



**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; 1 ½ miles north on Hollenbeck Road.

ADDRESS: 3134 Hollenbeck Road, Palo, IA 52324.

LEGAL DESCRIPTION: SE ¼ (Except N500 feet of S ½ of SE ¼) 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 5th P.M., Linn County, Iowa, and also excepting Lot 1, Railsback First Addition.

PRICE & TERMS: \$1,186,900 - \$4,150
~~\$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 ¾ 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.*

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- 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



Cropland



Machine Shed



Pasture and Cropland

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