

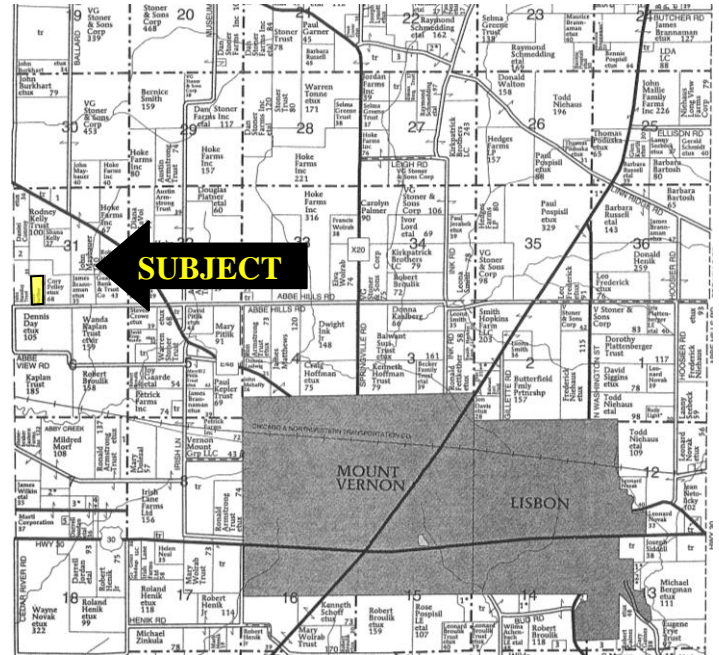
**We are Pleased to
Present for Sale
Barthel Property
17 Acres m/l
Linn County, Iowa**

OWNERS:	Mildred V. Barthel
LOCATION:	From Mount Vernon: 2 miles northwest on Mount Vernon Road and 1 mile west on Abbe Hills Road. The farm is located on the north side of the farm.
LEGAL DESCRIPTION:	17 acres m/l located in the SE ½ SW ¼ SW ¼, Section 31, T83N-R5W of the 5 th P.M., Linn County, Iowa.
PRICE & TERMS:	\$114,750 - \$6,750 per acre - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable. Subject to a cash rent lease for the 2010 crop year.
TAXES:	2008 – 2009, payable 2009 – 2010 - \$260.00 – net - \$15.50 per taxable acre. There are 16.77 taxable acres.
SCHOOL DISTRICT:	Mount Vernon Community School District.
CROPLAND ACRES:	There are approximately 12.7 cropland acres.
AVERAGE CSR:*	ArcView Software indicates a CSR of 51.9 on the cropland acres. The Linn County Assessor indicates an average CSR of 47.4 on the entire farm.
BUILDINGS:	None.
BUILDING SITE:	Linn County Planning and Development will allow one single family home to be built on this property.
BROKER'S COMMENTS:	This is a rare opportunity to purchase a 17 acres building site between Cedar Rapids and Mount Vernon. Property includes cropland and timber. Build your dream home on this attractive rural setting.

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.



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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