



**We are Pleased to
Present for Sale**

**B.W.C. Farms, Inc.
Parcel #1 – 37 Acres m/l
Parcel #2 -37 Acres m/l
Parcel #3 – 58 Acres m/l
Linn County, Iowa**

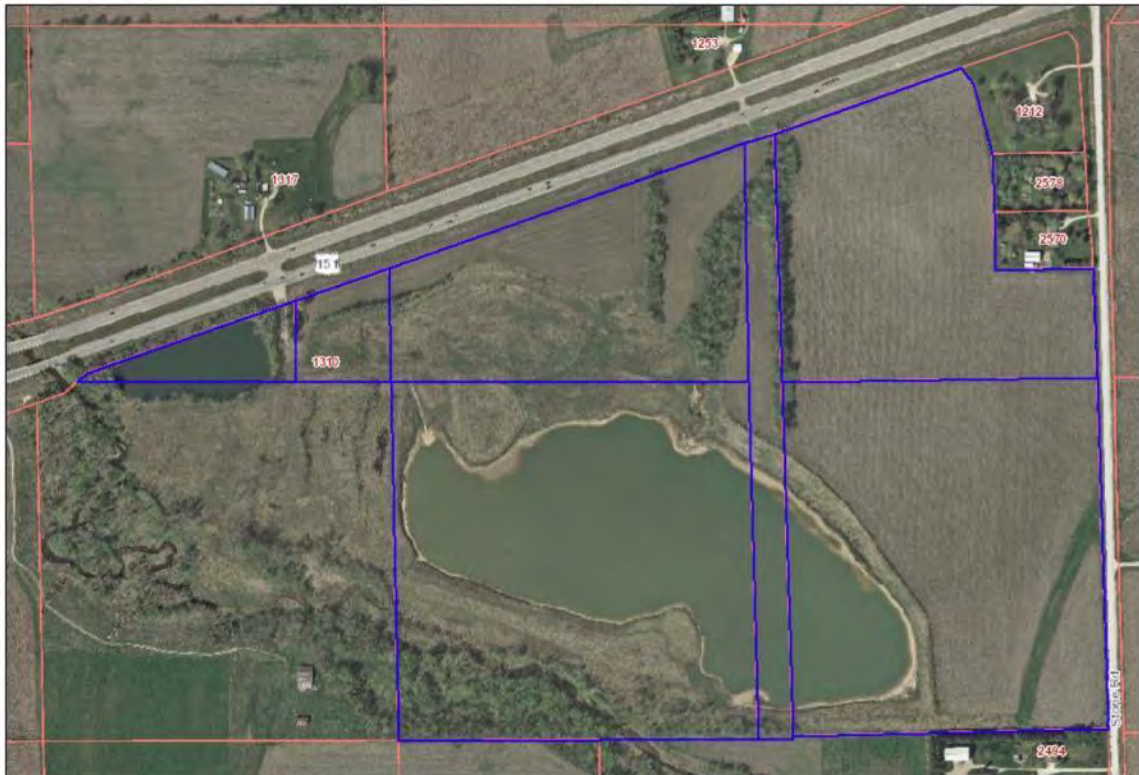
- OWNERS:** B.W.C. Farms, Inc.
- LOCATION:** From Marion: 3 miles northeast on Highway 151. The farm is located on the south side of the road.
- POSSESSION:** Negotiable, subject to the 2013 Cash Rent Lease.
- SCHOOL DISTRICT:** Springville Community School District.
- BROKER'S COMMENTS:** This is a rare opportunity to purchase attractive home sites just minutes from Cedar Rapids/Marion along a hard surface road. The property includes a 26 acre pond, timber, creek and gorgeous views!



Aerial Map

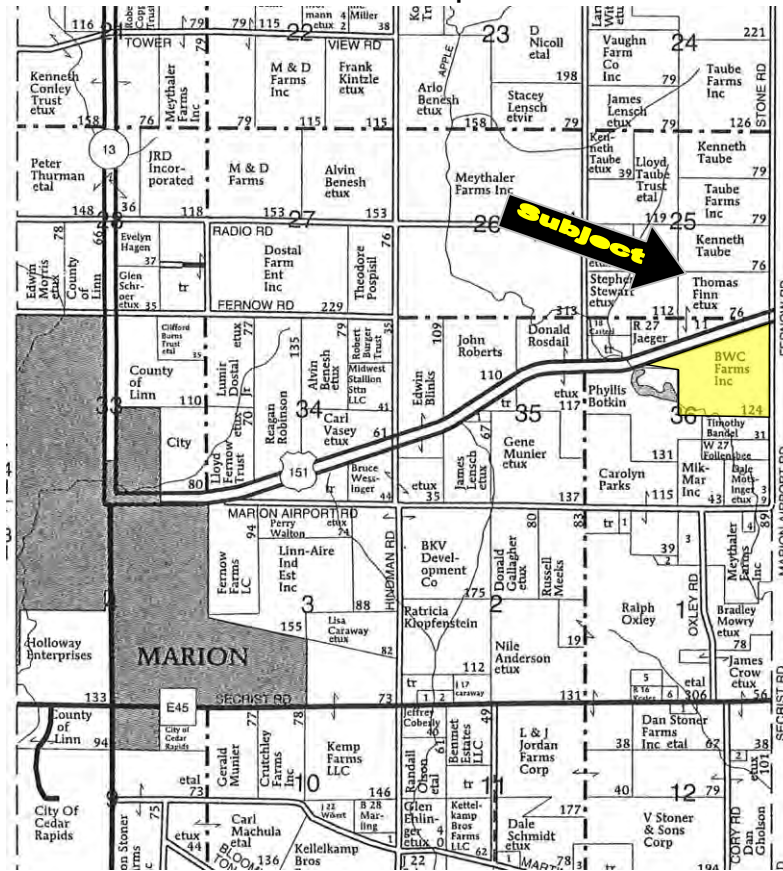


Assessors Map



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.

Plat Map



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.



Soil Label	Soil Name	CSR	Measured Tillable Acres	Average CSR	75.7 Corn Yield	Soybean Yield	Acres
177B	Saude loam, 2 to 5 percent slope	60	56.1	75.7	165	45	0.23
178A	Waukee loam, 0 to 2 percent slo	79			191	52	1.47
284B	Flagler sandy loam, 2 to 5 perce	35			131	35	2.58
284C2	Flagler sandy loam, 5 to 9 perce	15			104	28	1.51
285D2	Burkhardt sandy loam, 9 to 14 pe	5			91	25	0.27
350A	Waukegan silt loam, 0 to 2 perce	78			189	51	7.53
350B	Waukegan silt loam, 2 to 5 perce	73			183	49	6.69
381B	Klinger-Maxfield silty clay loams,	80			192	52	17.51
426C	Aredale loam, 5 to 9 percent slop	70			179	48	1.72
761A	Franklin silt loam, 0 to 2 percent	90			206	56	3.75
83B	Kenyon loam, 2 to 5 percent slop	87			201	54	8.73
83C	Kenyon loam, 5 to 9 percent slop	72			181	49	1.46
84	Clyde silty clay loam	77			188	51	2.68

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** AT TROYL@HERTZ.AG CELL: 319-721-4068

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

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Parcel #1
37 Acres m/l
Linn County, Iowa

- FARM LOCATION:** From Marion: 3 miles northeast on Highway 151.
- LEGAL DESCRIPTION:** 37 acres more or less located in that part of Section 36, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa (The exact legal description and acres will be determined by a survey).
- PRICE & TERMS:** \$360,750 - \$9,750 per acre – 5% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – Estimated \$444.00 - net - \$12.00 per taxable acre.
- DRIVEWAY ACCESS:** Access to this parcel will be off of Highway 151. An easement will be reserved across the north boundary to provide access to Parcel #2.
- EASEMENT ACCESS:** The neighbor to the south crosses a small portion of this farm to access their property.
- BROKER'S COMMENTS:** This property has it all with a mixture of timber, pasture, and two ponds. It is located just a short drive from Marion along a hard surface road. Build your dream home on this unique property.



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Parcel #2
37 Acres m/l
Linn County, Iowa

- FARM LOCATION:** From Marion: 3 miles northeast on Highway 151.
- LEGAL DESCRIPTION:** 37 acres more or less located in that part of Section 36, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa (The exact legal description and acres will be determined by a survey).
- PRICE & TERMS:** \$360,750 - \$9,750 per acre – 5% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – Estimated \$444.00 - net - \$12.00 per taxable acre.
- CROPLAND:** There are approximately 8 acres of cropland on the north portion of the farm.
- ACCESS:** Access will be provided by an easement over the north portion of Parcel #1.
- BROKER'S COMMENTS:** This is an attractive building site located on a hard surface road just east of Marion. It includes a large pond and timber. Abundance of wildlife and fish.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*



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Parcel #3
58 Acres m/l
Linn County, Iowa

FARM LOCATION: From Marion: 3 miles northeast on Highway 151.

LEGAL DESCRIPTION: 58 acres more or less located in that part of Section 36, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa (The exact legal description and acres will be determined by a survey).

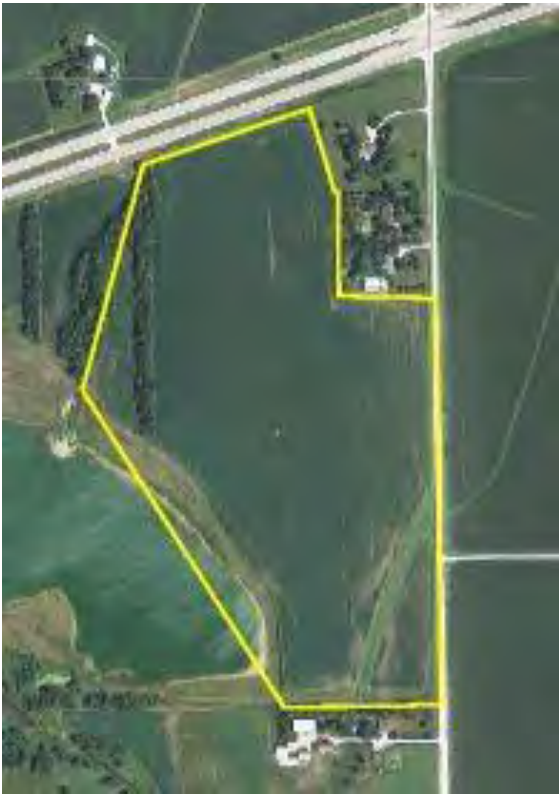
PRICE & TERMS: \$609,000 - \$10,500 per acre – 5% upon acceptance of offer and balance at closing.

TAXES: 2011 – 2012, payable 2012 – 2013 – Estimated \$1,276.00 - net - \$22.00 per taxable acre.

CROPLAND: There are approximately 47.2 acres of cropland according to the Linn County FSA.

AVERAGE CSR:* ArcView Software indicates an average CSR of 76.8 on the cropland acres.

BROKER'S COMMENTS: This is a high quality Linn County farm located in a strong area with good soils!



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
177B	Saude loam, 2 to 5 percent slope	60	165	45	0.23
178A	Waukee loam, 0 to 2 percent slope	79	191	52	1.47
284B	Flagler sandy loam, 2 to 5 percent slope	35	131	35	2.58
284C2	Flagler sandy loam, 5 to 9 percent slope	15	104	28	0.19
285D2	Burkhardt sandy loam, 9 to 14 percent slope	5	91	25	0.27
350A	Waukegan silt loam, 0 to 2 percent slope	78	189	51	6.42
350B	Waukegan silt loam, 2 to 5 percent slope	73	183	49	6.69
381B	Klinger-Maxfield silty clay loams	80	192	52	11.65
426C	Aredale loam, 5 to 9 percent slope	70	179	48	1.72
761A	Franklin silt loam, 0 to 2 percent slope	90	206	56	3.75
83B	Kenyon loam, 2 to 5 percent slope	87	201	54	8.73
83C	Kenyon loam, 5 to 9 percent slope	72	181	49	1.46
84	Clyde silty clay loam	77	188	51	2.04

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