



**We are Pleased to  
Present for Sale**

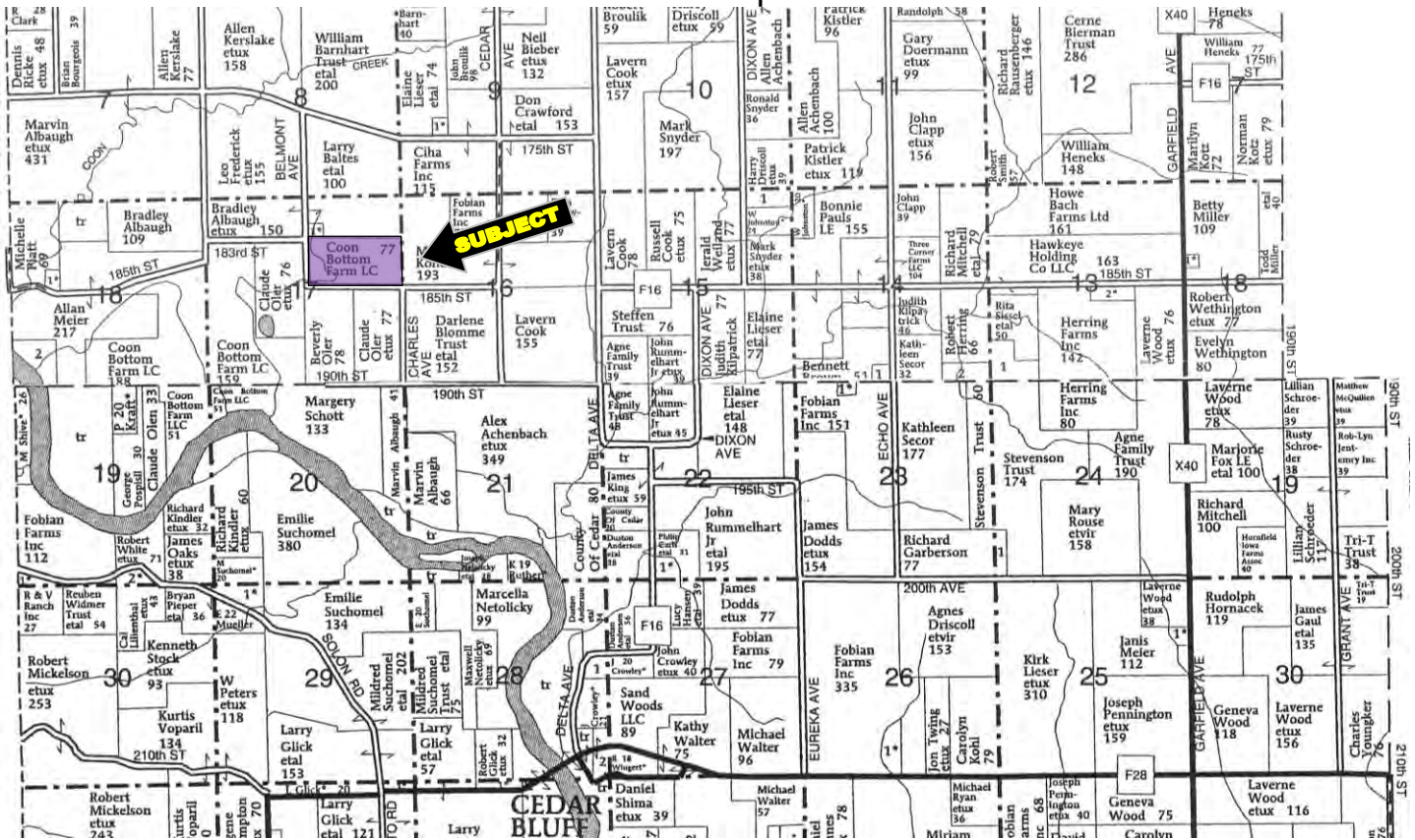
**80 Acres m/l  
Cedar County, Iowa**

<b>OWNER:</b>	Coon Bottom Farm, L.L.C.												
<b>LOCATION:</b>	From Lisbon: 4 miles south on Highway X20 to Sutliff. At the Sutliff store go 2 miles east on 130 <sup>th</sup> Street (turns into 170 <sup>th</sup> Street in Cedar County). Go to Baker Avenue and turn right 1 mile, go east ½ mile on 183 <sup>rd</sup> Street.												
<b>LEGAL DESCRIPTION:</b>	S ½ NE ¼ of Section 17; all in Township 81 North, Range 4 West of the 5 <sup>th</sup> P.M., Cedar County, Iowa.												
<b>PRICE &amp; TERMS:</b>	\$520,000 - \$6,500 per acre. 10% upon acceptance of offer and balance at closing.												
<b>POSSESSION:</b>	Negotiable.												
<b>TAXES:</b>	2010-2011, payable 2011-2012 – \$5,474 - net - \$21.77 per taxable acres. There are 77.25 net acres.												
<b>FSA INFORMATION:</b>	<table><tr><td>Farm #4442</td><td>Tract #90</td><td></td></tr><tr><td>Cropland</td><td></td><td>71.3 Acres* (Includes 18 acres CRP)</td></tr><tr><td>Corn Base</td><td></td><td>51.1 Acres</td></tr><tr><td>Direct &amp; Counter Cyclical Corn Yield</td><td></td><td>133/133 Bu./Acre</td></tr></table>	Farm #4442	Tract #90		Cropland		71.3 Acres* (Includes 18 acres CRP)	Corn Base		51.1 Acres	Direct & Counter Cyclical Corn Yield		133/133 Bu./Acre
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<b>CONSERVATION RESERVE PROGRAM (CRP):</b>	There are 18 acres enrolled in the Wetlands CRP Program at \$201 per acre with an annual payment of \$3,620. This contract expires September 30, 2017.												
<b>AVERAGE CSR:*</b>	ArcView Software indicates an average CSR of 67.1 on the cropland acres. The Cedar County Assessor indicates an average CSR of 69.01.												
<b>BUILDINGS:</b>	None.												
<b>WELL:</b>	There is a well located east of the CRP.												
<b>BROKER’S COMMENTS:</b>	This is a good income producing farm with a nice recreational pond.												

*\*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.*

## Plat Map



## Aerial Map



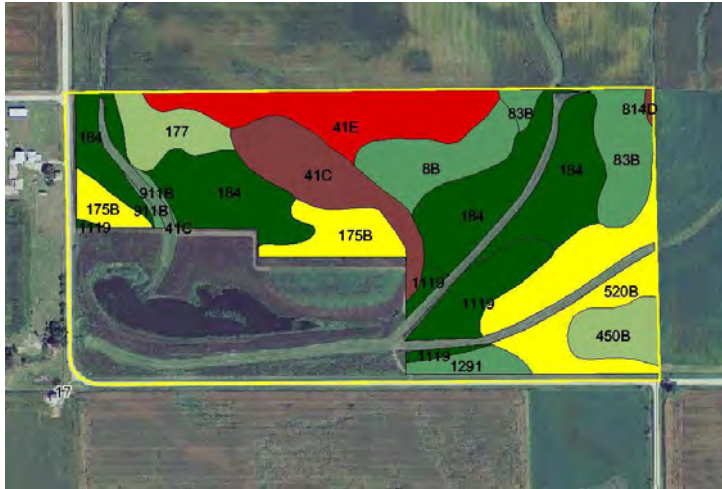
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## CSR: Calculated using ArcView 3.2 software

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### CSR MAP



Measured Tillable Acres		53.3	Average CSR		67.1	Soybean	
Soil Label	Soil Name	CSR	Corn Yield		Yield	Acres	
1119	Muscatine silty clay loam, terrace	100	223		60	3.57	
1291	Atterberry silt loam, terrace, 0 to	90	210		57	1.13	
175B	Dickinson fine sandy loam, 2 to 5	56	164		44	3.47	
177	Saupe loam, 0 to 2 percent slope	64	174		47	2.51	
184	Klinger silty clay loam, 1 to 3 per	93	214		58	14.75	
41C	Sparta loamy fine sand, 5 to 9 pe	26	123		33	4.76	
41E	Sparta loamy fine sand, 9 to 18 p	5	95		26	6.31	
450B	Pilot silt loam, 2 to 5 percent slo	68	180		49	2.23	
520B	Coppock silt loam, 2 to 5 percent	60	169		46	6.79	
814D	Rockton loam, 5 to 14 percent sl	26	123		33	0.13	
83B	Kenyon loam, 2 to 5 percent slop	87	205		55	3.68	
8B	Judson silty clay loam, 2 to 5 per	90	210		57	3.68	
911B	Colo-Ely complex, 2 to 5 percent	85	203		55	0.28	

### PHOTOS



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION CONTACT TROY R. LOUWAGIE AT EMAIL: [TROYL@HERTZ.AG](mailto:TROYL@HERTZ.AG)

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