



**We are Pleased to  
Present for Sale**

**Schoff Farm  
73 Acres m/i  
Linn County, Iowa**

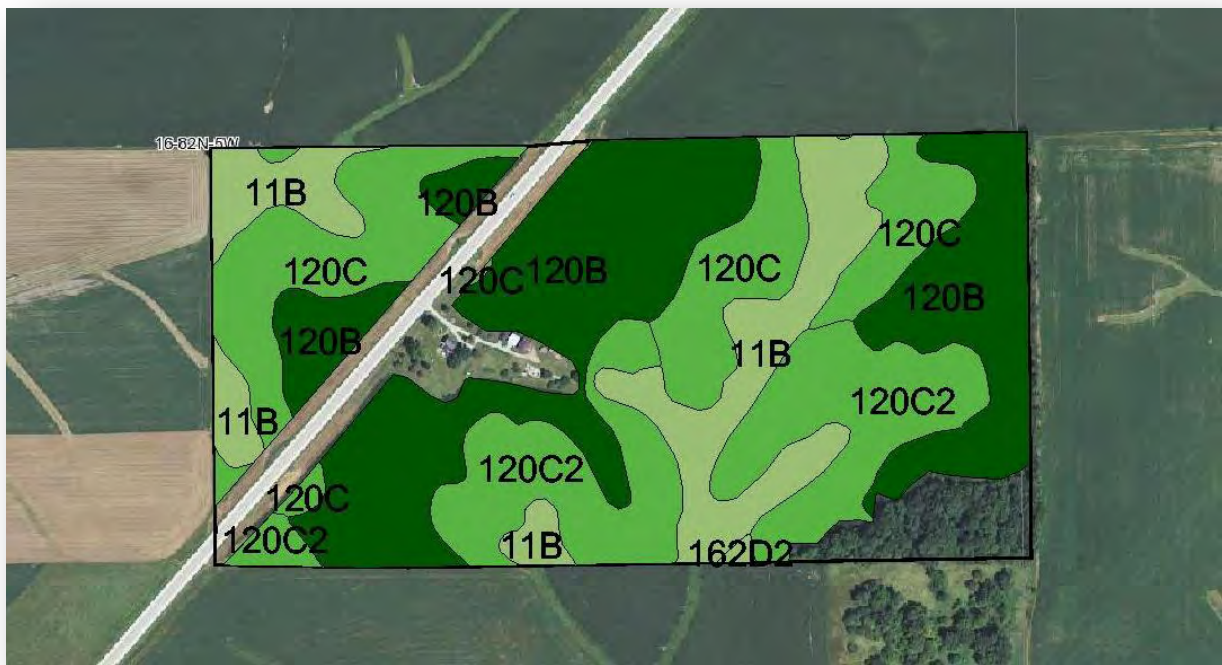
<b>OWNERS:</b>	Kenneth & Bonita Schoff											
<b>LOCATION:</b>	From Mt. Vernon: ½ mile south of Highway 1/Highway 30 Intersection											
<b>ADDRESS:</b>	681 Highway 1, Mount Vernon, IA 52314											
<b>LEGAL DESCRIPTION:</b>	N ½ SE ¼ of Section 16, Township 82 North, Range 5 West of the 5 <sup>th</sup> P.M., Linn County, Iowa.											
<b>PRICE &amp; TERMS:</b>	\$1,058,500 - \$14,500 per acre - 10% upon acceptance of offer and balance in cash at closing.											
<b>POSSESSION:</b>	Negotiable subject to the 2012 Cash Rent Lease.											
<b>TAXES:</b>	2010-2011, payable 2011-2012 – \$4,548.00 – net – There are 72.78 taxable acres.											
<b>FSA INFORMATION:</b>	<table><tr><td>Cropland</td><td>68.3 Acres</td></tr><tr><td>Corn Base</td><td>47.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>124/124 Bu/Acre</td></tr><tr><td>Soybean Base</td><td>21.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>37/37 Bu/Acre</td></tr></table>		Cropland	68.3 Acres	Corn Base	47.3 Acres	Direct and Counter Cyclical Corn Yield	124/124 Bu/Acre	Soybean Base	21.0 Acres	Direct and Counter Cyclical Soybean Yield	37/37 Bu/Acre
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<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 83.3 on the cropland acres. The Linn County Assessor indicates an average CSR of 75.76 the entire farm.											
<b>HOUSE:</b>	This is a one-of-a-kind two-story Victorian home that was originally built back in 1860. The home consists of 2,413 finished square feet with three bedrooms and one full bath. Step back in time when you enter the living room of this home with hardwood floors and some of the most magnificent woodwork we have ever seen! This pre-Civil War home also includes an open staircase.											
<b>GARAGE:</b>	12' x 20'; Overhead door; Concrete floor.											
<b>GARAGE:</b>	15' x 25'; 25' overhead door; Concrete floor.											
<b>SHOP:</b>	28' x 31'; Overhead door with opener; Insulated; Radiant heat; Concrete floor.											

*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.*

- LP TANK:** 250-gallon capacity (rented).
- LP TANK:** 500-gallon capacity (rented).
- BARN:** 26' x 51'.
- GRANARY:** 14' x 16'; Steel roof.
- GARDEN SHED:** 8' x 12'.
- WELL:** Drilled well located 50' east of the house.
- SEPTIC SYSTEM:** A new septic system and leach field will be installed on the south side of the house.
- BROKER'S COMMENTS:** This is a high quality, income producing farm located along Highway 1 on the south edge of the city limits of Mount Vernon. This farm offers excellent potential for development. It also includes one of the most attractive homes in rural Linn County. There is nice woodwork and the lawn and landscaping has been well manicured. The outbuildings would be ideal for storage or livestock.







### 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		68.3	Average CSR		83.3
					Corn
					Yield
					Soybean
					Yield
					Acres
Soil Label	Soil Name	CSR			
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	11.72
120B	Tama silty clay loam, 2 to 5 percent	95	212	57	26.77
120C	Tama silty clay loam, 5 to 9 percent	80	192	52	14.70
120C2	Tama silty clay loam, 5 to 9 percent	78	189	51	14.98
162D2	Downs silt loam, 9 to 14 percent	63	169	46	0.14



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*House*



*Living Room with Fireplace*



*Living Room*



*Living Room*



*Outbuildings*



*Attractive Yard*

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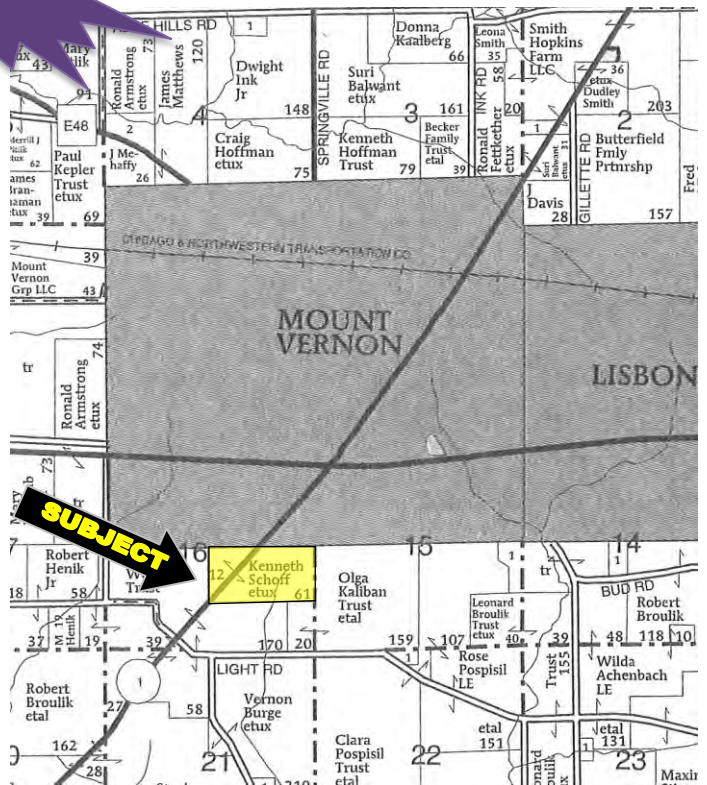


Aerial Map



Mt.  
Vernon

Plat Map



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