



157 Acres m/l, Linn County, IA Crawford Farm

74.8 CSR2 - Located south of Alburnett on a Hard Surface Road

Date: Tues, December 9, 2014

Time: 10:00 a.m.

Auction Site:

Knights of Columbus

Address:

5650 Kacena Avenue
Marion, IA 52302

Property Information

Location

From Alburnett: 1 mile south on Alburnett Road.

Address

3611 N Alburnett Road
Alburnett, IA 52202

Legal Description

The SW ¼ of Section 36, Township 85 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$5,290.00
Net Taxable Acres: 156.39
Tax per Net Tax. Ac.: \$33.83

FSA Data

Farm Number: 1663
Tract Number: 2296
Crop Acres: 132.25 Acres
Corn Base: 58.8 Acres
Corn Direct/CC Yields: 125/125 Bu/Ac.
Bean Base: 57.4 Acres
Bean Direct/CC Yields: 37/37 Bu/Ac.
Oats Base: 11.7 Acres
Oats Direct/CC Yields: 61/61 Bu/Ac.

Soil Types / Productivity

Primary soils are Franklin, Hayfield and Ostrander. See soil map for detail.

- **CSR2:** 74.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.8 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 73.1 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings / Improvements

There is a small farmhouse that was built around 1900. There are also a couple older outbuildings.

Water and Well Information

The well is located east of the house.

Septic System

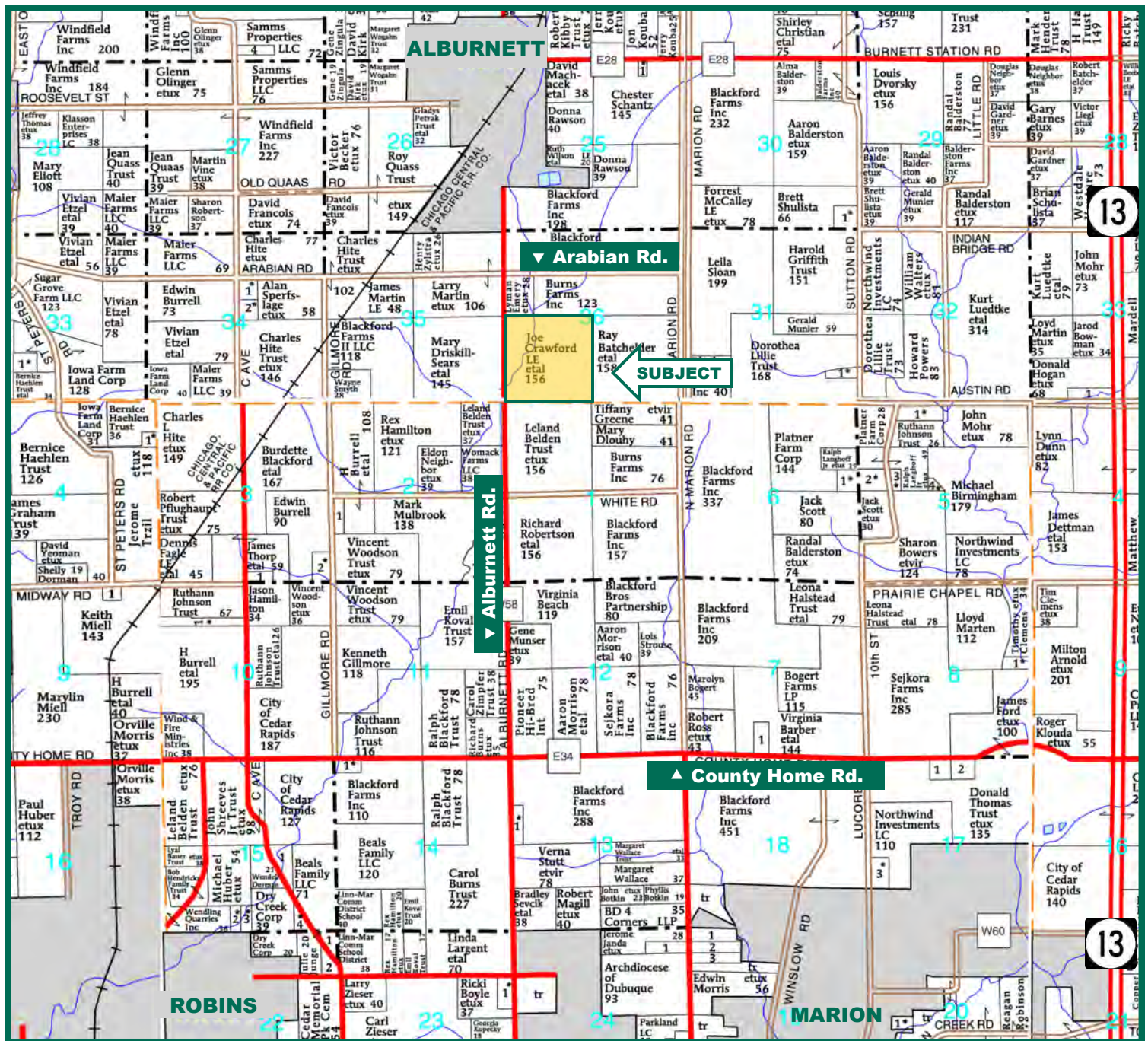
The current septic system does not meet county code. The buyer will be required to install a new code conforming septic system on or before June 1, 2015 or demolish the house on or before December 1, 2015. The buyer will sign a DNR Binding Agreement with the Linn County Health Department as to which option they desire at closing.

Troy R. Louwagie, ALC
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Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Comments

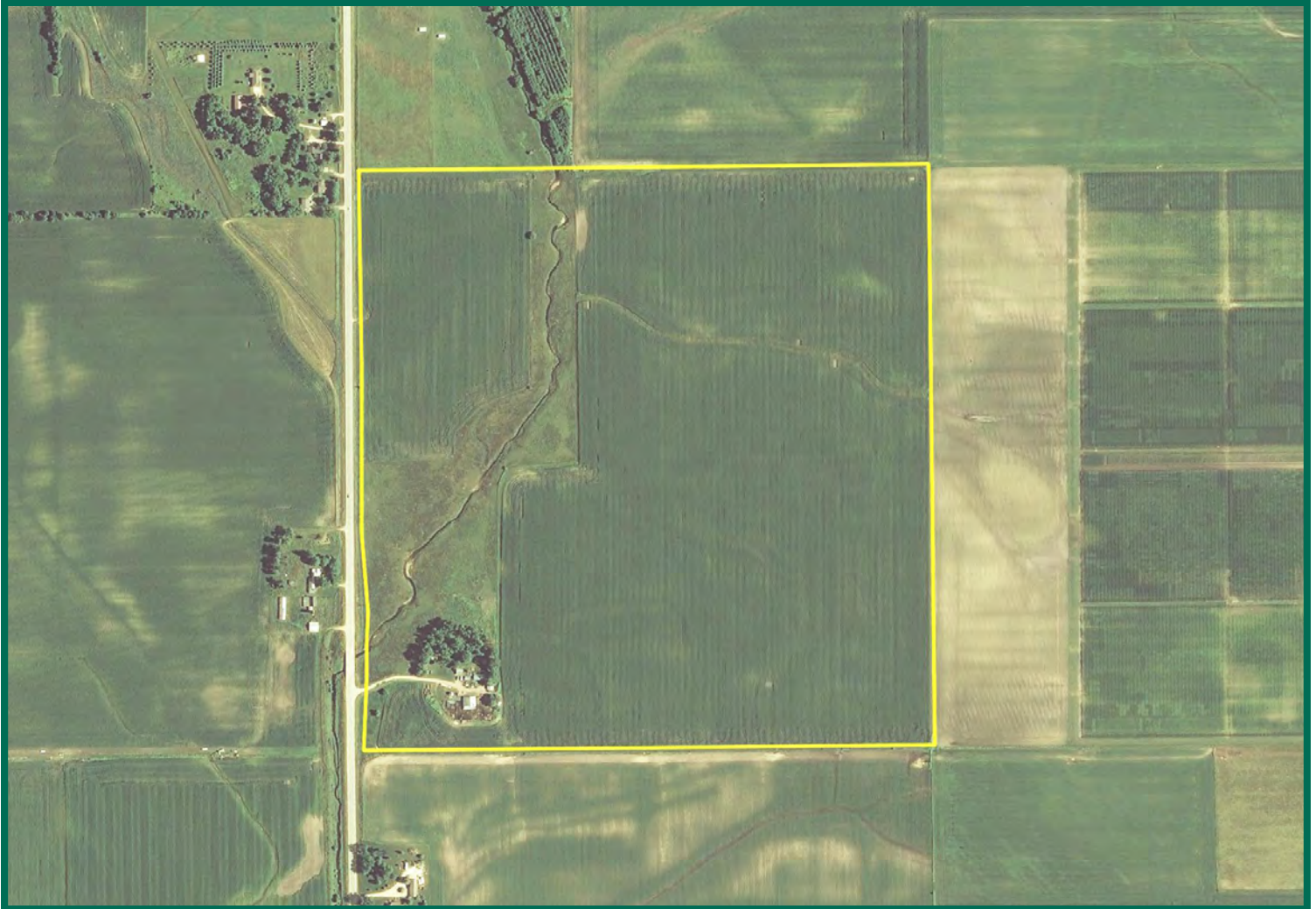
This farm is ideally located south of Alburnett along a hard surface road. It includes 132.25 acres cropland and 22 acres of attractive pasture. The old building site would make an attractive new home site.

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Aerial Photo



Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Steven Crawford Estate and Ellen Mullen.

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must

be prepared for cash settlement of their purchase on January 23, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur January 23, 2015, subject to the existing lease which expires March 1, 2015. Taxes will be prorated to date of closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed

material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

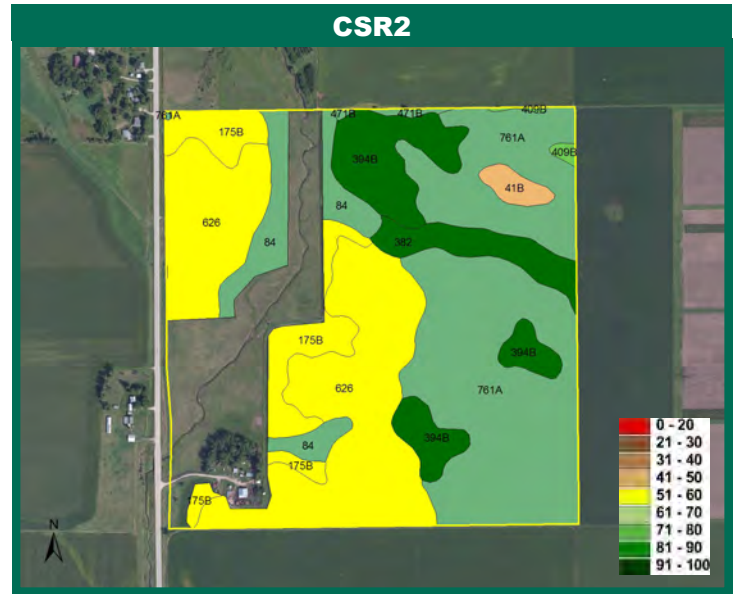
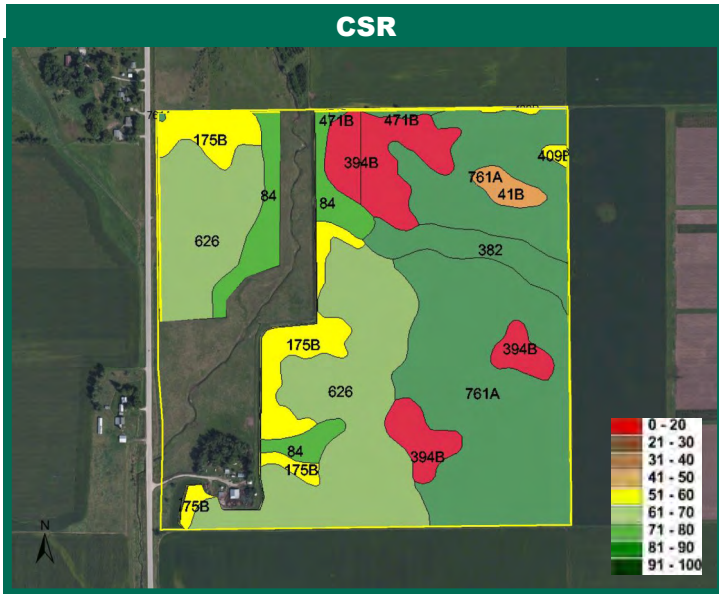
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Soil Maps



Measured Tillable Acres 132.3 **Avg. CSR** 77.8* **Avg. CSR2*** 74.8

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
175B	Dickinson fine sandy loam, 2 to 5	55	51	8.3%	IIIe	10.95
382	Maxfield silty clay loam	90	94	4.3%	IIw	5.74
394B	Ostrander loam, 2 to 5 percent	*-*	91	10.4%	Ile	13.82
409B	Dickinson fine sandy loam, loam	56	75	0.4%	IIIe	0.58
41B	Sparta loamy fine sand, 2 to 5	40	38	1.3%	IVs	1.72
471B	Oran loam, 2 to 5 percent slopes	82	81	0.4%	Ile	0.54
626	Hayfield loam, 0 to 2 percent slopes,	67	53	30.7%	IIIs	40.61
761A	Franklin silt loam, 0 to 2 percent	90	90	37.3%	I	49.3
84	Clyde silty clay loam, 0 to 3 percent	77	88	6.8%	IIw	9.1

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 77.8.*

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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