



**We are Pleased to
Present for Sale
36 Acres
Linn County, Iowa**

OWNER:	Jack E. Scott
LOCATION:	From Marion: Intersection of Highway 13 and Highway 151, 4 miles north on Highway 13 to County Home Road, 2 miles east on County Home Road to Jordan's Grove Road, 3 miles north on Jordan's Grove Road. The farm is located on the east side of the road.
LEGAL DESCRIPTION:	NW ¼ NW ¼ Except Plat Of Survey #1168 all in Section 36, Township 85 North, Range 6 West of the 5 th P.M., Linn County, Iowa.
PRICE & TERMS:	\$234,000 - \$6,500 per acre - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	2009-2010, payable 2010-2011 – \$584.00 – net – \$16.54 per taxable acre. There are 35.31 taxable acres.
SCHOOL DISTRICT:	Springville Community School District.
CROPLAND:	There are approximately 26.8 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates a CSR of 53.0 on the cropland acres. The Linn County Assessor indicates an average CSR of 49.02 on the entire farm.
BUILDINGS:	None.
POND:	This property includes a beautiful pond that provides excellent fishing and recreational use. The pond is stocked with Blue Gill, Crappie, and Bass.
SOLID WASTE:	There is some old machinery in the timbered draw.
BROKER'S COMMENTS:	This is a rare opportunity to purchase a beautiful building site overlooking an attractive pond in rural Linn County! Build your dream home on this attractive rural setting.

**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.*

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.

PHOTOSIMAPS



~~~~~



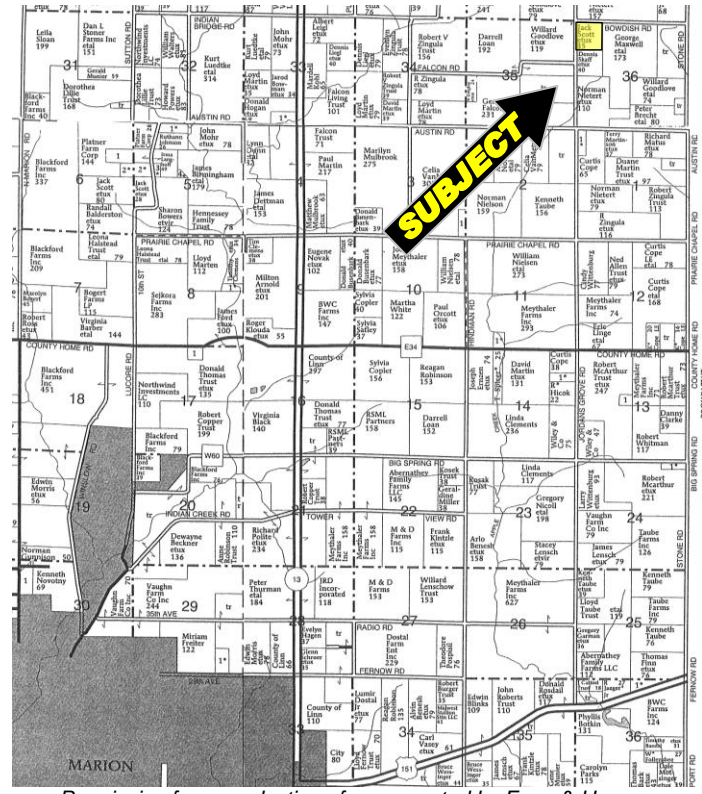
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*



# Aerial Map



# Plat Map

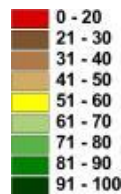


## CSR: Calculated using ArcView 3.2 software

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 | 26.8                               | Average CSR | 53.0 | Corn Yield | Soybean Yield | Acres |
| Soil Label              | Soil Name                          | CSR         |      |            |               |       |
| 175B                    | Dickinson fine sandy loam, 2 to 5  | 55          | 158  | 43         | 2.25          |       |
| 175C                    | Dickinson fine sandy loam, 5 to 9  | 40          | 138  | 37         | 0.84          |       |
| 175D                    | Dickinson fine sandy loam, 9 to 1  | 30          | 125  | 34         | 1.57          |       |
| 284C                    | Flagler sandy loam, 5 to 9 percent | 20          | 111  | 30         | 2.08          |       |
| 284C2                   | Flagler sandy loam, 5 to 9 percent | 15          | 104  | 28         | 2.79          |       |
| 41C                     | Sparta loamy fine sand, 5 to 9 pe  | 25          | 118  | 32         | 3.39          |       |
| 426B                    | Aredale loam, 2 to 5 percent slo   | 85          | 199  | 54         | 1.43          |       |
| 578B                    | Wauke loam, uplands, 2 to 5 pe     | 74          | 184  | 50         | 10.56         |       |
| 84                      | Clyde silty clay loam              | 77          | 188  | 51         | 1.90          |       |



## 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)

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

REID: 010-1173 - 04/01/11

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.