

# Land For Sale

#### ACREAGE:

LOCATION:

#### 189.20 Acres, m/l

#### Linn County, IA



#### **Property** Key Features

- Located Just South of Walker, Iowa, on North Center Point Road
- 179.95 FSA/Eff. Crop Acres with an 81.60 CSR2
- Good-Quality Cropland on a Hard-Surfaced Road

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag 319-895-8858 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag

REID: 010-2857-01



# Plat Map

#### Grant Township, Linn County, IA

| Arnold etal 194.51 □ □ preugia<br>Zieser Zieser Trust etal 150.8 □ 150.8   | 149.34<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30<br>30   | Schade<br>Family<br>Land LLC<br>320.77  | Harold J <b>2 8</b><br>Miller Jr<br>etal 258.29<br>Wayne D<br>Webster Trust<br>89.0   | Live IV Anion<br>Ridge<br>Haven<br>Inc<br>78.07<br>Total<br>J retal 112.74<br>37.84   | Phyllis M Donald P<br>Rausch Trust etal<br>39.77 38.34<br>Kevin F Carol<br>Heiser- Helpin | 3 Mitchell   | 4 5 R Lenges 0.0 9 Income<br>7 6 8 9 9 etal 52.38<br>10 2 5 10 10 10 10 10 10 10 10 10 10 10 10 10   |  |
|--|--|---|---|---|---|--|--|--|
| 11<br>Marcia<br>Sackett<br>275.29<br>36  | Harold J Miller  | Allary Jackson Marcol M  | Zimpfer<br>Family<br>Farms LLC<br>231.47  | Burterield Turst  | James K 1<br>Williams<br>59.0<br>Ronald K -<br>Lopata etal<br>109.05                      | Mitchell E 764/  | Comm<br>174.28<br>State of IA<br>Conserv<br>Comm 102.66  | uny of SET and Strand  |
| 2 1 Harold<br>Nielsen<br>2 1 Harold  | Jr etal 110.24<br><b>D CO.</b><br>LINN:BU CHANANED<br>Dary L<br>Williams<br>38.47  | Kenneth Steven J<br>Michael<br>37.42 et al 36.3 Schade et al<br>Schade  | Michael<br>Gericke<br>etal 118.27<br>David G  | Schade Site of Family Land Stever<br>The Stever LLC 297.8 Trust<br>Canadian Stever Schading Trust<br>etal 47.   | 2<br>Schade<br>Family Land<br>LLC   | Harold E<br>Harold E<br>Harold E<br>Trust<br>78.21   | Jack L Raue<br>Trust 120.2 Robert M<br>Pflughaupt<br>Trust etal<br>399.57  | estewart.ave<br>응름품동<br>Buo<br>응문주께  |
| Tony C<br>McKinley<br>etal 39.72   | Daniel Williams<br>etal 105.96<br>Larry D Brad   | Family Family Land LLC Fangmann 206.76<br>Brad 75.26<br>Brad Vo Am Donald P<br>Bisinger Neumer Neumer Everett E<br>Turst Moore et al 47.37 deal   | Family<br>Hand LC<br>8564<br>UNNST<br>3   | Parici J<br>Bagby<br>etal 31.39<br>Laura M<br>Pollock<br>237.64<br><b>3</b><br>Louis J  | 2   | Daniel J<br>Carson<br>134.35   | Daniel J<br>Carson<br>67.52<br>Marvin  | John E<br>Humphre<br>Betal 94.7  |
| Cue \$16.  | dgewater Bisinger<br>al 221.46 76.69<br>62 ENCERS GROVE RD   | Williams<br>36.68 Bernard L<br>Durnan etal<br>38.57 73.1   1 1  | 39.23   | Zumbach Jay A Carson<br>etal 135.86 etal 155.05<br>2<br>walkertro<br>2<br>walkertro   | Trust<br>164.83   | Raue Trust<br>158.42   | Johnson Line Trust<br>rust etal<br>79.95   | Marc Cherry GA<br>etal 42.43   |
| etal<br>349.29<br>12<br>Dennis D<br>Gildnist<br>80.21  | 7<br>Gail N<br>Neumeyer  | Sackett<br>etal 195.47<br>Schade<br>Family Timothy J  | Schade WGE<br>Family<br>Land LLC 4 3<br>Edmund L  | Devereux<br>Family <b>10</b>  | West Decker<br>Land etal<br>LLC 81.62<br>84.14  | Jack L<br>Raue Trust<br>160.25   | Daniel J Shane P<br>Carson Fuessiev<br>etal<br>76.9 75.6 tal<br>Lyle S<br>Law, Waring 40.8 tal<br>40.8 | Paul D Kramer etal 67.41<br>Conditer Rto<br>Conditer Rto<br>Condit |
| William G<br>Kester<br>etal 39.92<br>Roger Gilchrist<br>120 54   | Trusť<br>442.05<br>Joshua S  | Land<br>LLC<br>BULC<br>Trust<br>80.92<br>LLC<br>BULC<br>BULC<br>BULC<br>BULC<br>BULC<br>BULC<br>BULC  | Edmund L Robbe  |   | Grace Kubik   | Dennis R<br>Zabokrtsky<br>etal 113.07  | etal<br>80.98 159.99 Chad J<br>Franck<br>39.88 Clarence E  | 2<br>Pa  |
| Kenne<br>Sand<br>Louis<br>Sand<br>Louis<br>Sand<br>Children<br>Sand<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>Children<br>C | th L<br>etal<br>16   | Bice Bivd.  | Moore etal<br>74.66   | SUBJECT<br>76.34 Sector Laboratoria (Laboratoria)<br>Carroll V 15   | 139.56<br>Lyle D<br>Cina etal<br>75.74<br>1   | Schade<br>Family<br>Land LLC<br>156.49   | Scott M<br>Neighbor<br>etal 202.91<br><b>13</b> Gary L<br>Gross Trust  | -W-OTTER-RD-<br>bkrtsky<br>46  |
| 03.94 John F Chrystal East value East value   1 John F Chrystal East value East value   2 East value Shane P   Pannis P 2 Shane P   7 2 Shane P   9 3 etal 170.12  | Shane P<br>Huessley<br>114.1 Blair C<br>Huessley<br>114.1 Blair C<br>Fuessley<br>114.1 Blair C<br>Huessley<br>114.1 | Image: Section of the section of t   | Chester L<br>Fuester L<br>russ<br>etal<br>74.66<br>L<br>Haars<br>L<br>Fam Hanke-<br>L<br>S S.89<br>S 35.28<br>Bolton<br>C<br>S S.64<br>L<br>C<br>L<br>Haars<br>Haars<br>Hanke-<br>S<br>S.89<br>Bolton<br>S<br>S.28<br>Bolton<br>C<br>Hanke-<br>L<br>C<br>Molton<br>C<br>Hanke-<br>L<br>C<br>Molton<br>C<br>Hanke-<br>Hanke-<br>L<br>C<br>Molton<br>C<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-<br>Hanke-  |   | etal<br>118.61  | Brian E Kubik<br>etal 78.18  | Bernice Dusil 120.67   | Steven Zab<br>etal 54  |
| Cindy M<br>Holtz etal<br>46.99<br>46.99<br>46.99<br>46.99  |  | Gary L<br>Brumweil<br>etal 38.62<br>Shane P<br>Shane P<br>Shane P   | 38.89 39.28<br>Hans<br>Trust 7<br>Tust 7<br>Hu<br>Tust 7<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu<br>Hu  | Williams 77.9 etal Bergman<br>tal<br>37.78 etal 80.16   | Bergman<br>etal 159.15<br><b>2</b><br>Allan J   | Dennis R<br>Zabokrtsky<br>etal 159.06<br><b>3</b>  | Sperfslage<br>Trust<br>B6.78<br>Schade etal<br>162.34<br>Eloise B<br>Dennis Trust  | Joshua Schade<br>etal 53.39  |
| James R Zieser Michell A<br>etal 79.4<br>Louis W James E<br>Samu Buge B<br>Vicki A 4   | Marvin R B<br>Marvin R Bruce E<br>Trust Sholes<br>38.16 etal 39.45 Shane P   | tal<br>77.26 232.27<br>Shane P S Donald P Berns<br>Pruessley 1 B Normald P Trust et al<br>etal 39.13  | Roze d David L Berns<br>Trust etal<br>David L C David L Berns<br>Trust etal<br>12 103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>103.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>100.0<br>10 | Thomas P<br>Wilson etal<br>77.84<br>Kubik<br>Trust etal<br>116.75   | Ciha etal<br>159.1  | Jay A Carson<br>etal 161.12  | Jay A 80.79<br>Carson 42<br>etal 240.92 92   | Eloise B<br>Dennis<br>Trust<br>61.2  |
| Kevin 1 Kour Trust -<br>Mahraun 1 Kour Trust -<br>61.69 225 -<br>3 4 5   | <b>30</b><br>Bichard L   | Jason E<br>Davis<br>Strate<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Basis<br>Ba | Dixon<br>tetal<br>23.2 5 8 8 7 199<br>Blair C<br>Fuesslav   | Thomas P<br>Wison<br>and<br>Andrew J<br>Trust<br>Hauter<br>Trust<br>77.16<br>Wison<br>Base<br>Andrew J<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust<br>Trust | Bert<br>Roseberry<br><sup>238.38</sup> <b>2</b>   | CKD CKD  | Bowers Trust<br>etal 160.25<br>Bowers RD 25<br>Bowers RD 25<br>Michael<br>Bowers 78.81<br>Michael R  | 143.8  |
| Majissa M 6 7 8 Gradin 9 64.33 10 10 10 10 10 10 10 10 10 10 10 10 10  | Richard L<br>Kundel 78.79  | 2 LLC 154.7 Trusteil<br>3 Donald R<br>Krogmann<br>Bal<br>80.64<br>Phillip Krotz Stephen<br>etal 63.79 Hefered<br>etal 63.79 Hefered<br>etal 63.79 Hefered   | No Moor<br>Inc 76.51<br>No Moor<br>Inc<br>77.72<br>No Moor  | Clifford A<br>Bowers etal<br>78.71<br>Clifford A<br>Bowers etal<br>Klimä 68.72<br>77.1  | HANNEN:RD<br>Hanigan Douglas<br>Family<br>Trust 48.02<br>Gary L<br>Franck 4               | Wear Farms at the second secon | D  | Larry M<br>Roseber<br>Trust eta<br>150.98  |
| Brad Hackett<br>etal 56.56<br>Etal 56.56   | Don Durow Dennis D<br>etal 188.32 detal  | Carl L<br>Zieser<br>Trust<br>tot 29 13<br>Kevin E<br>Sweeney<br>Grundmeyer<br>etal 26,05<br>etal 26,06  | Jeffrey East Blue FEE:RD  | 1 Douglas M Klima<br>etal 124.86  | etal<br>250.13  | A 58.17 5<br>M&T<br>Farms  |  | Wea<br>Forme   |

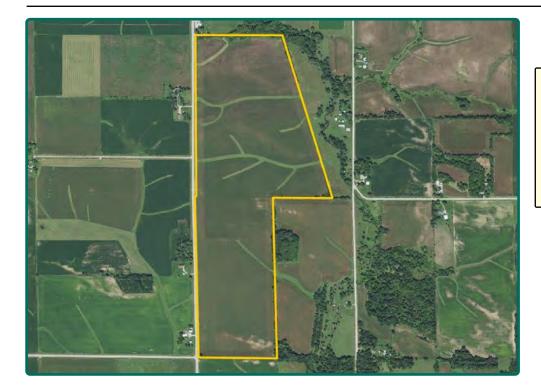
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# **Aerial Photo**

189.20 Acres, m/l



| FSA/Eff. Crop Acres  | : 179.95  |
|----------------------|-----------|
| Cert. Grass Acres:   | 0.94      |
| Corn Base Acres:     | 108.30    |
| Bean Base Acres:     | 66.50     |
| Soil Productivity: 8 | 1.60 CSR2 |

#### Property Information 189.20 Acres, m/l

#### Location

**From Walker:** ½ mile south on N Center Point Rd. The property is on the east side of the road.

#### **Legal Description**

The W<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 16 and part of the SE<sup>1</sup>/<sub>4</sub> of Section 9, all in Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

#### **Price & Terms**

- \$2,743,400.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2024 lease.

#### **Real Estate Tax**

Taxes Payable 2024 - 2025: \$7,848.00 Net Taxable Acres: 189.20 Tax per Net Taxable Acre: \$41.48 Tax Parcel ID #s: 040942600100000, 040940100200000, 040945100100000, 040947600200000, 041612600100000 & 041615100100000

#### FSA Data

Farm 4249, Tract 125 FSA/Eff. Crop Acres: 179.95 Certified Grass Acres: 0.94 Corn Base Acres: 108.30 Corn PLC Yield: 168 Bu. Bean Base Acres: 66.50 Bean PLC Yield: 48 Bu.

#### **Soil Types/Productivity**

Primary soils are Kenyon and Floyd. CSR2 on the FSA/Eff. crop acres is 81.60. See soil map for detail.

#### **Land Description**

Topography is gently rolling.

#### Drainage

This farm is well-tiled. Contact the listing agent for tile maps.

#### **Buildings/Improvements**

None.

#### Water & Well Information None.

None

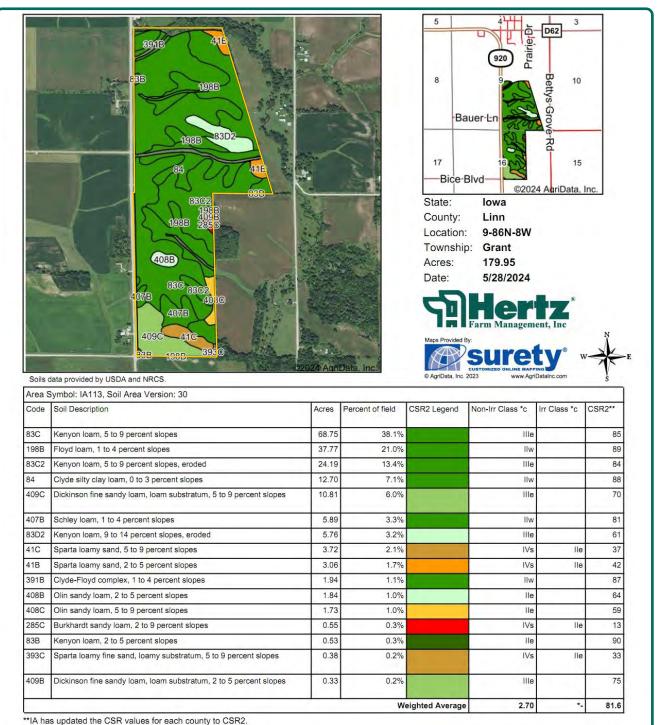
#### Comments

This is a highly productive Linn County farm located along a hard-surfaced road.

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



### Soil Map 179.95 FSA/Eff. Crop Acres

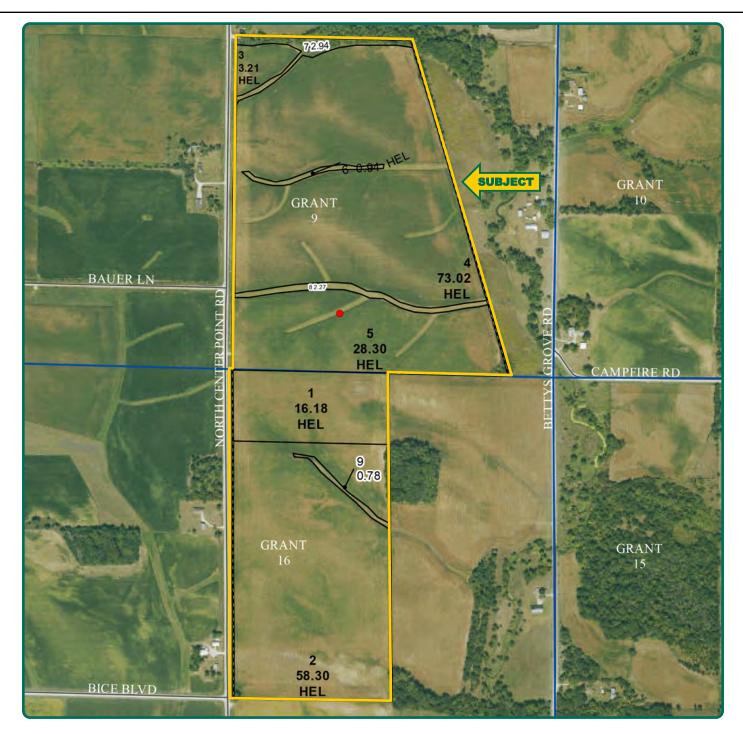


\*c: Using Capabilities Class Dominant Condition Aggregation Method \*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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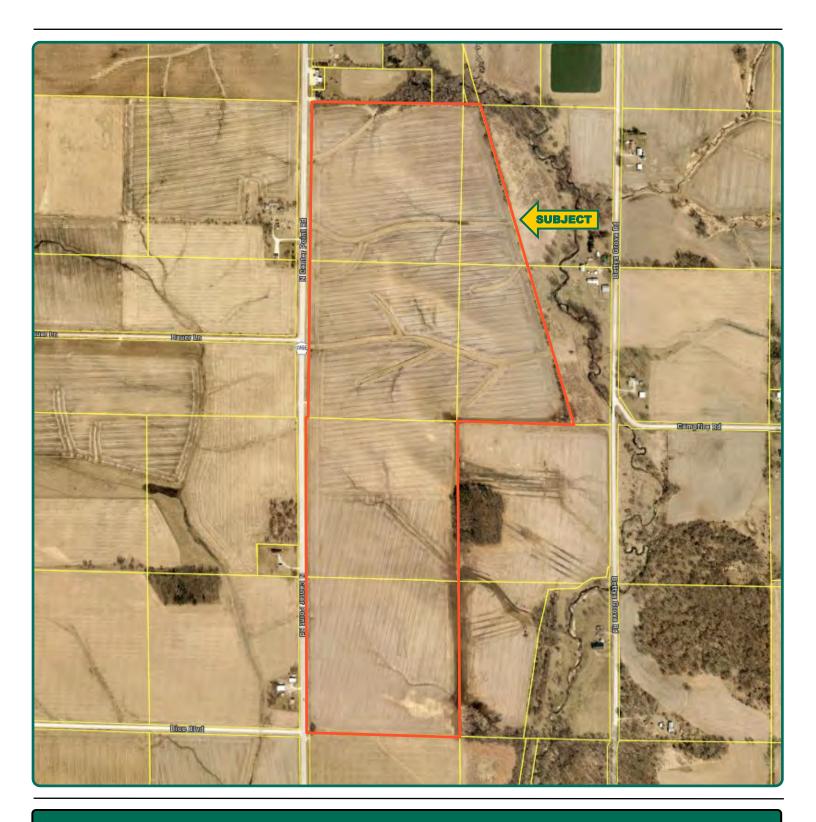
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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189.20 Acres, m/l



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## Property Photos



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## Property Photos





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