



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

LOCATION: From Springville: ½ mile west on Highway 151, ¼ south on O'Brien Lane.

ADDRESS: 2530 O'Brien Lane, Springville, IA 52336.

LEGAL DESCRIPTION: SE ¼ and SE ¼ NE ¼ Section 31, and the SW ¼ and the S ½ NW ¼ Section 32, except a house, garage and 1 acre all in Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa.

PRICE & TERMS: \$1,741,050.00 - \$3,975 per acre. 10% upon acceptance of offer and balance at closing.

POSSESSION: Negotiable.

TAXES: 2007-2008, payable 2008-2009 - \$9,540.00 – net – \$21.79 per taxable acre. There are 437.90 taxable acres. There are currently 90.9 acres enrolled in the Forest Reserve Program and are exempt from Real Estate Taxes.

SCHOOL DISTRICT: Springville Community School District.

FSA INFORMATION: Farm #5058 - Tract #2836

Cropland	273.5 Acres (includes 94.5 acres CRP)
Corn Base	137.0 Acres
Direct and Counter Cyclical Corn Yield	115/115 Bushels/Acre
Soybean Base	41.4 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre

This farm is considered as Highly Erodible Land (HEL). A conservation system is being actively applied.

There 1.8 acres on this farm that have been certified Wetlands by the Natural Resource Conservation Service.

CONSERVATION RESERVE PROGRAM: There are 94.5 acres enrolled in the CRP program in three different contracts as follows:

Contract #955 – there are 4.3 acres enrolled at \$171.74 per acre or \$738. per year. This contract expires September 30, 2014.

Contract #1042 – there are 68.8 acres enrolled at \$125. per acre or \$8,600 per year. This contract expires September 30, 2015. This is a CRP Tree Program.

Contract #1028 – there are 21.4 acres enrolled at \$125. per acre or \$2675 per year. This contract expires September 30, 2015.

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.

AVERAGE CSR:*

ArcView software indicates a CSR of 79.0 on the cropland acres.

HOUSE:

There is a two-story farm house consisting of 3,552 finished square feet. There is also a 24' x 24' attached garage.

BUILDINGS:

Machine Shed

48' x 48'.

SOLID WASTE:

There is some old metal and junk on a couple spots on this farm.

POTENTIAL QUARRY SITE:

We believe that this farm may have some rock on it and may have the potential for a quarry. All interested buyers are encouraged to complete their own independent investigation.

BROKER'S COMMENTS:

This farm has it all with a house, cropland, CRP and timber! It is ideally located between Marion and Springville just off of Highway 151.

**CSR is an index of soil productivity with a range from 5 to 100. The higher the index, the more productive the soil.*



House



Cropland



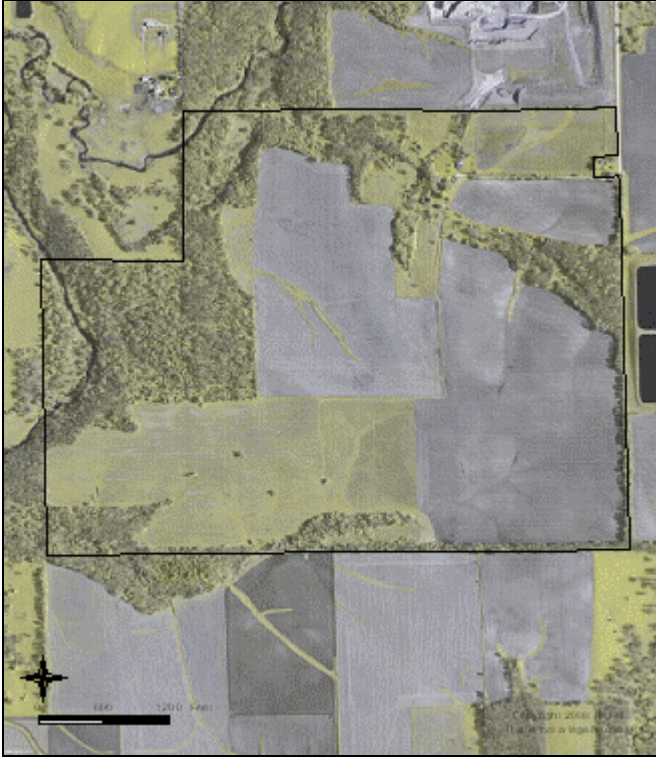
Machine Shed



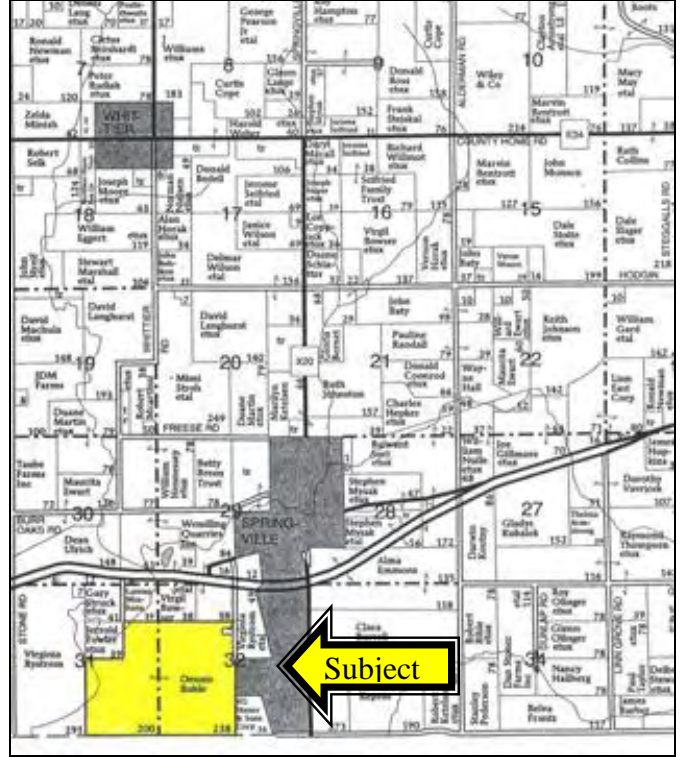
Cropland

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



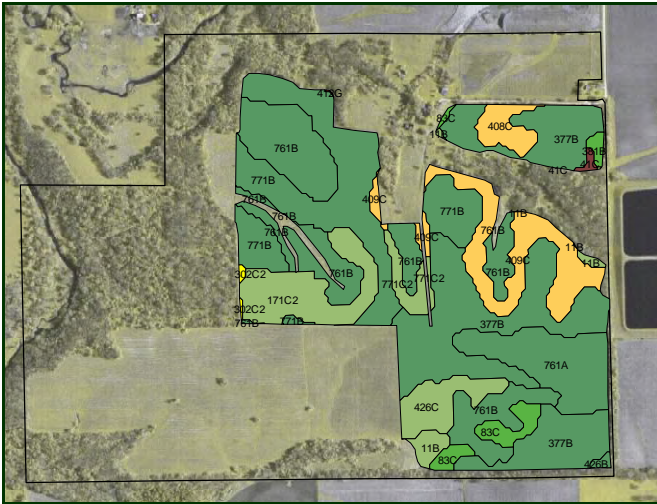
Plat Map



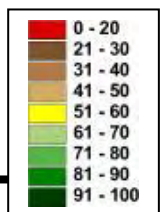
Permission for reproduction of map granted by Farm & Home Publishers

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.



Measured Tillable Acres	178.0	Average CSR	79.0		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	COLO-ELY COMPLEX	68	134	45	2.37
171C2	BASSETT	64	139	42	12.53
302C2	COGGON	57	124	38	0.25
377B	DINGSDALE	90	160	54	47.92
381B	KLINGER-MAXFIELD SICL	80	143	48	0.75
408C	OLIN	50	124	42	3.94
409C	DICKINSON LOAMY SUB	41	111	37	15.65
412G	SOGN	5	0	0	0.02
41C	SPARTA	25	72	24	0.41
426B	AREDALE	85	149	45	0.41
426C	AREDALE	70	144	44	6.68
761A	FRANKLIN	90	154	52	14.45
761B	FRANKLIN	85	151	51	31.54
771B	WAUBEEK	85	151	51	33.92
771C2	WAUBEEK	68	142	48	3.00
83C	KENYON	72	153	47	4.16



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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

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.