



**We are Pleased to
Present for Sale
Mallie Farm
House and 45 Acres
Linn County, Iowa**



Address: 1701 Springville Road, Mount Vernon, Iowa 52314
\$461,250

OWNER: Lloyd A. Mallie

LOCATION: ***From Mount Vernon:*** four miles north of Mount Vernon on Springville Road.

From Springville: five miles south of Springville on Springville Road.

LEGAL DESCRIPTION: Plat Of Survey #403 located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

PRICE & TERMS: \$461,250.

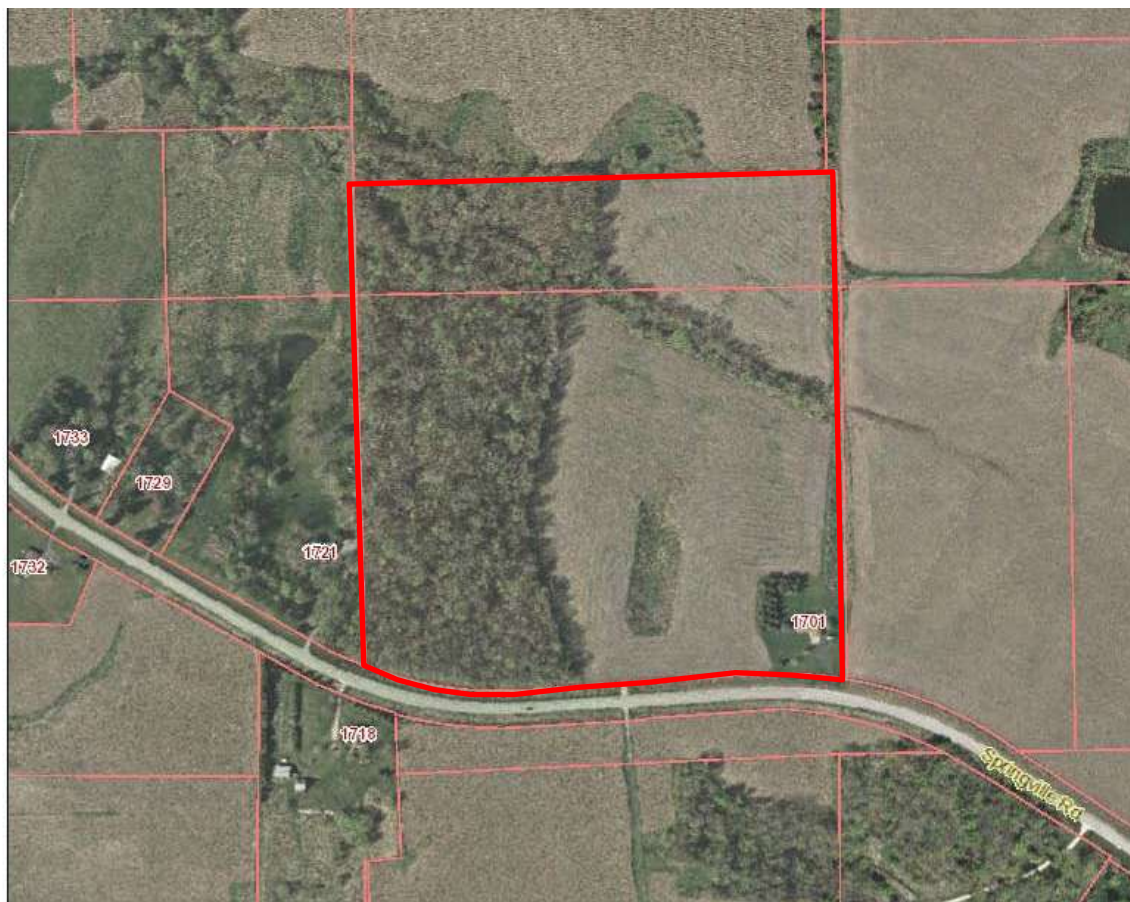
POSSESSION: Negotiable, subject to the 2013 Cash Rent Lease on the cropland.

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.

TAXES:	2011-2012, payable 2012-2013 – \$2,654 – net. There are 44.61 taxable acres.
SCHOOL DISTRICT:	Mount Vernon Community School District.
HOUSE:	This is a clean attractive well-cared-for house in a great location on a hard surface road. It was built in 1990 and consists of 1,597 finished square feet on the main level. This ranch home includes three bedrooms and two baths. There is a large living room with an attractive three-season porch overlooking the rolling and scenic hills of Linn County. There is a walk-out basement that includes a bathroom and could easily be finished. This is a rare opportunity to purchase a well-cared-for ranch home on a hard surface road with 22.6 acres of cropland and 20 acres of mature timber.
MAIN LEVEL:	
Kitchen:	9' x 11'; oak cabinets, includes a GE stove, Amana Refrigerator, Maytag dishwasher. There is a garbage disposal in the sink and a hood fan above the stove. Vinyl floor.
Dining Room:	9' 6" x 11'; carpet flooring.
Living Room:	15' x 23'; French doors to three-season porch, carpet flooring.
Master Bedroom:	11' x 18' 6"; two bi-fold closets, carpet flooring.
Master Bathroom:	5' x 9'; vanity, stool and shower, vinyl floor.
Northwest Bedroom:	10' x 14'; closet, carpet flooring.
Southwest Bedroom:	10' x 14'; closet, carpet flooring
Bathroom:	6' x 10'; vanity, stool, and tub/shower, vinyl flooring.
Laundry Room:	5' 5" x 11'; Maytag washer and dryer. Built-in cabinets, vinyl flooring.
THREE-SEASON PORCH:	10' x 23'; carpet flooring.
LOWER LEVEL:	This is a very clean unfinished basement with a walk-out to the back yard. There is a bathroom that includes a sink, stool and shower. There is a nice woodworking area along the west wall.
BREAKER BOX:	200 Amp.
LP FORCED AIR FURNACE:	Forced air furnace was installed in January 2012.
CENTRAL AIR:	The central air conditioning unit is located on west side of the house.
HOT WATER HEATER:	LP gas.
WATER SOFTENER:	Rented from Neal's.
WOOD BURNING STOVE:	Used as supplemental heat.
ATTACHED GARAGE:	21' x 21'; includes two overhead doors with electric openers. The garage is dry-walled and insulated.
OUTBUILDINGS:	There is a nice portable shed that is used to store lawnmowers, bikes and garden items.

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WELL:	The well is located southwest of the house and is 390 feet deep.
SEPTIC SYTEM:	The septic tank and leach field are located north of the house.
LP TANK:	The LP Tank is rented from Linn Co-op.
CROPLAND:	This property includes 22.6 acres of cropland according to the Linn County Farm Service Agency (FSA).
AVERAGE CSR:*	ArcView Software indicates an average CSR of 63.6 on the cropland acres. Linn County Assessor indicates a CSR of 55.58 on the entire farm.
TIMBER:	There are approximately 20 acres of mature timber along the west portion of the farm. This area includes an abundance of deer and turkey.
RESERVED ITEMS:	The lawnmower is reserved.
BROKER'S COMMENTS:	This is a unique one-of-a-kind property located between Springville and Mount Vernon on hard surface Springville Road overlooking the rolling hills of Linn County. This location and view is hard to duplicate. This would make an ideal property for anyone wanting to live in the country and have a small horse farm or just enjoy country living!

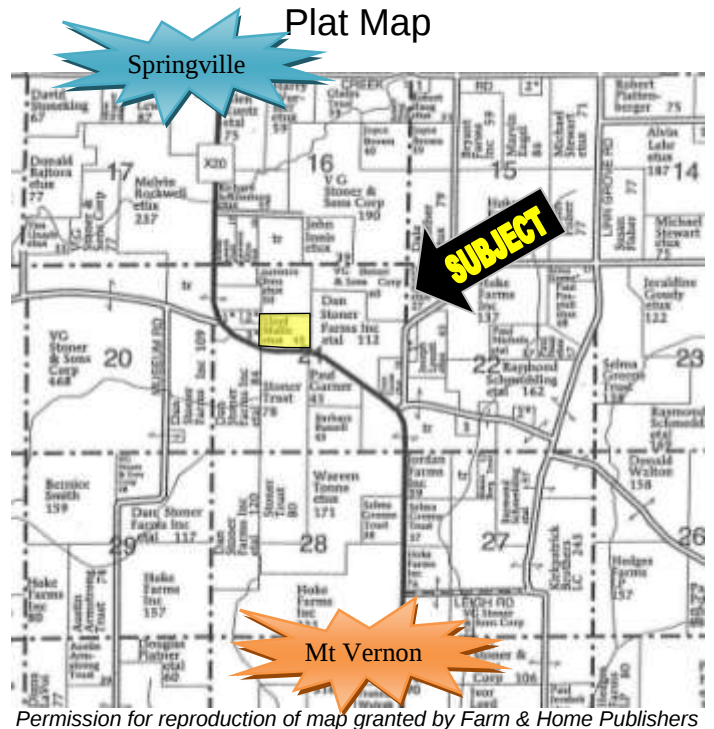


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Aerial Map



Plat Map



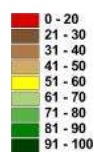
Permission for reproduction of map granted by Farm & Home Publishers

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.



Measured Tillable Acres	22.6	Average CSR	63.6		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	0.98
120C	Tama silty clay loam, 5 to 9 percent	80	192	52	2.84
162B	Downs silt loam, 2 to 5 percent s	90	206	56	2.84
162C	Downs silt loam, 5 to 9 percent s	75	185	50	0.24
162D2	Downs silt loam, 9 to 14 percent	63	169	46	4.72
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	2.13
163D3	Fayette silt loam, 9 to 14 percent	55	158	43	2.25
163E	Fayette silt loam, 14 to 18 percent	50	152	41	4.24
163E2	Fayette silt loam, 14 to 18 percent	48	149	40	2.37



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG CELL: (319) 721-4068

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

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PHOTOS



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SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Page 1 of 3

Property Owner(s) & Address: 1701 Springville Road Mt. Vernon, IA 52314

Purpose of Disclosure: Completion of this form is required under Chapter 558A of the Iowa code which mandates Seller disclose condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common to or from any government division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions applies. If so, you may stop here.

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.

Seller Initials

LA-M

Buyer Initials

(Y) Appliances/Systems/Services (Note: Section I is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Real Estate Sales Agreement. The Real Estate Sales Agreement shall be the final terms of any agreement.

	Included?	Working?		OR	Unknown	Rented?	Yes/No		Included	Working?		OR	Unknown
		Yes	No							Yes	No		
Range/Oven	☒	☒	☐		☐	-			☐	☐	☐		☐
Dishwasher	☒	☒	☐		☐	-			☐	☐	☐		☐
Refrigerator	☒	☒	☐		☐	-			☐	☐	☐		☐
Hood/Fan	☒	☒	☐		☐	-			☐	☒	☐		☐
Disposal	☒	☒	☐		☐	-			☒	☒	☐		☐
TV Receiving Equipment	☐	☐	☐		☐	-			☒	☐	☐		☐
Sump Pump	☒	☒	☐		☐	-			☐	☐	☐		☐
Alarm System	☐	☐	☐		☐	-			☐	☐	☐		☐
Central AC	☐	☒	☐		☐	-			☐	☒	☐		☐
Window AC	☐	☐	☐		☐	-			☐	☐	☐		☐
Central Vacuum	☐	☐	☐		☐	-			☐	☐	☐		☐
Gas Grill	☐	☐	☐		☐	-			☒	☒	☐		☐
Attic Fan	☐	☐	☐		☐	-			☒	☐	☐		☐
Intercom	☐	☐	☐		☐	-			☒	☐	☐		☐
Microwave	☐	☐	☐		☐	-			☐	☐	☐		☐
Trash Compactor	☐	☐	☐		☐	-			☐	☐	☐		☐
Ceiling Fan	☒	☒	☐		☐	-			☒	☒	☐		☐
Water Softener / Conditioner	☐	☒	☐		☐	(Y) / (N)			☒	☒	☐		☐
LP Tanks	☐	☒	☐		☐	(Y) / (N)			☒	☒	☐		☐
Swing Set	☐	☐	☐		☐	-			☒	☒	☐		☐
Basketball Hoop	☐	☐	☐		☐	-			☐	☐	☐		☐
Pet Transmitter Collars (# _____)	☐	☐	☐		☐	-			☐	☐	☐		☐
Garage Door Opener (# _____)	☒	☒	☐		☐	-			☐	☐	☐		☐
Lawn Sprinkler System	☐	☐	☐		☐	-			☐	☐	☐		☐
Solar Heating System	☐	☐	☐		☐	-			☐	☐	☐		☐
Pool Heater, Wall Liner & Equipment	☐	☐	☐		☐	-			☐	☐	☐		☐
Well & Pump	☐	☐	☐		☐	-			☒	☒	☐		☐
Smoke Alarm	☐	☐	☐		☐	-			☒	☒	☐		☐
Septic Tank & Drain Field	☐	☐	☐		☐	-			☒	☒	☐		☐
City Water System	☐	☐	☐		☐	-			☐	☐	☐		☐
City Sewer System	☐	☐	☐		☐	-			☐	☐	☐		☐
Plumbing System	☐	☐	☐		☐	-			☒	☒	☐		☐
Central Heating System	☐	☐	☐		☐	-			☐	☐	☐		☐
Water Heater	☐	☐	☐		☐	-			☒	☒	☐		☐
Windows	☐	☐	☐		☐	-			☒	☒	☐		☐
Fireplace/Chimney	☐	☐	☐		☐	-			☒	☒	☐		☐
Wood Burning System	☐	☐	☐		☐	-			☒	☒	☐		☐
Furnace Humidifier	☐	☐	☐		☐	-			☐	☐	☐		☐
Sauna/Hot Tub	☐	☐	☐		☐	-			☐	☐	☐		☐
Locks and Keys	☐	☐	☐		☐	-			☒	☒	☐		☐
Dryer	☐	☐	☐		☐	-			☒	☒	☐		☐
Washer	☐	☐	☐		☐	-			☒	☒	☐		☐
Storage Shed	☐	☐	☐		☐	-			☒	☒	☐		☐
Underground "Pet Fence"	☐	☐	☐		☐	-			☐	☐	☐		☐
Boat Dock	☐	☐	☐		☐	-			☐	☐	☐		☐
Boat Hoist	☐	☐	☐		☐	-			☐	☐	☐		☐

Exceptions/Explanations for "NO" responses in Section I:

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller Initials L.G.M. Buyer Initials _____

II. Property Conditions, Improvements and Additional Information: (Section II is Mandatory)

1. Basement/Foundation: Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐ If yes, please explain:
SW corner leaked in 1993, fixed the grade no problems since
2. Roof: Any known problems? Yes ☐ No ☒ Unknown ☐ Type Asphalt Unknown ☐
Date of repairs/replacement new in 2010 Unknown ☐ Describe: _____
3. Well and pump: Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair:
375' deep drilled well Has the water been tested? Yes ☐ No ☐ Unknown ☐
If yes, date of last report/results: _____
4. Septic tanks/drain fields: Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank North of home Unknown ☐
Age 23 Unknown ☐ Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes ☐ No ☒
Unknown ☐ Date of inspection _____ Unknown ☐ Date tank last cleaned/pumped _____ Unknown ☐
5. Sewer: Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
6. Heating system(s): Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs new in 2012
7. Central Cooling system(s): Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
8. Plumbing system(s): Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
9. Electrical system(s): Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
10. Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____
Previous Infestation/Structural Damage? Yes ☐ No ☐ Date of repairs _____
11. Asbestos: Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒ If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes ☒ No ☐ If yes, test results? 12.6
Date of last report Jan 2012 If Buyer tests for Radon, Seller agrees to release testing results to Buyer ☐ Yes ☐
13. Lead Based Paint: Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☒
Unknown ☐ If yes, what were the test results? _____ Has the lead disclosure and Pamphlet been provided? Yes ☒ No ☐
14. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property?
Yes ☐ No ☒ Unknown ☐
15. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes ☐ No ☒ Unknown ☐
16. Structural Damage: Any known structural damage? Yes ☐ No ☒ Unknown ☐
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
18. Is the property located in a flood plain? Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____
19. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐ What is the zoning? A-2
20. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐ If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if Necessary):

III. Non-Mandatory Requested Items: Are you as Seller aware of any of the following:

1. Any significant structural modification, alteration, or repair? Yes ☐ No ☒ Unknown ☐
2. Has there been a property/casualty loss or insurance claim over \$5,000 or major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
3. Are there any known current, preliminary or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☐ Unknown ☒
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
8. Attic Insulation: Type Fiberglass Unknown ☐ Amount _____ Unknown ☐
9. Are you aware of any area environmental concerns? Yes ☐ No ☐ Unknown ☐ If yes, please explain: _____
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
11. Where survey of property may be found: Agent

If the answer to any item is yes please explain. Attach additional sheets if necessary:

12. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items)

Seller has owned the property since 1952. Seller has indicated above the history and condition of all the items based solely on the information known or reasonable available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Lloyd A. Mallin
Seller

Seller

Date

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer

Buyer

Date