



**We are Pleased to  
Present for Sale**

**Pattison Farm  
42 Acres m/l  
Johnson County, Iowa**

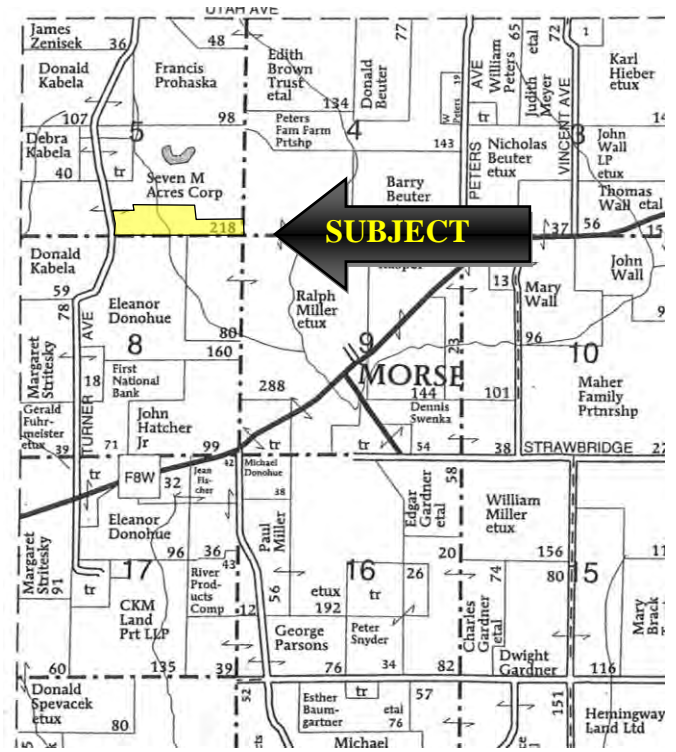
<b>OWNERS:</b>	Mark L. and Lynette B. Pattison																				
<b>LOCATION:</b>	From Iowa City: 3-½ miles north on Highway 1, 1 mile east on Morse Road (Highway F8W), 1-½ miles north on Turner Avenue. The farm is located on the east side of the road.																				
<b>LEGAL DESCRIPTION:</b>	The south 41.24 acres of the SE ¼ SW ¼ of Section 5, Township 80 North, Range 5 West of the 5 <sup>th</sup> P.M., Johnson County, Iowa.																				
<b>PRICE &amp; TERMS:</b>	<div>\$346,500 - \$8,250</div> <div><del>\$418,950 - \$9,975</del> per acre - 10% upon acceptance of offer and balance at closing.</div>																				
<b>POSSESSION:</b>	Negotiable.																				
<b>TAXES:</b>	2011-2012, payable 2012-2013 – \$690.00 – net – \$16.73 per taxable acre. There are 41.24 taxable acres. There are 13.43 acres enrolled in the Forest Reserve Program and are exempt from Real Estate taxes.																				
<b>SCHOOL DISTRICT:</b>	Solon Community School District.																				
<b>CROPLAND:</b>	There are approximately 24.2 cropland acres.																				
<b>FSA INFORMATION:</b>	<table><tr><td>Farm #5780</td><td>Tract #8345</td><td></td></tr><tr><td>Cropland</td><td></td><td>22.2 Acres (Includes 3.9 Acres CRP)</td></tr><tr><td>Corn Base</td><td></td><td>12.7 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>121/121 Bushels/Acre</td></tr><tr><td>Wheat Base</td><td></td><td>5.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Wheat Yield</td><td></td><td>41/41 Bushels/Acre</td></tr></table> <p>There are 3.9 acres of CRP on the farm with an annual payment of \$646.00 and an expiration date of September 30, 2019.</p>			Farm #5780	Tract #8345		Cropland		22.2 Acres (Includes 3.9 Acres CRP)	Corn Base		12.7 Acres	Direct and Counter Cyclical Corn Yield		121/121 Bushels/Acre	Wheat Base		5.6 Acres	Direct and Counter Cyclical Wheat Yield		41/41 Bushels/Acre
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<b>AVERAGE CSR:</b>	ArcView Software indicates a CSR of 61.7 on the tillable acres.																				
<b>BUILDINGS:</b>	Newer 30' x 40' insulated shop with a concrete floor. Entire shop is insulated and has sheetrock on walls and ceiling. There is a wood burning stove in the shop.																				
<b>BROKER'S COMMENTS:</b>	This is a one of a kind property for anyone wanting to live in rural Johnson County. This property consists of 17 acres of mature oak timber and 22.2 acres of cropland and CRP. There are many large bucks in and around this property. This property would make a beautiful home site located only 10 minutes from Iowa City.																				

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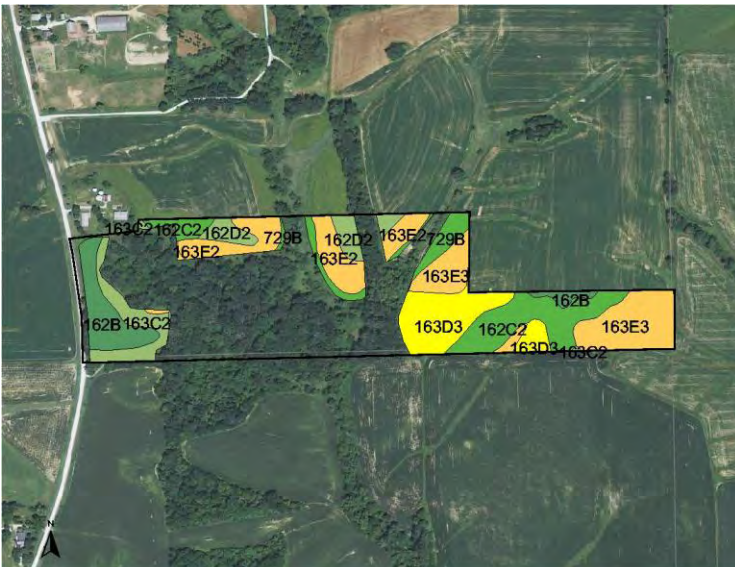
Aerial Map



Plat Map

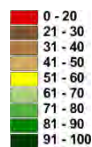


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Measured Tillable Acres	22.6	Average CSR	61.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
162B	Downs silt loam, 2 to 5 percent s	90	204	55	2.46	
162C2	Downs silt loam, 5 to 9 percent s	73	181	49	3.95	
162D2	Downs silt loam, 9 to 14 percent s	63	167	45	1.44	
163C	Fayette silt loam, 5 to 9 percent s	70	177	48	0.01	
163C2	Fayette silt loam, 5 to 9 percent s	68	174	47	1.72	
163D3	Fayette silty clay loam, 9 to 14 pe	55	156	42	3.51	
163E	Fayette silt loam, 14 to 18 percer	50	150	41	0.08	
163E2	Fayette silt loam, 14 to 18 percer	48	147	40	3.48	
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	4.60	
729B	Nodaway-Arenzville silt loams, 1	77	186	50	1.39	

\*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

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*PHOTOS*



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