



**We are Pleased to  
Present for Sale**

**Black Otter Creek LC Farm  
25 Acres m/l  
Johnson County, Iowa**

<b>OWNERS:</b>	Black Otter Creek LC.
<b>LOCATION:</b>	From Lone Tree: ¼ mile west on Highway 22.
<b>LEGAL DESCRIPTION:</b>	That part of the NE ¼ described as Auditor's Parcel #2002024 in Survey Book 44 Page 75 except Finley's Subdivision. (The exact legal description to be taken from the abstract).
<b>PRICE &amp; TERMS:</b>	\$187,500 - \$7,500 per acre - 10% upon acceptance of offer and balance in cash at closing.
<b>POSSESSION:</b>	Negotiable.
<b>TAXES:</b>	2010-2011, payable 2011-2012 – estimated \$625.00 – net – There are 24.74 estimated taxable acres.
<b>CROPLAND:</b>	There are 17.2 estimated cropland acres.
<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 87.1 on the cropland acres.
<b>BUILDINGS:</b>	None.
<b>BROKER'S COMMENTS:</b>	This farm is ideally located on the west edge of Lone Tree in a fast developing area. Sewer and water are located at this property. The cropland would provide good income with the potential for future residential or commercial development.

*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*



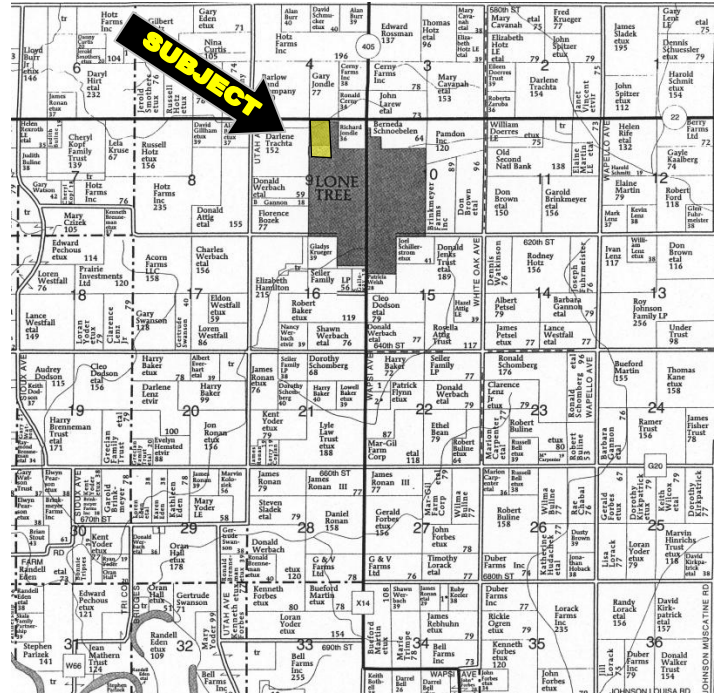
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Aerial Map



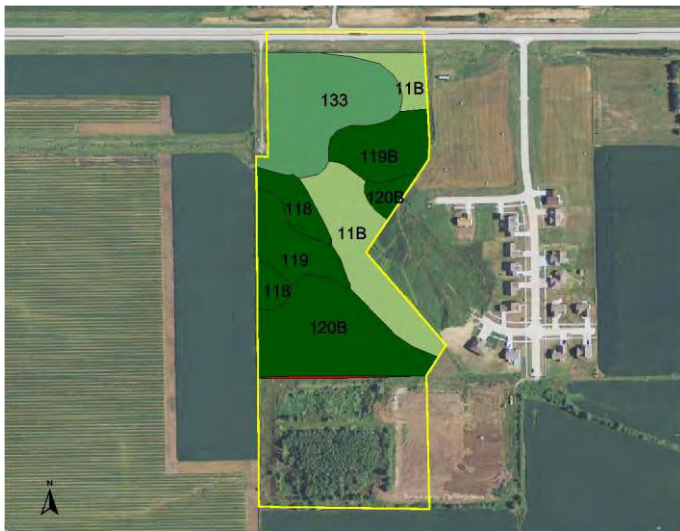
Plat Map



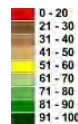
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### CSR: Calculated using ArcView 3.2 software

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	17.2	Average CSR	87.1		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95	210	57	1.24
119	Muscataine silt loam, 0 to 2 per	100	217	59	1.54
119B	Muscataine silt loam, 2 to 5 per	95	210	57	1.83
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	3.70
120B	Tama silt loam, 2 to 5 percent sil	95	210	57	4.57
133	Colo silty clay loam, 0 to 2 per	85	197	53	4.17
5040	Orthents, loamy	5			0.10



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [TROYL@HERTZ.AG](mailto:TROYL@HERTZ.AG)

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ [WWW.HFMGT.COM](http://WWW.HFMGT.COM)

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