



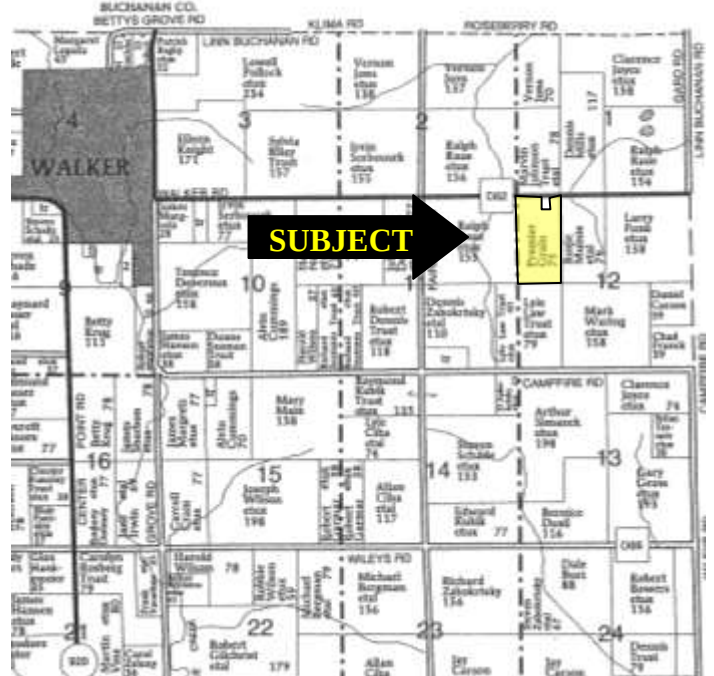
**We are Pleased to
Present for Sale
76 Acres m/l
Linn County, Iowa**

OWNER:	Premier Grain										
LOCATION:	From Walker: 2 miles east on Walker Road (Highway D62). The farm is located on the south side of the road.										
LEGAL DESCRIPTION:	W ½ NW ¼ Section 12, Township 86 North, Range 8 West of the 5 th P.M., Linn County, Iowa except Rawson-Covington 1 st Addition and except Road.										
PRICE & TERMS:	\$326,800.00 - \$4,300 per acre – 10% upon acceptance of offer and balance in cash at closing.										
POSSESSION:	Negotiable.										
TAXES:	2008-2009, payable 2009-2010 – \$1,210.00 – net – \$16.15 per taxable acre. There are 74.95 taxable acres.										
FSA INFORMATION:	Farm #5877 – Tract #10460										
	<table><tr><td>Cropland</td><td>75.9 Acres</td></tr><tr><td>Corn Base</td><td>37.8 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>118/145 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>37.8 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>34/41 Bushels/Acre</td></tr></table>	Cropland	75.9 Acres	Corn Base	37.8 Acres	Direct and Counter Cyclical Corn Yield	118/145 Bushels/Acre	Soybean Base	37.8 Acres	Direct and Counter Cyclical Soybean Yield	34/41 Bushels/Acre
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Soybean Base	37.8 Acres										
Direct and Counter Cyclical Soybean Yield	34/41 Bushels/Acre										
AVERAGE CSR:*	ArcView Software indicates a CSR of 54.1 on the cropland acres. The Linn County Assessor indicates an average CSR of 53.5 on the entire farm.										
SCHOOL DISTRICT:	North Linn Community School District.										
BUILDINGS:	None.										
BROKER'S COMMENTS:	Good Income Producing Farm located on a hard-surface road!										

Aerial Map



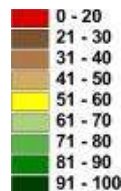
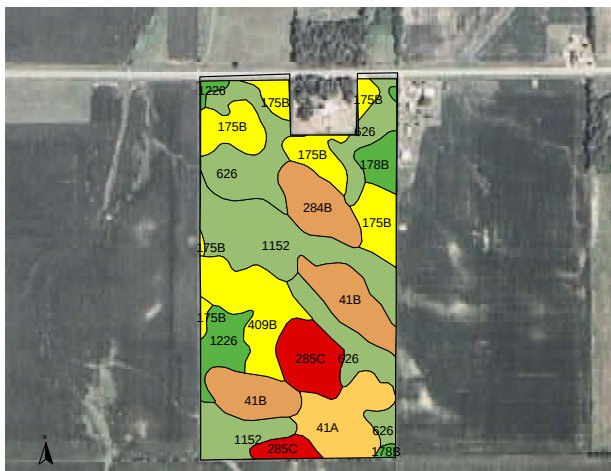
Plat Map



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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	75.7	Average CSR	54.1	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1152	Marshan clay loam, 0 to 2 percer	70	179	48	14.02	
1226	Lawler loam, 0 to 2 percent slope	73	183	49	3.41	
175B	Dickinson fine sandy loam, 2 to 5	55	158	43	10.07	
178B	Waukee loam, 2 to 5 percent slo	74	184	50	2.21	
284B	Flagler sandy loam, 2 to 5 percer	35	131	35	4.46	
285C	Burkhardt sandy loam, 2 to 9 per	5	91	25	5.70	
409B	Dickinson fine sandy loam, loam	56	160	43	6.84	
41A	Sparta loamy fine sand, 0 to 2 pe	45	145	39	6.03	
41B	Sparta loamy fine sand, 2 to 5 pe	40	138	37	8.55	
626	Hayfield loam, 0 to 2 percent slop	67	168	45	14.40	

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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