



**We are Pleased to
Present for Sale**

**70 Acres (Parcel #2)
Cedar County, Iowa**

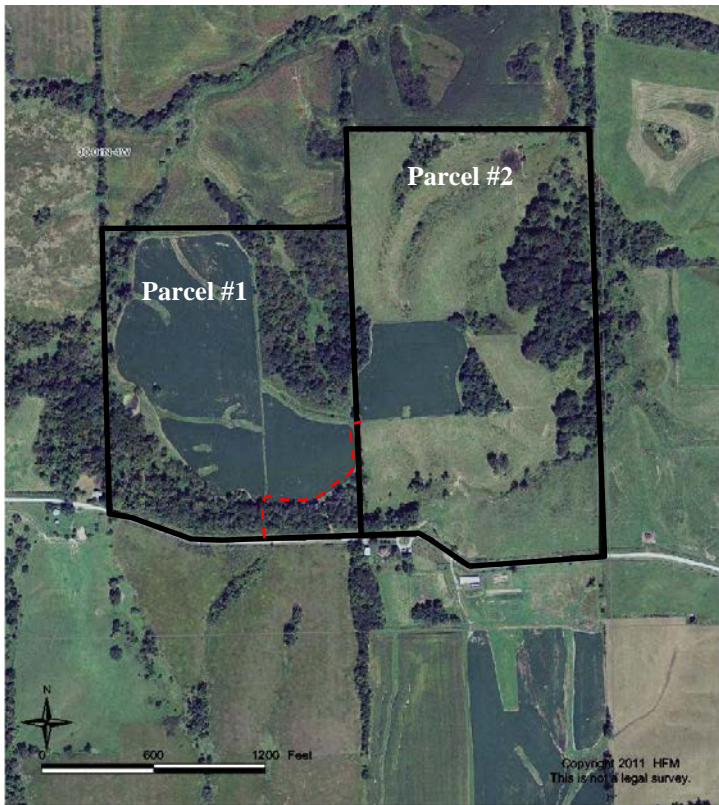
- OWNERS:** Kurtis and Sharon Voparil.
- LOCATION:** From West Branch: 7 miles north on Highway X30 to the curve, ½ mile west on 210th Street. The farms are located on the north side of the road.
- LEGAL DESCRIPTION:** That part of the E ½ of SE ¼ of Section 30 lying north of the road, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa. The exact legal description and acres to be determined by a survey.
- PRICE & TERMS:** \$339,500.00 - \$4,850 per acre – 5% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable – Subject to a 2011 Cash Rent Lease.
- TAXES:** 2009-2010, payable 2010-2011 – Estimated - \$690.00 – net – \$10.00 per taxable acre. There are 69.0 estimated taxable acres.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 65.2 on the cropland acres.
- CROPLAND ACRES:** There are approximately 6.4 cropland acres on this farm.
- BUILDINGS:** None.
- ACCESS:** Access provided by a 40 foot wide easement through Parcel #1 to the west.
- SOLID WASTE:** There is some old metal located in a ravine in the west central portion of the farm.
- BROKER'S COMMENTS:** This farm includes a mixture of cropland, rolling open pasture and timber. There is a small creek running through this farm that would provide an excellent pond site. The mature hardwood trees provide for excellent recreational opportunities. Build your dream home overlooking the rolling hills of Cedar County.



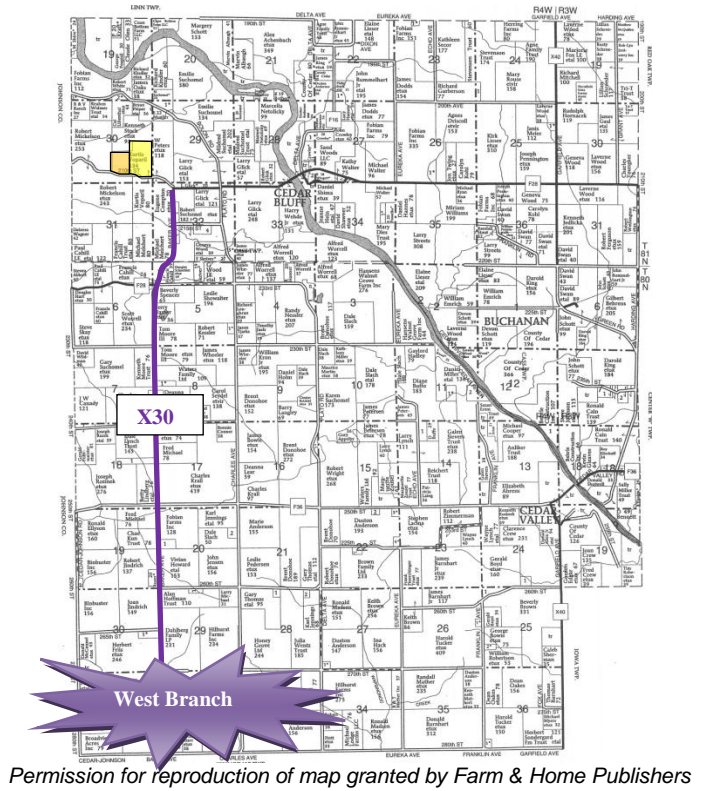
*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil

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.

Aerial Map



Plat Map



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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

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.



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.