

## We are Pleased to Present for Sale 286 Acres Linn County, Iowa

OWNER: Gary L. Railsback Trust.

**LOCATION:** From north side of Palo: ½ mile west on E36; 1½ miles north on Hollenbeck

Road.

ADDRESS: 3134 Hollenbeck Road, Palo, IA 52324.

LEGAL DESCRIPTION: SE ¼ (Except N500 feet of S ½ of SE 1/4) of Section 7 and the E ½ of the NE ¼ of

Section 18 and the W ½ of the NW ¼ of Section 17, all in Township 84 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa, and also excepting Lot 1, Railsback First

Addition.

\$1,186,900 - \$4,150

**PRICE & TERMS:** \$1,272,700 - \$4,450 per acre -10 % upon acceptance of offer and balance at closing.

**POSSESSION:** Negotiable. Subject to a 2009 Cash Rent Lease.

*TAXES:* 2008-2009, payable 2009-2010 - \$7,077.00 - net - \$24.85 per taxable acre. There are

284.74 taxable acres.

FSA INFORMATION: Farm #2461 – Tract #525

Estimated
Cropland 200.3 Acres
Corn Base 98.4 Acres

Direct and Counter Cyclical Corn Yield 113/113 Bushels/Acre

Soybean Base 65.5 Acres

Direct and Counter Cyclical Soybean Yield 30/30 Bushels/Acre

AVERAGE CSR:\* ArcView Software indicates a CSR of 74.7 on the cropland acres. The Linn County

Assessor indicates a 67.7 CSR on the entire farm.

**HOUSE:** This is a well cared for 2-3 bedroom ranch style home with 2 3/4 bathrooms. The

house includes newer carpet and vinyl flooring, 9' ceilings, oak cabinets, and a

wood burning furnace. The home was built in 1983 and consists of

approximately 1,304 square feet of living area on the main level. There is

approximately 800 finished square feet in the basement.

*GARAGE:* 24' x 26'; 2-stall attached; two overhead doors with electric openers.

**WELL:** The well is located west of the house and supplies water to the house and barns.

There is also an unused well under the windmill.

\*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.

SEPTIC SYSTEM: A 1,000 gallon concrete septic tank and the leach field is located approximately

70 feet south of the house.

*MACHINE SHED:* 32' x 56'; dirt floor, steel roof.

**FLAT BARN:** Steel roof, limestone foundation.

**RESERVED ITEMS:** Seller to reserve all grain bins and mobile home.

EASEMENT: Iowa Electric Light & Power Company owns 30 acres through the north 160

acres in Section 7. Seller has an easement through these 30 acres.

**BROKER'S COMMENTS:** This farm has it all with productive cropland, pasture and buildings perfect for livestock

and a nice home in a beautiful rural Linn County setting!



House





Machine Shed



Pasture and Cropland

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## Aerial Map

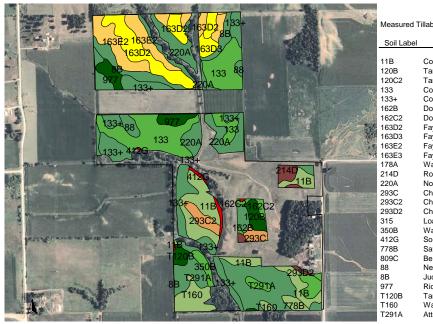


## Plat Map Scott Lubben Richard Buchang 19 19 100 Roward Richard 19 19 100 Roward Reliable Lux 79 100 Roward Ro

Permission for reproduction of map granted by Farm & Home Publishers

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.



	Manager T	Silabla Assas	200.0	A CCD	74.7		
(8)	ivieasured i	Fillable Acres 200.0		Average CSR	74.7 Corn	Soybean	
	Soil Label	Soil	Name	CSR	Yield	Yield	Acres
	11B	Colo-Ely complex, 2 to 5 percent		68	176	48	19.15
	120B	Tama silty clay loam, 2 to 5 perce		95	212	57	3.01
	120C2	Tama silty clay loam, 5 to 9 perce		78	189	51	0.26
8	133	Colo silty clay loam		80	192	52	29.14
	133+	Colo silt loam, overwash		85	199	54	25.48
	162B	Downs silt loam, 2 to 5 percent s		90	206	56	1.93
	162C2	Downs silt loam, 5 to 9 percent s		73	183	49	1.45
	163D2	Fayette silt loam, 9 to 14 percent		t 58	162	44	15.88
	163D3	Fayette silt loam, 9 to 14 percent		t 55	158	43	2.32
. 0	163E2	Fayette silt loam, 14 to 18 percer		r 48	149	40	14.32
34	163E3	Fayette silt loa	m, 14 to 18 perce	r 45	145	39	2.84
	178A	Waukee loam,	0 to 2 percent slo	79	191	52	1.46
	214D	Rockton loam,	moderately deep,	23	115	31	2.86
	220A	Nodaway silt lo	oam, 0 to 2 percer	90	206	56	18.48
	293C	Chelsea-Lamo	nt-Fayette comple	40	138	37	1.91
	293C2	Chelsea-Lamo	nt-Fayette comple	38	135	36	3.14
	293D2	Chelsea-Lamo	nt-Fayette comple	28	122	33	0.41
	315	Loamy alluvial	land	5	91	25	
	350B	Waukegan silt	loam, 2 to 5 perce		183	49	4.77
	412G	Sogn loam, 18	to 30 percent slop	: 5	91	25	1.31
	778B	Sattre loam, 2	to 5 percent slope	69	177	48	1.72
	809C	Bertram sandy	loam, 5 to 9 perc	€ 9	96	26	0.08
	88	Nevin silty clay	/ loam	90	206	56	2.61
	8B	Judson silty cla	ay loam, 2 to 5 per	r 90	206	56	8.30
	977	Richwood silt I	oam	92	208	56	5.45
	T120B	Tama silty clay	loam, benches, 2	95	212	57	2.03
	T160	Walford silt loa	ım, benches	65	172	46	7.21
	T291A	Atterberry silt I	oam, benches, 0 t	90	206	56	22.53

WE ARE PLEASED TO OFFER THESE SERVICES

FOR MORE INFORMATION EMAIL: MV REAL ESTATE

102 Palisades Road 

▼ Mt. Vernon IA 

▼ 52314 

▼ Phone: 319-895-8858 

▼ www.hfmgt.com

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