa Road.

Parcel #2: From Cedar Rapids: Five miles east on Highway 30 and ½ mile north on Old River Road. The farm is located on the east side of the road.

POSSESSION: Negotiable.

SCHOOL DISTRICT: College Community School District.

BROKER'S COMMENTS: This is a unique opportunity to purchase an attractive farm just outside of the Cedar Rapids city limits. Both of these parcels would make ideal building sites.

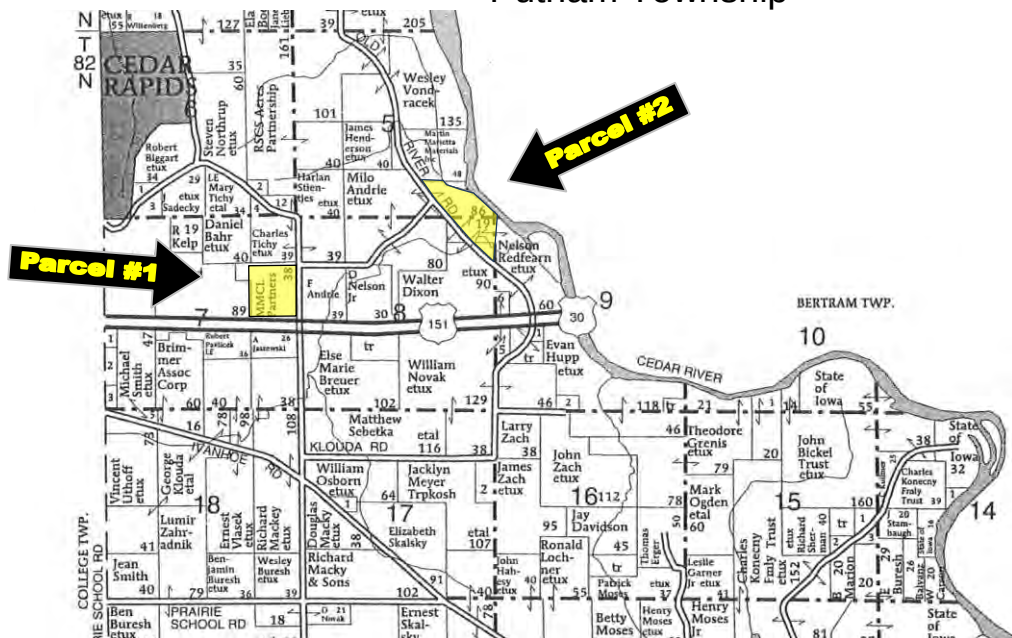


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



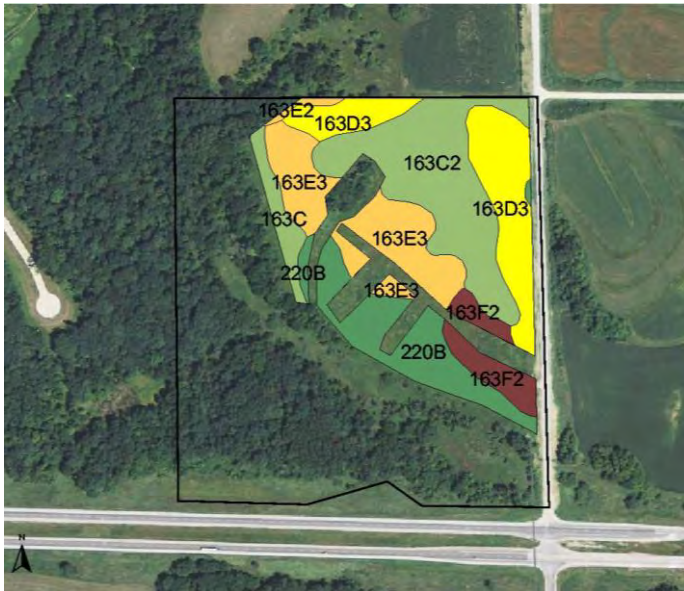
Plat Map Putnam Township



REID #: 010-1374-1

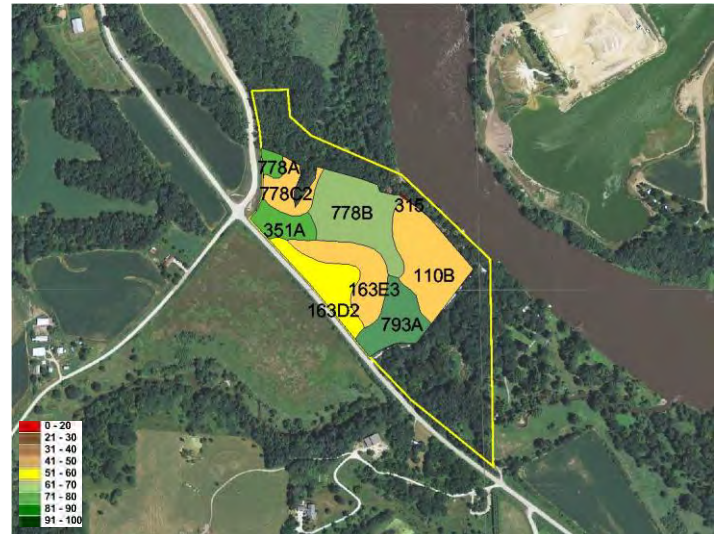
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PARCEL #1



Soil Label	Soil Name	CSR	60.8 Corn Yield	Soybean Yield	Acres
163C	Fayette silt loam, 5 to 9 percent s	70	179	48	0.81
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48	5.44
163D3	Fayette silt loam, 9 to 14 percent	55	158	43	3.80
163E2	Fayette silt loam, 14 to 18 percent	48	149	40	0.15
163E3	Fayette silt loam, 14 to 18 percent	45	145	39	3.68
163F2	Fayette silt loam, 18 to 30 percent	28	122	33	1.27
220B	Nodaway silt loam, 2 to 5 percent	85	199	54	3.16

PARCEL #2



Soil Label	Soil Name	CSR	59.9 Corn Yield	Soybean Yield	Acres
110B	Lamont fine sandy loam, 2 to 5 p	47	147	40	5.37
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	3.01
163E3	Fayette silt loam, 14 to 18 percent	45	145	39	3.40
315	Loamy alluvial land	5	91	25	0.03
351A	Atterberry silt loam, sandy substr	73	183	49	1.64
778A	Sattre loam, 0 to 2 percent slope	74	184	50	0.53
778B	Sattre loam, 2 to 5 percent slope	69	177	48	5.76
778C2	Sattre loam, 5 to 9 percent slope	44	143	39	1.78
793A	Bertrand silt loam, 0 to 2 percent	85	199	54	2.98

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.



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

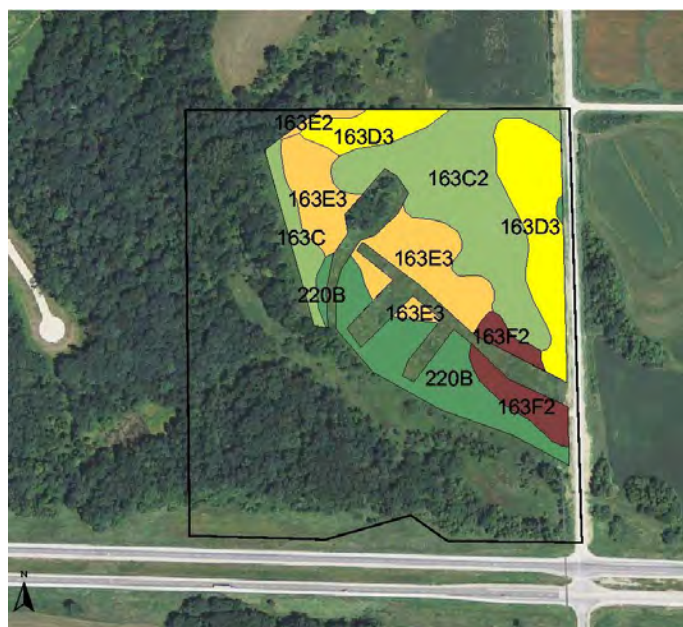
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Parcel #1

36 Acres m/l

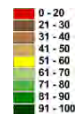
Linn County, Iowa

- FARM LOCATION:** From Cedar Rapids: Four miles east on Highway 30 and ¼ north on Jappa Road. The farm is located on the west side of Jappa Road.
- LEGAL DESCRIPTION:** The SE ¼ of the NE ¼ of Section 7, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa.
- PRICE & TERMS:** \$450,000 - \$12,500
~~\$486,000~~—\$13,500 per acre – 10% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – \$828.00 - net – \$23.05 per taxable acre. There are 35.92 taxable acres.
- CROPLAND:** There are approximately 18.3 acres of cropland.
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 60.8 on the cropland acres. The Linn County Assessor indicates an average CSR of 62.41 on the entire farm.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** This is an attractive building site located along Highway 30 just east of Cedar Rapids. There are many mature oak trees that provide excellent habitat for wildlife. There is the potential that this farm could be further subdivided in the future.



*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.

Soil Label	Soil Name	CSR	Measured Tillable Acres	Average CSR	60.8 Corn Yield	Soybean Yield	Acres
163C	Fayette silt loam, 5 to 9 percent	70	18.3	60.8	179	48	0.81
163C2	Fayette silt loam, 5 to 9 percent	68			176	48	5.44
163D3	Fayette silt loam, 9 to 14 percent	55			158	43	3.80
163E2	Fayette silt loam, 14 to 18 percent	48			149	40	0.15
163E3	Fayette silt loam, 14 to 18 percent	45			145	39	3.68
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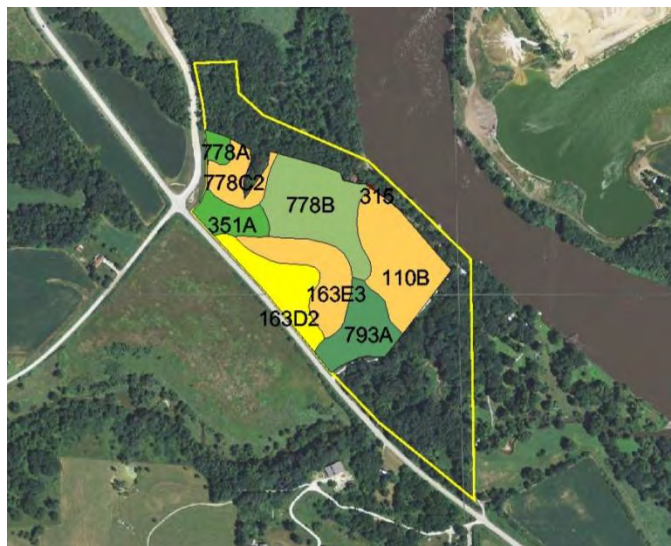
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Parcel #2

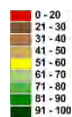
40 Acres m/l Linn County, Iowa

FARM LOCATION:	From Cedar Rapids: Five miles east on Highway 30 and ½ mile north on Old River Road. The farm is located on the east side of the road.
LEGAL DESCRIPTION:	That part of the NE ¼ of the NE ¼ of Section 8, Township 82 North, Range 6 West of the 5 th P.M., Linn County, Iowa. The exact legal description will be determined by a survey.
PRICE & TERMS:	\$420,000 - \$10,500 \$460,000 - \$11,500 per acre – 10% upon acceptance of offer and balance at closing.
TAXES:	2011 – 2012, payable 2012 – 2013 – \$632.00 - net - \$15.87 per taxable acre. There are 39.82 taxable acres.
CROPLAND:	There are approximately 24.5 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 59.9 on the cropland acres. The Linn County Assessor indicates an average CSR of 45.17 on the entire farm.
BUILDINGS:	There are four cabins on this property.
BROKER'S COMMENTS:	This is a good income producing farm with four cabins and 24.5 acres of cropland. This property would make an attractive building site.

*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.



Measured Tillable Acres	24.5	Average CSR	59.9	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield		
110B	Lamont fine sandy loam, 2 to 5 p	47	147	40	5.37
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	3.01
163E3	Fayette silt loam, 14 to 18 percent	45	145	39	3.40
315	Loamy alluvial land	5	91	25	0.03
351A	Atterberry silt loam, sandy substr	73	183	49	1.64
778A	Sattre loam, 0 to 2 percent slope	74	184	50	0.53
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PHOTOS



Parcel #1



Parcel #1



Parcel #1



Parcel #2



Parcel #2



Parcel #2

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