



We are Pleased to Present for Sale

Ethel Rozinek Estate Farm
279 Acres m/l
Cedar County, Iowa

| | | | | | | | | | | | |
|---|---|--|--|------------------------|--|----------|-------------|--------------|------------|---|--------------------|
| OWNERS: | Ethel Rozinek Estate | | | | | | | | | | |
| LOCATION: | From West Branch: 3 miles north on Highway X30 and ½ mile west on 250 th Street. | | | | | | | | | | |
| ADDRESS: | 63 250 th Street, West Branch, Iowa 52358. | | | | | | | | | | |
| LEGAL DESCRIPTION: | The SW ¼ and the SE ¼ of the NW ¼ and the W ½ of the SE ¼ of Section 18, Township 80 North, Range 4 West of the 5 th P.M., Cedar County, Iowa. | | | | | | | | | | |
| PRICE & TERMS: | \$1,841,400 - \$6,600 per acre - 10% upon acceptance of offer and balance at closing. | | | | | | | | | | |
| POSSESSION: | Negotiable. | | | | | | | | | | |
| TAXES: | 2010-2011, payable 2011-2012 – \$5,550.00 – net – \$20.11 per taxable acre. There are 275.92 taxable acres. | | | | | | | | | | |
| FSA INFORMATION: | <table><tr><td>Farm #723 – Tract #172</td><td></td></tr><tr><td>Cropland</td><td>232.6 Acres</td></tr><tr><td>Soybean Base</td><td>30.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>30/30 Bushels/Acre</td></tr></table> | | | Farm #723 – Tract #172 | | Cropland | 232.6 Acres | Soybean Base | 30.3 Acres | Direct and Counter Cyclical Soybean Yield | 30/30 Bushels/Acre |
| Farm #723 – Tract #172 | | | | | | | | | | | |
| Cropland | 232.6 Acres | | | | | | | | | | |
| Soybean Base | 30.3 Acres | | | | | | | | | | |
| Direct and Counter Cyclical Soybean Yield | 30/30 Bushels/Acre | | | | | | | | | | |
| AVERAGE CSR:* | ArcView Software indicates a CSR of 65.0 on the cropland acres. The Cedar County Assessor indicates an average CSR of 61.4 on the entire farm. | | | | | | | | | | |
| HOUSE: | This is a 3 bedroom, 2 bath, 1 ½ story home that was built around 1900. The house includes nice woodwork and steam heat. | | | | | | | | | | |
| GARAGE: | Attached two-stall garage. | | | | | | | | | | |
| WELL: | The well is located west of the corn crib in a well pit. | | | | | | | | | | |
| SEPTIC SYSTEM: | The septic tank is located west of the house. Status of septic system is unknown. | | | | | | | | | | |
| OUTBUILDINGS: | There is a nice 40' x 60' machine shed with 14' walls and two 20' wide sliding doors. This machine shed was built in 1998. Other outbuildings include a shop and corn crib. | | | | | | | | | | |
| SOLID WASTE: | There is some old metal located in a ravine in the timber. | | | | | | | | | | |

**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.*

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**PROPERTY
DISCLOSURE
STATEMENT:**

This farm is owned by an Estate and is exempt from the requirements of a Property Disclosure Statement.

**BROKER'S
COMMENTS:**

This is a good income producing Cedar County Farm located in a strong area. It includes a combination of quality farmland, timber and a nice house and outbuildings.



House



Machine Shed



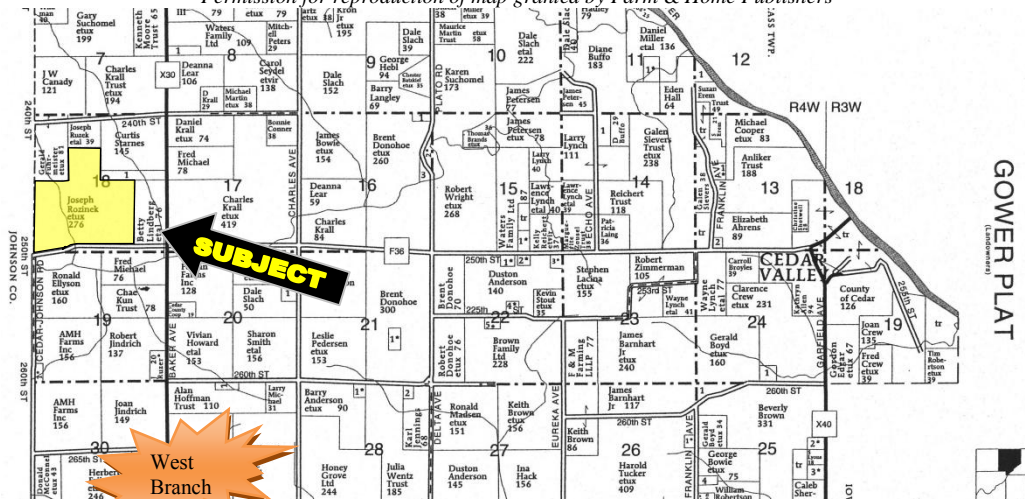
Cropland



Cropland

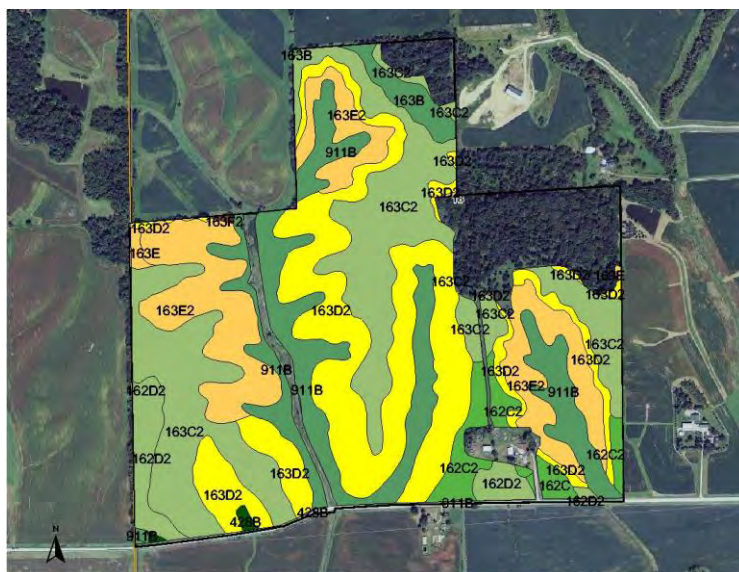
Plat Map

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| Measured Tillable Acres | 233.4 | Average CSR | 65.0 | Corn | Soybean | |
|-------------------------|-----------------------------------|-------------|----------|---------|---------|--|
| Soil Label | Soil Name | CSR | Yield | Yield | Acres | |
| 133+ | Colo silt loam, 0 to 2 percent sl | 85 | 203 | 55 | 0.05 | |
| 162C | Downs silt loam, 5 to 9 percent | 75 | 189 | 51 | 1.75 | |
| 162C2 | Downs silt loam, 5 to 9 percent | 73 | 187 | 50 | 7.86 | |
| 162D2 | Downs silt loam, 9 to 14 percen | 63 | 171.5 | 46.5 | 9.07 | |
| 163B | Fayette silt loam, 2 to 5 percen | 85 | 203 | 55 | 4.59 | |
| 163C2 | Fayette silt loam, 5 to 9 percen | 68 | 179.3333 | 48.7778 | 66.86 | |
| 163D2 | Fayette silt loam, 9 to 14 percen | 58 | 165.625 | 44.875 | 63.79 | |
| 163E | Fayette silt loam, 14 to 18 perc | 50 | 154.5 | 41.75 | 0.99 | |
| 163E2 | Fayette silt loam, 14 to 18 perc | 48 | 153 | 41 | 39.62 | |
| 163F2 | Fayette silt loam, 18 to 25 perc | 27 | 124 | 33 | 0.18 | |
| 428B | Ely silty clay loam, 2 to 5 perce | 93 | 214 | 58 | 0.65 | |
| 911B | Colo-Ely complex, 2 to 5 perce | 85 | 203 | 55 | 37.99 | |

0 - 20
21 - 30
31 - 40
41 - 50
51 - 60
61 - 70
71 - 80
81 - 90
91 - 100

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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