



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

- OWNERS:** Tim and Joan Robertson Estates
- LOCATION:** From West Branch: 5 miles east on Interstate 80 to exit 259, 3-1/2 miles north on Hwy X40 to Garfield Road, one mile east on Garfield Road. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** That part of the S ½ NW ¼ lying north of the road, Section 20, Township 80 North, Range 3 West of the 5<sup>th</sup> P.M., Cedar County, Iowa (Exact legal description to be determined by survey).
- PRICE & TERMS:** \$232,800 - \$4,850 per acre – 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – estimated at \$480 – net - \$10.00 per taxable acre.
- SCHOOL DISTRICT:** West Branch Community School District.
- CROPLAND:** 25.9 acres of cropland with an average CSR of 64.1.
- BROKERS COMMENTS:** This is an attractive rural property which includes a mixture of mature timber and rolling crop ground. This would make an ideal site in rural Cedar County to build a home or an attractive property for recreational hunting.



# Aerial Map



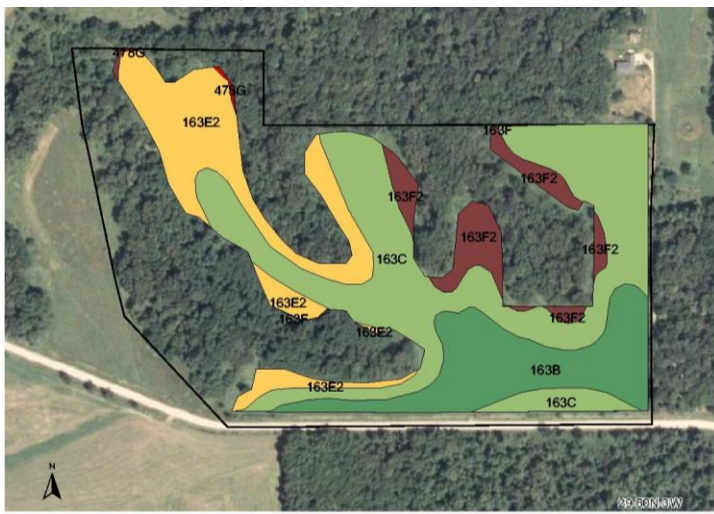
# Plat Map



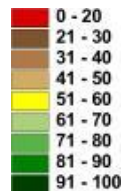
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## CSR: Calculated using ArcView 3.2 software

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 | 25.9                                | Average CSR | 64.1 | Corn Yield | Soybean Yield | Acres |
|-------------------------|-------------------------------------|-------------|------|------------|---------------|-------|
| Soil Label              | Soil Name                           | CSR         |      |            |               |       |
| 163B                    | Fayette silt loam, 2 to 5 percent s | 85          | 203  | 55         | 5.32          |       |
| 163C                    | Fayette silt loam, 5 to 9 percent s | 70          | 183  | 49         | 12.37         |       |
| 163E2                   | Fayette silt loam, 14 to 18 percer  | 48          | 153  | 41         | 5.83          |       |
| 163F                    | Fayette silt loam, 18 to 25 percer  | 30          | 129  | 35         | 0.05          |       |
| 163F2                   | Fayette silt loam, 18 to 25 percer  | 27          | 124  | 33         | 2.28          |       |
| 478G                    | Rock outcrop-Emeline complex,       | 5           | 95   | 26         | 0.05          |       |



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

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