



**We are Pleased to
Present for Sale
518 Acres m/l
Cedar County, Iowa**

OWNER:	Coon Bottom Farm, L.L.C.
LOCATION:	From Lisbon: 4 miles south on Highway X20 to Sutliff. At the Sutliff store go 2 miles east on 130 th Street (turns into 170 th Street in Cedar County). Go to Baker Avenue and turn right 1 mile.
ADDRESS:	830 Baker Avenue, Lisbon, IA 52253
LEGAL DESCRIPTION:	SW ¼ NW ¼ and the W ½ SW ¼ and the SE ¼ SW ¼ in Section 17, and that part of the SE ¼ Section 18; all in Township 81 North, Range 4 West of the 5 th P.M., Cedar County, Iowa and 28 acres more or less located in the SW ¼ SW ¼ of Section 18 and the S ¼ NE ¼ of Section 17; all in Township 81 North, Range 4 West of the 5 th P.M., Cedar County, Iowa
PRICE & TERMS:	\$1,243,200 - \$2,400 per acre. 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	2009-2010, payable 2010-2011 – \$4,794 - net - \$9.25 per taxable acres. There are 511.1 net acres. Approximately 250.55 acres are in the Forest Reserve/Wildlife Program and are exempt from real estate taxes.
CROPLAND:	There are approximately 68.33 acres of cropland.
CONSERVATION RESERVE PROGRAM (CRP):	There are 18 acres enrolled in the Wetlands CRP Program at \$201 per acre with an annual payment of \$3,620. This contract expires September 30, 2017.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 67.1 on the cropland acres.
BUILDINGS:	The property includes a one story ranch home consisting of 1,072 finished square feet that was built around 1900. There is also a variety of outbuildings including barn, machine shed, cattle shed and corn crib. This would make an ideal cabin and storage area.
WELL:	There is a well located south of the house and near the windmill on the east 80.
PONDS:	There are many ponds located on this farm. These ponds provide excellent habitat for ducks, geese and other wildlife. This property includes approximately ¾ mile of Cedar river frontage.
WETLANDS RESERVE EASEMENT:	There are approximately 237.2 acres enrolled in the Wetlands Reserve Program with the Federal Government. This means there is an easement on this farm that shall run in perpetuity. The purpose and intent of this easement is to restore, protect, manage,

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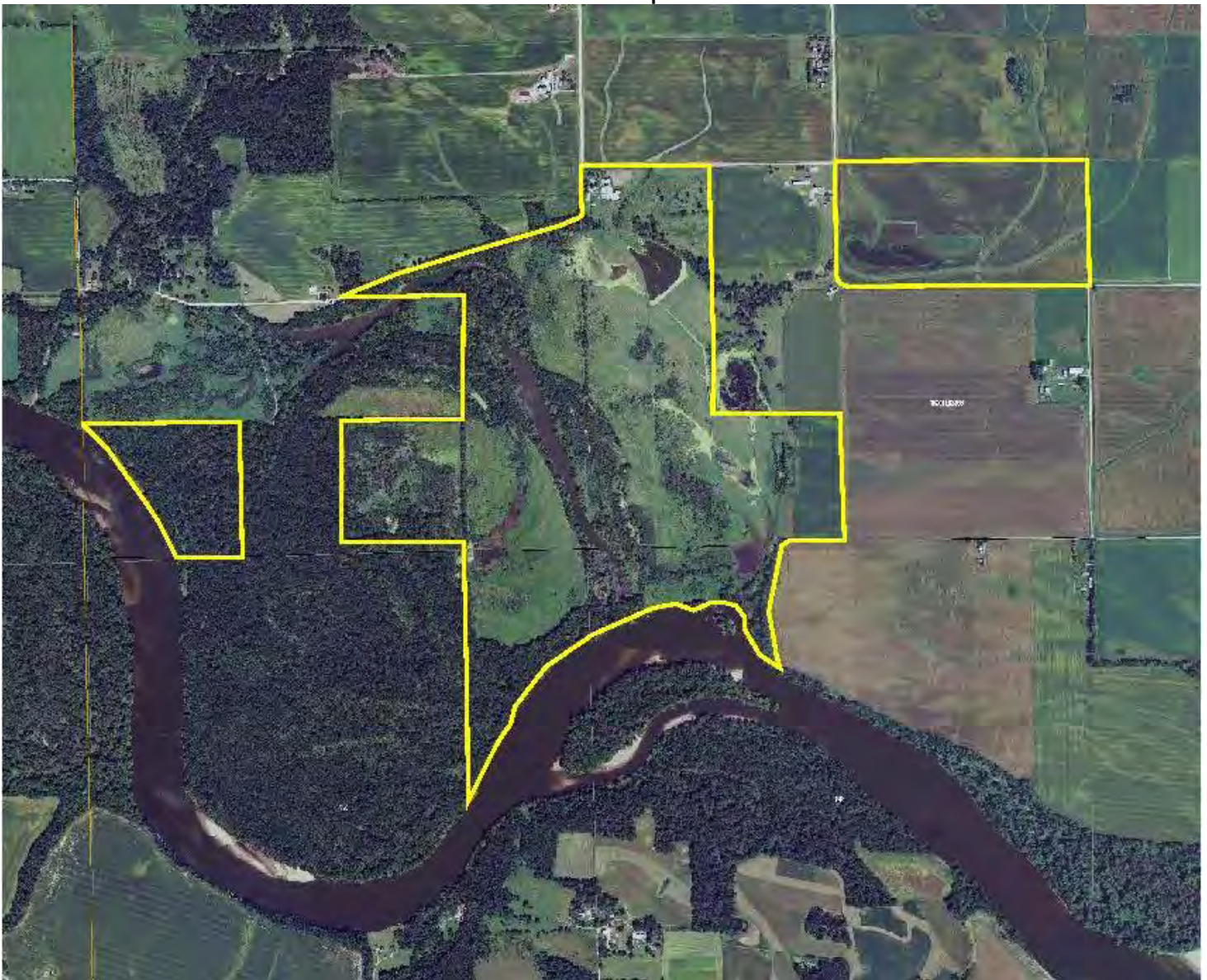
maintain, and enhance the functional values of wetlands and other lands, and for the conservation natural values, including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. The owners of this land will have the right to use this land for recreational uses, control access, and the right of quiet enjoyment. The owner will be prohibited from altering the landscape, harvesting wood, haying or mowing, or building obstructions on this easement area. Contact Hertz Real Estate Services for a copy of the recorded easement.

BROKER'S COMMENTS:

This is a unique opportunity to purchase a large recreational property and provide some good income. There are many ponds and wetland areas that would provide excellent habitat for water fowl and wildlife. There is a nice upland area east of the house with many mature oak trees that would make a beautiful building site. This would make an ideal recreational property for hunting or a private get-a-way.

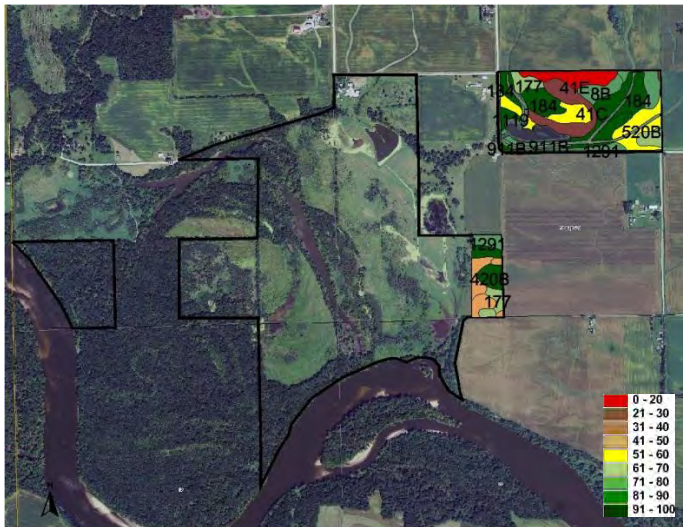
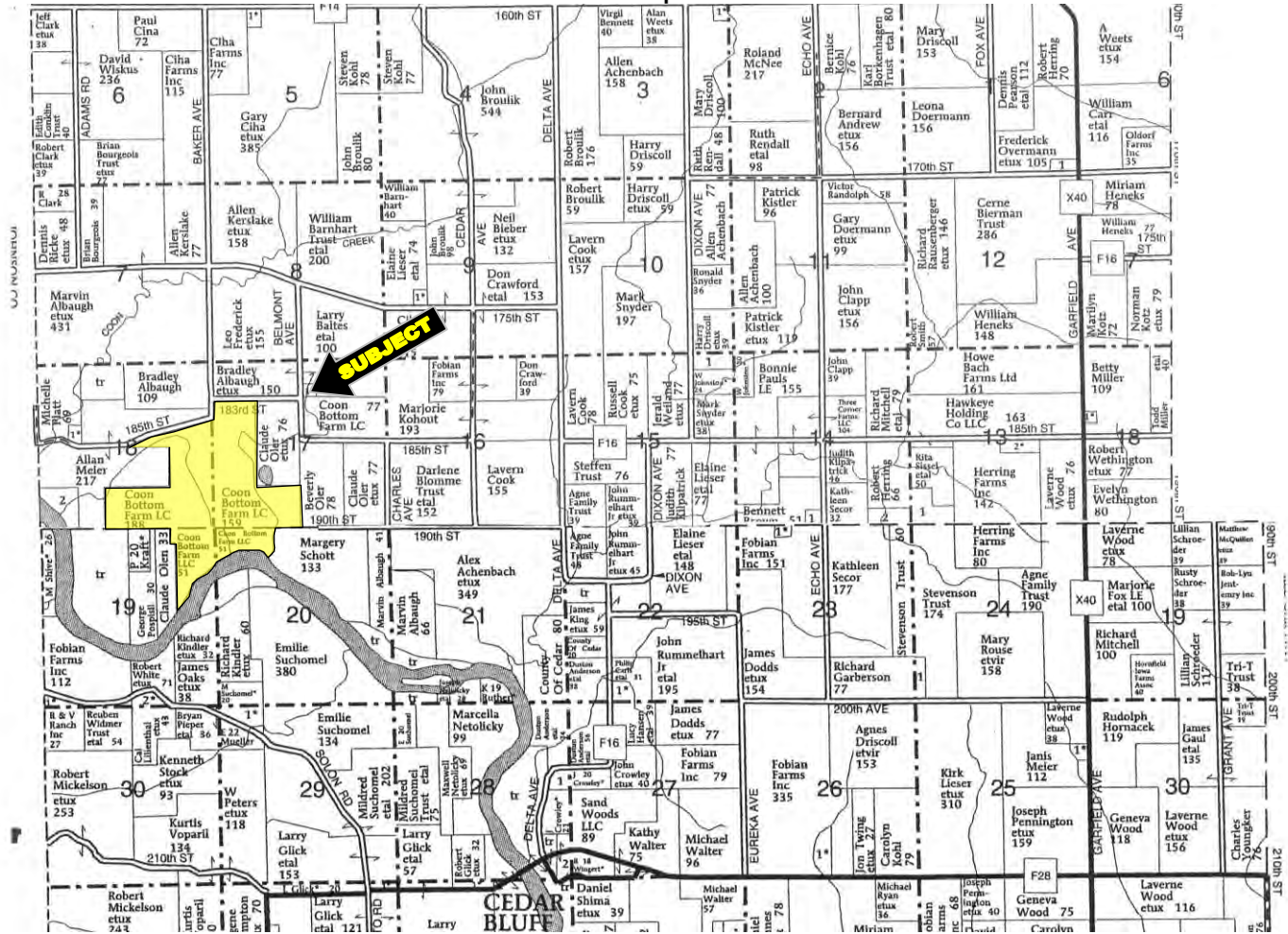
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

Aerial Map



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Plat Map



Measured Tillable Acres	81.4	Average CSR	67.1 Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
1119	Muscatine silty clay loam, terrace	100	223	60	6.07
1160	Walford silt loam, terrace, 0 to 2	67	178	48	0.01
1291	Atterberry silt loam, terrace, 0 to	90	210	57	3.82
136	Ankeny fine sandy loam, 0 to 2 p	70	183	49	0.81
175B	Dickinson fine sandy loam, 2 to t	56	164	44	5.68
177	Saude loam, 0 to 2 percent slope	64	174	47	4.06
184	Klinger silty clay loam, 1 to 3 per	93	214	58	15.38
41C	Sparta loamy fine sand, 5 to 9 pe	26	123	33	8.95
41E	Sparta loamy fine sand, 9 to 18 p	5	95	26	6.31
420B	Tama silty clay loam, terrace, 2 t	94	215	58	5.36
450B	Pilot silt loam, 2 to 5 percent slo	68	180	49	2.23
520B	Coppock silt loam, 2 to 5 percent	60	169	46	6.79
8041B	Sparta loamy fine sand, terrace,	40	142	38	2.80
8041C	Sparta loamy fine sand, terrace,	40	142	38	2.82
814D	Rockton loam, 5 to 14 percent sl	26	123	33	0.13
83B	Kenyon loam, 2 to 5 percent slop	87	205	55	3.68
8B	Judson silty clay loam, 2 to 5 per	90	210	57	3.68
911B	Colo-Ely complex, 2 to 5 percent	85	203	55	2.78

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ■ REAL ESTATE SALES ■ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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PHOTOS



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