



We are Pleased to Present for Sale

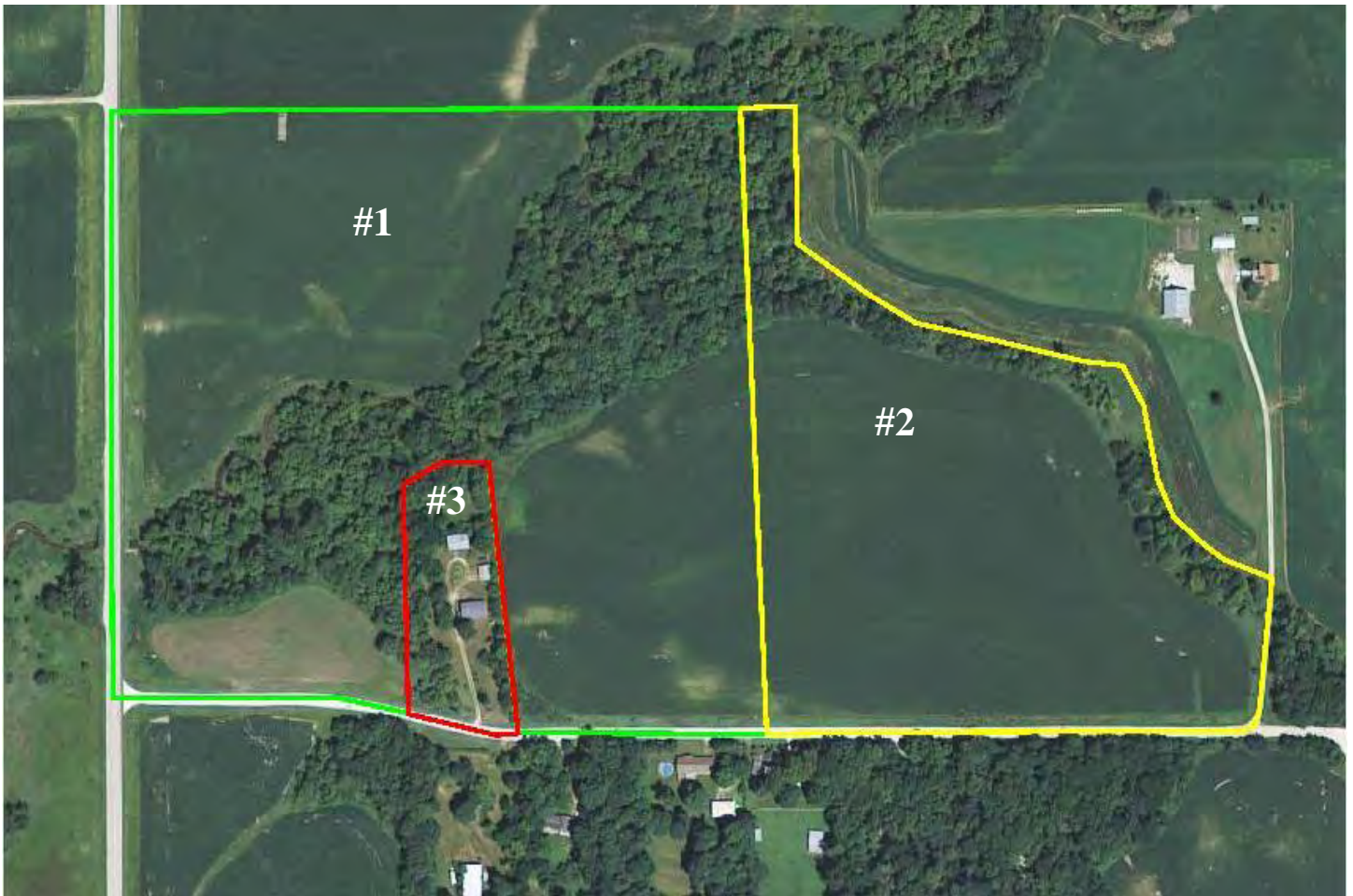
**Schomburg Farm
Parcel #1 – 33.75 Acres m/l
Parcel #2 -20 Acres m/l
Parcel #3 – House and 2.38 Acres m/l
Linn County, Iowa**

- OWNERS:** Richard and Linda Schomburg.
- LOCATION:** From Mount Vernon: 5 miles north on Springville Road.
- ADDRESS:** 767 Dee Lane, Mount Vernon, IA 52314
- POSSESSION:** Negotiable.
- SCHOOL DISTRICT:** Springville Community School District.
- BROKER'S COMMENTS:** These are attractive home sites north of Mount Vernon along Springville Road.

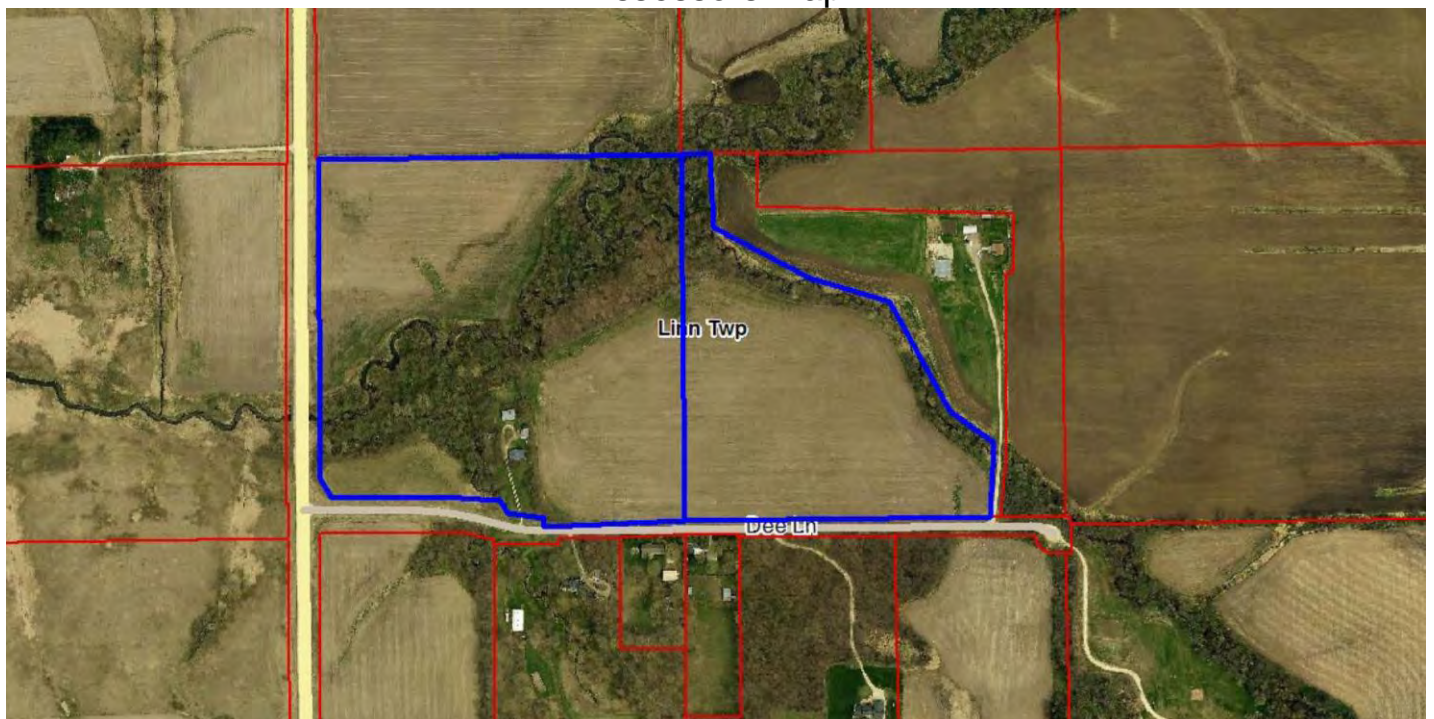


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Aerial Map



Assessors Map

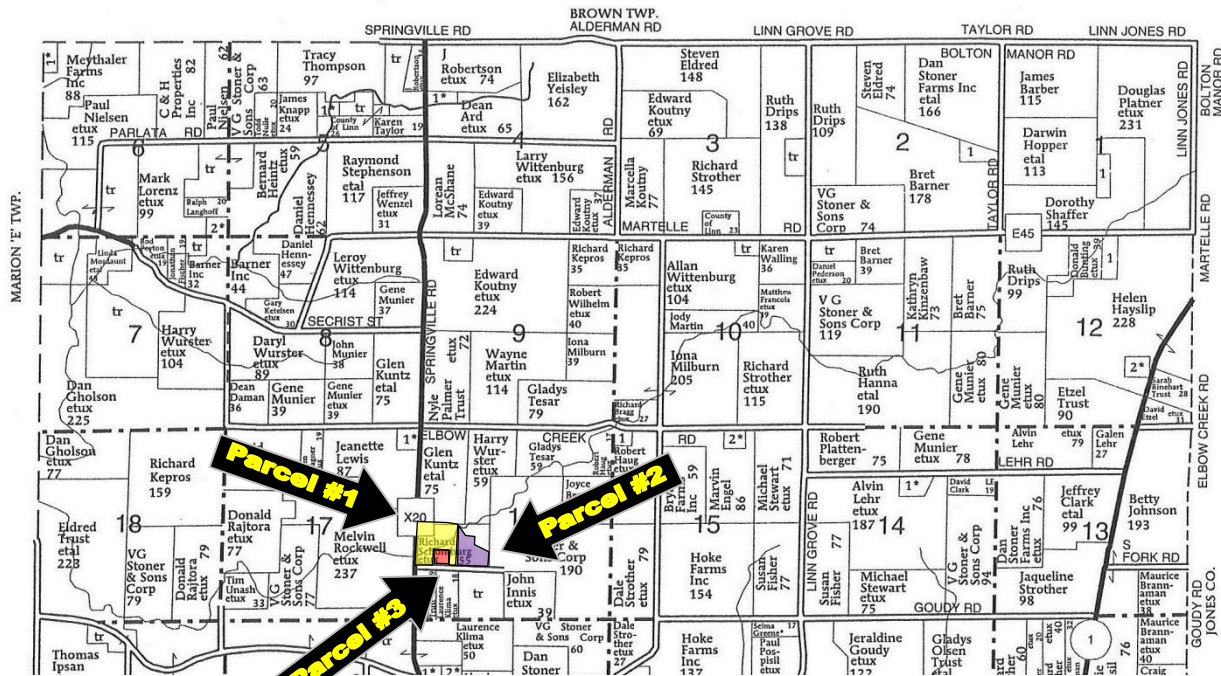


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Plat Map

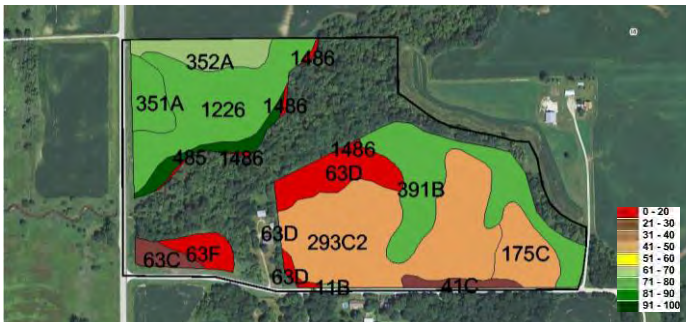
T-83-N LINN PLAT R-5-W

(Landowners)



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	38.4	Average CSR	51.7		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	0.06
1226	Lawlor loam, 0 to 2 percent slope	73	183	49	7.14
1486	Spillville-Sigglekov complex, 0 to 1 percent	5	91	25	0.33
175C	Dickinson fine sandy loam, 5 to 10 percent	40	138	37	2.39
293C2	Chelsea-Lamont-Fayette complex, 1 to 2 percent	38	135	36	11.53
351A	Atterberry silt loam, sandy substrate	73	183	49	1.59
352A	Whittier silt loam, 0 to 2 percent	68	176	48	2.08
391B	Clyde-Floyd-Schley complex, 1 to 2 percent	73	183	49	6.74
409C	Dickinson fine sandy loam, loam	41	139	38	
41C	Sparta loamy fine sand, 5 to 9 percent	25	118	32	0.61
485	Spillville loam	92	208	56	1.16
63C	Chelsea loamy fine sand, 5 to 9 percent	21	112	30	0.79
63D	Chelsea loamy fine sand, 9 to 18 percent	11	99	27	2.87
63F	Chelsea loamy fine sand, 18 to 30 percent	5	91	25	1.09



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

33.75 Acres m/l Linn County, Iowa

FARM LOCATION:	From Mount Vernon: 5 miles north on Springville Road. The farm is located on the east side of the road.
LEGAL DESCRIPTION:	To be known as Lot 2, Schomburg 1 st Addition to Linn County, Iowa.
PRICE & TERMS:	\$261,565 - \$7,750 per acre – 5% upon acceptance of offer and balance at closing.
TAXES:	2011 – 2012, payable 2012 – 2013 – Estimated \$607.00 - net - \$18.00 per taxable acre. There are 33.75 taxable acres.
CROPLAND:	There are approximately 22.8 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 51.7 and a CSR 2 of 44.6 on the cropland acres.
DRIVEWAY ACCESS:	Buyer to pay Linn County Secondary Road Department \$1,898 for the use of three entrances.
BROKER'S COMMENTS:	This is an Attractive Building Site along hard surface Springville Road. It includes 11 acres of timber which is ideal for hunting or recreation. Elbow Creek runs through this farm.

**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.*



CSR1

Measured Tillable Acres	22.8	Average CSR	51.7		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	0.06
1226	Lawler loam, 0 to 2 percent slope	73	183	49	7.14
1486	Spillville-Sigglekov complex, 0 to 1	5	91	25	0.33
293C2	Chelsea-Lamont-Fayette complex	38	135	36	5.78
351A	Atterberry silt loam, sandy substr	73	183	49	1.59
352A	Whittier silt loam, 0 to 2 percent	68	176	48	2.08
391B	Clyde-Floyd-Schley complex, 1 to 2	73	183	49	0.22
485	Spillville loam	92	208	56	1.16
63C	Chelsea loamy fine sand, 5 to 9	21	112	30	0.79
63D	Chelsea loamy fine sand, 9 to 18	11	99	27	2.51
63F	Chelsea loamy fine sand, 18 to 3	5	91	25	1.09



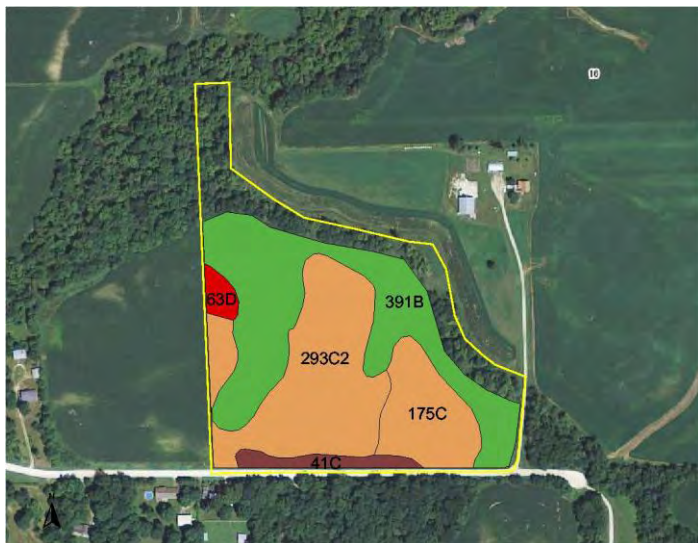
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Parcel #2

20 Acres m/l Linn County, Iowa

FARM LOCATION:	From Mount Vernon: 5 miles north on Springville Road then ½ mile east on Dee Lane. The farm is located on the north side of the road.
LEGAL DESCRIPTION:	20 acres m/l located in the NE ¼ of the SW ¼ of Section 16, Township 83 North, Range 5 West of the 5 th P.M., Linn County, Iowa.
PRICE & TERMS:	\$155,000 - \$7,750 per acre – 10% upon acceptance of offer and balance at closing.
TAXES:	2011 – 2012, payable 2012 – 2013 – \$326.00 - net - \$16.74 per taxable acre. There are 19.47 taxable acres.
CROPLAND:	There are 15.5 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 51.9 and a CSR2 of 56.3 on the cropland acres.
BUILDINGS:	None.
BROKER'S COMMENTS:	This is an attractive 20 acre farm with 15.5 acres of cropland and the balance in creek and timber. Linn County will allow one single family home to be built on this parcel.

**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.*



CSR1



Measured Tillable Acres	15.5	Average CSR	51.9		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
175C	Dickinson fine sandy loam, 5 to 9 pe	40	138	37	2.39
293C2	Chelsea-Lamont-Fayette comple	38	135	36	5.66
391B	Clyde-Floyd-Schley complex, 1 to 2	73	183	49	6.51
409C	Dickinson fine sandy loam, loam	41	139	38	
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	0.61
63D	Chelsea loamy fine sand, 9 to 18	11	99	27	0.35

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Parcel #3
2.38 Acres m/l
Linn County, Iowa

FARM LOCATION:	From Mount Vernon: 5 miles north on Springville Road to Dee Lane. ¼ mile east on Dee Lane.
ADDRESS:	767 Dee Lane, Mount Vernon, Iowa 52314.
LEGAL DESCRIPTION:	To be known as Lot 1, Schomburg 1 st Addition to Linn County, Iowa.
PRICE & TERMS:	\$144,900 – 5% upon acceptance of offer and balance at closing.
TAXES:	To be determined. There are 2.38 taxable acres.
HOUSE:	Attractive 3 to 5 bedroom ranch home that was built around 1978 that consists of 1,400 square feet. The basement is fully finished with two bedrooms and one bathroom. The main level is partially finished with three bedrooms and a full bath. The house has recently been resided and has a newer roof. The foundation is treated wood.
WELL:	The well is located north of the house and is 54 feet deep.
SEPTIC SYSTEM:	The septic system and leach field are located south of the house.
GARAGE:	24' x 30'
OUTBUILDINGS:	28' x 42' pole shed.
BROKER'S COMMENTS:	This is an attractive acreage in rural Linn County with a nice house and outbuildings.



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PHOTOS



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