



## 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.



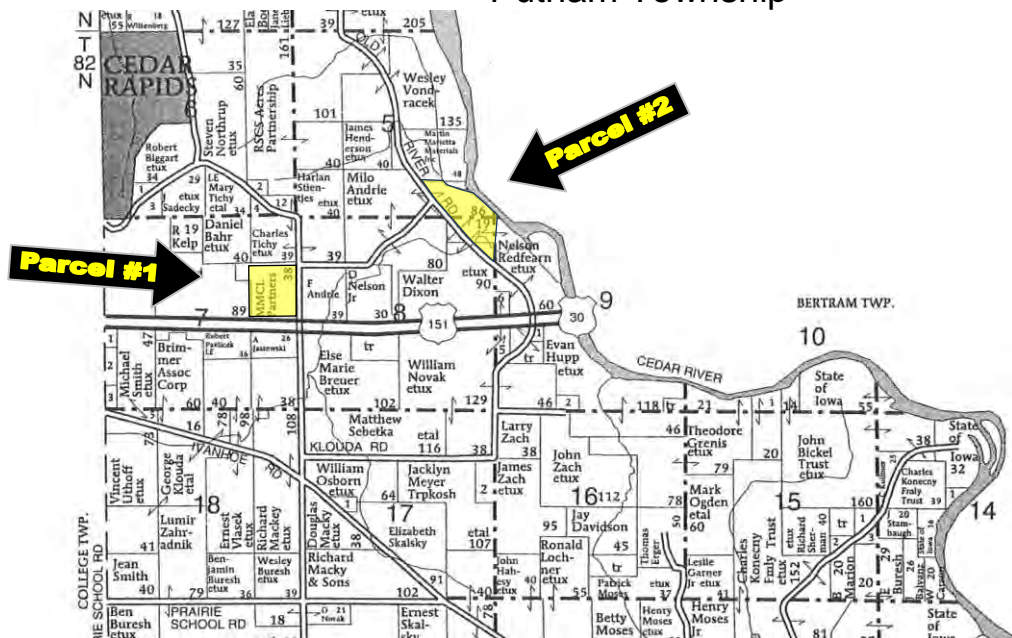
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## Aerial Map



## Plat Map Putnam Township

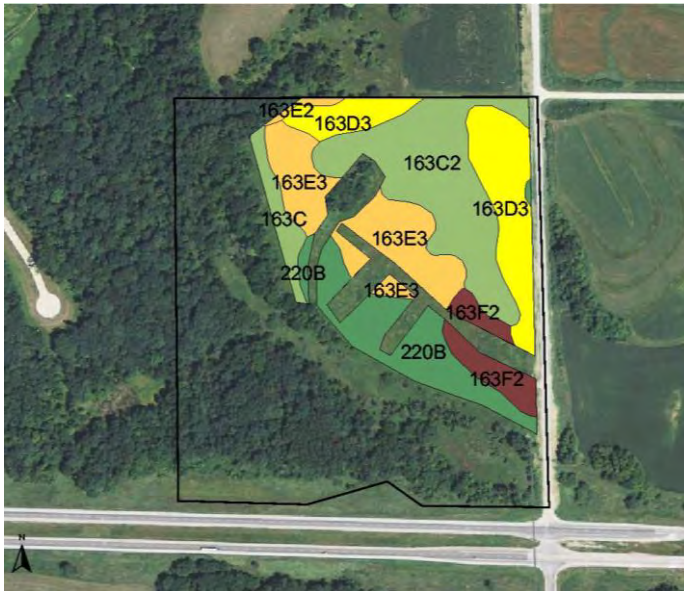


REID #: 010-1374-1

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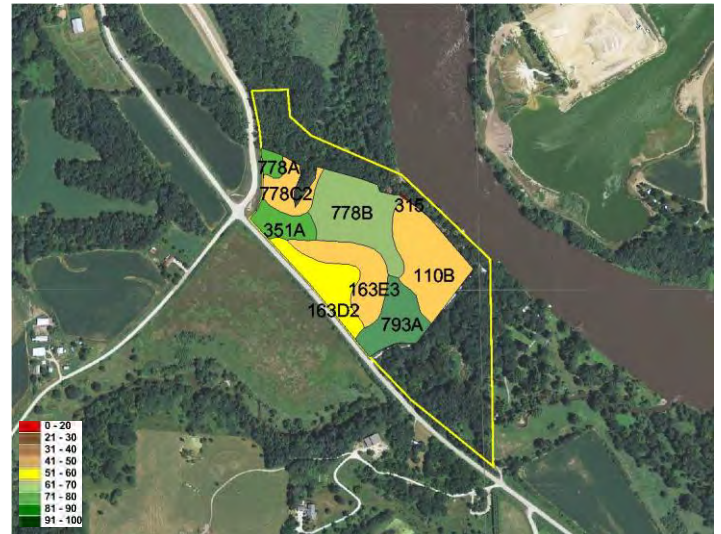


## PARCEL #1



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 s	70	18.3	60.8	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 percer	48		149	40	0.15	
163E3	Fayette silt loam, 14 to 18 percer	45		145	39	3.68	
163F2	Fayette silt loam, 18 to 30 percer	28		122	33	1.27	
220B	Nodaway silt loam, 2 to 5 percer	85		199	54	3.16	

## PARCEL #2



Soil Label	Soil Name	CSR	Measured Tillable Acres	Average CSR	59.9 Corn Yield	Soybean Yield	Acres
110B	Lamont fine sandy loam, 2 to 5 p	47	24.5	59.9	147	40	5.37
163D2	Fayette silt loam, 9 to 14 percent	58		162	44	3.01	
163E3	Fayette silt loam, 14 to 18 percer	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](mailto:TROYL@HERTZ.AG)

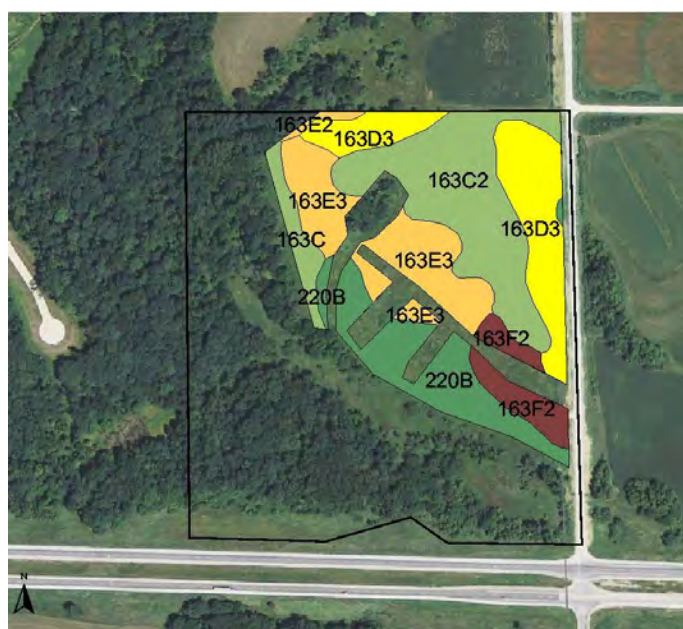
MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HERTZ.AG](http://WWW.HERTZ.AG) ✦

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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 5<sup>th</sup> 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.

Measured Tillable Acres		18.3	Average CSR	60.8		
					Corn Yield	Soybean Yield
Soil Label	Soil Name	CSR				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 percer	48		149	40	0.15
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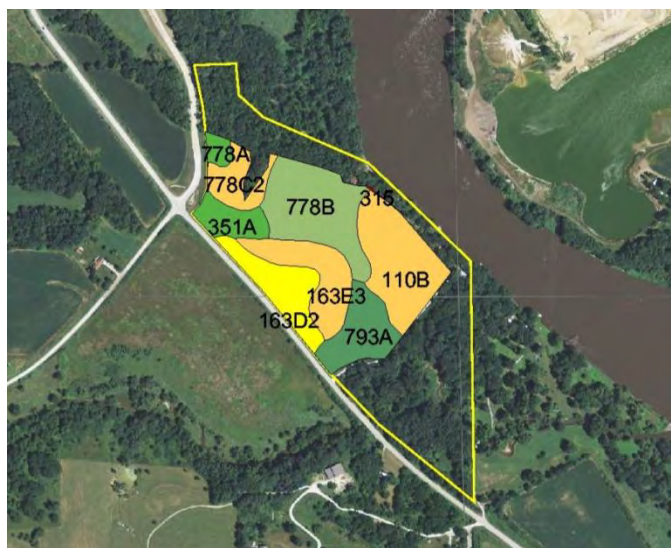
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## Parcel #2

### 40 Acres m/l Linn County, Iowa

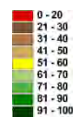
<b>FARM LOCATION:</b>	From Cedar Rapids: Five miles east on Highway 30 and ½ mile north on Old River Road. The farm is located on the east side of the road.
<b>LEGAL DESCRIPTION:</b>	That part of the NE ¼ of the NE ¼ of Section 8, Township 82 North, Range 6 West of the 5 <sup>th</sup> P.M., Linn County,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

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Measured Tillable Acres	24.5	Average CSR	59.9	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
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	
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0 - 20  
21 - 30  
31 - 40  
41 - 50  
51 - 60  
61 - 70  
71 - 80  
81 - 90  
91 - 100



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## PHOTOS



*Parcel #1*



*Parcel #1*



*Parcel #1*



*Parcel #2*



*Parcel #2*



*Parcel #2*

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