



**We are Pleased to
Present for Sale**

**McClure Farm
40 Acres m/l
Linn County, Iowa**

OWNERS:	Dennis and Judy McClure	
LOCATION:	From Center Point: 2 ½ miles northwest on Rolling Acres Road.	
LEGAL DESCRIPTION:	SW ¼ NW ¼ of Section 32, Township 86 North, Range 8 West of the 5 th P.M., Linn County, Iowa.	
PRICE & TERMS:	\$280,000 - \$7,000 per acre. 10% upon acceptance of offer and balance at closing.	
POSSESSION:	Negotiable.	
TAXES:	2011-2012, payable 2012-2013 – \$736.00 – net - \$19.37 per acre. There are 38.00 taxable acres.	
FSA INFORMATION:	Farm # 6087 – Tract #10598	<u>Estimated</u>
	Cropland	35.0 Acres
	Corn Base	28.0 Acres
	Direct and Counter Cyclical Corn Yield	109/109 Bushels/Acre
	Soybean Base	6.0 Acres
	Direct and Counter Cyclical Soybean Yield	38/38 Bushels/Acre
AVERAGE CSR:*	ArcView Software indicates a CSR2 of 62.9 and a CSR of 59.8 on the cropland acres. The Linn County Assessor indicates an average CSR of 49.73.	
SCHOOL DISTRICT:	Center Point-Urbana School District.	
BROKER'S COMMENTS:	This is a good income producing farm located in a strong area. It would make an excellent investment or an attractive building site in rural Linn County.	

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.

PHOTOS



Cropland



Cropland



Cropland



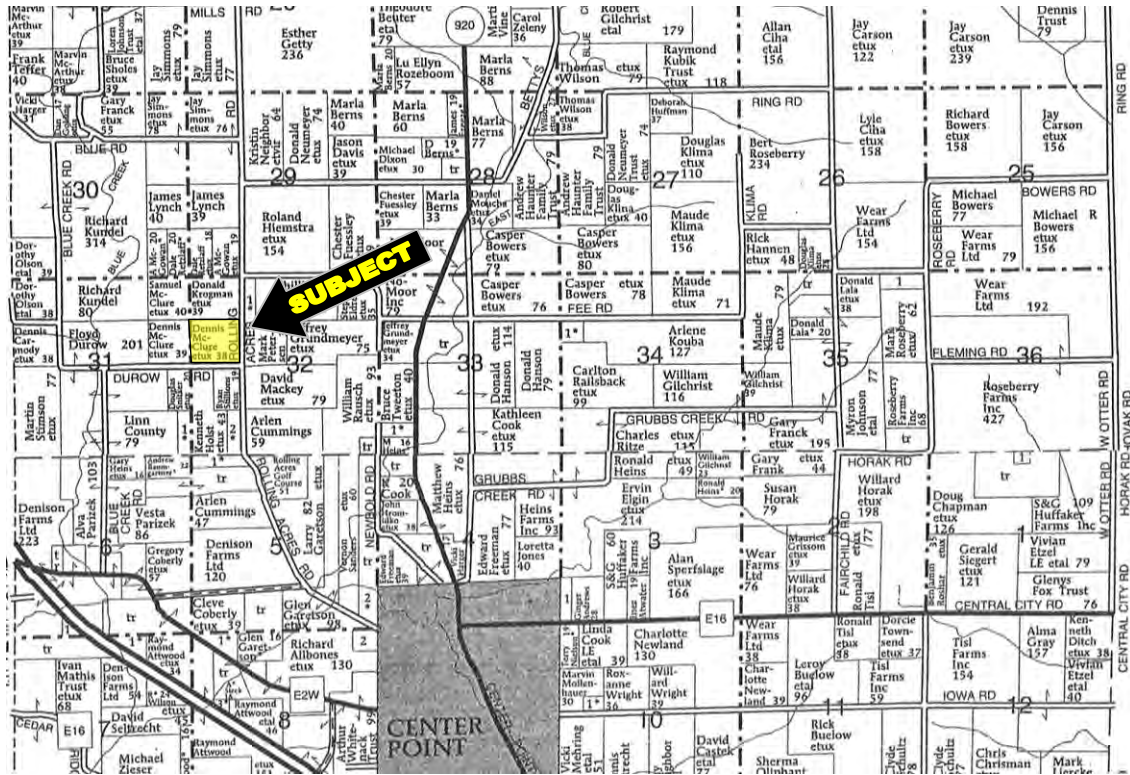
Cropland



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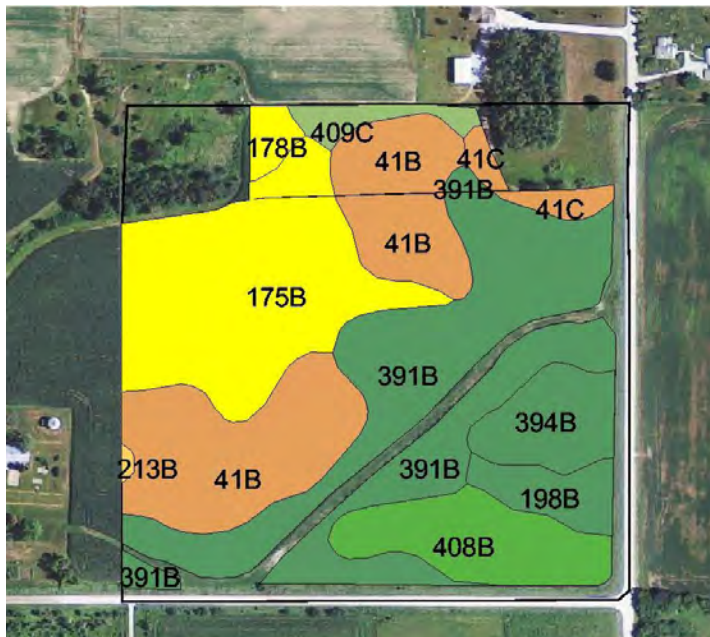
Plat Map



Aerial Map



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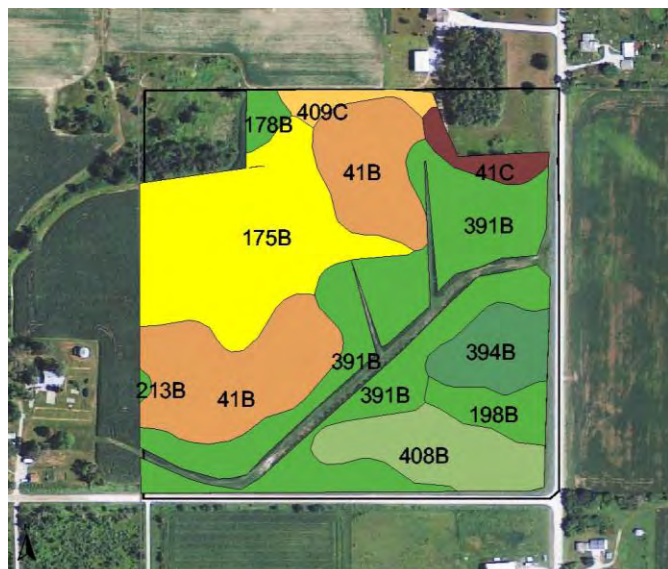
Measured Tillable Acres		33.1	Ave. CSR2*		62.9	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
175B	Dickinson fine sandy loam, 2 to 5	51	6.0	Ille	7.6	
178B	Waukee loam, 2 to 5 percent slopes	55	0.7	Ille	0.5	
198B	Floyd loam, 1 to 4 percent slopes	85	1.3	Ilw	1.2	
213B	Rockton loam, deep, 2 to 5 percent	47	0.1	Ille	0.1	
391B	Clyde-Floyd-Schley complex, 1 to 4	81	7.1	Ilw	10.0	
394B	Ostrander loam, 2 to 5 percent slopes	87	1.5	Ille	1.9	
408B	Olin fine sandy loam, 2 to 5 percent	79	1.2	Ille	2.9	
409C	Dickinson fine sandy loam, loam	70	1.5	Ille	0.7	
41B	Sparta loamy fine sand, 2 to 5 percent	38	7.9	IVs	7.6	
41C	Sparta loamy fine sand, 5 to 9 percent	33	3.6	IVs	0.7	

***CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant

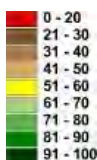
difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.

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	33.1	Average CSR	59.8		
			Corn Yield	Soybean Yield	Acres
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	55	158	43	7.58
178B	Waukee loam, 2 to 5 percent slopes	74	184	50	0.46
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	1.17
213B	Rockton loam, deep, 2 to 5 percent slopes	75	185	50	0.06
391B	Clyde-Floyd-Schley complex, 1 to 4 percent slopes	73	183	49	10.04
394B	Ostrander loam, 2 to 5 percent slopes	85	199	54	1.90
408B	Olin fine sandy loam, 2 to 5 percent slopes	65	172	46	2.94
409C	Dickinson fine sandy loam, loam	41	139	38	0.67
41B	Sparta loamy fine sand, 2 to 5 percent slopes	40	138	37	7.62
41C	Sparta loamy fine sand, 5 to 9 percent slopes	25	118	32	0.66



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

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