



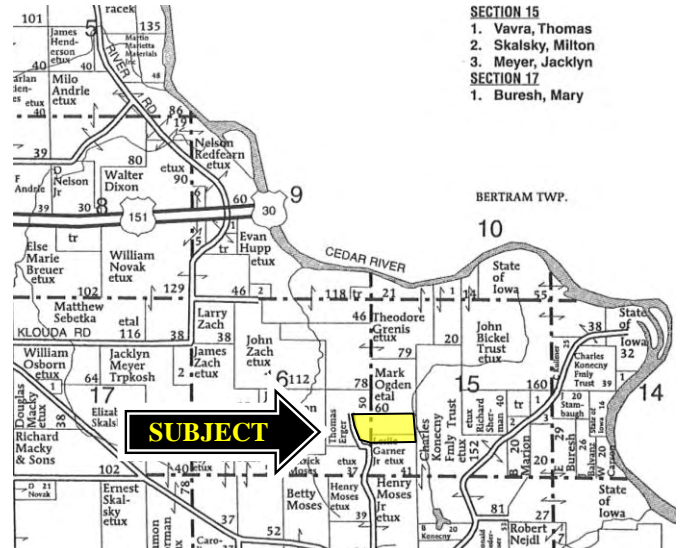
**We are Pleased to
Present for Sale
35 Acres
Linn County, Iowa**

- OWNER:** Les and Katrina Garner
- LOCATION:** From Cedar Rapids: Intersection of Highway 30 and Interstate 380, 4 miles east on Highway 30, 1 mile south on Jappa Road, 2 miles east on Ivanhoe Road, ¾ mile north on Old School Road. The farm is located on the east side of the road.
- LEGAL DESCRIPTION:** Parcel B – Plat of Survey #977 and the north 4.52 acres of the SW ¼ SW ¼ Section 15, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. The exact legal to be determined by a survey.
- PRICE & TERMS:** \$306,250 - \$8,750 per acre – 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – estimated at \$441 – net - \$12.60 per taxable acre. There are 35 taxable acres.
- SCHOOL DISTRICT:** Mount Vernon Community School District
- FSA INFORMATION:**
- | | |
|--|----------------------|
| Farm #6031 - Tract #10548 | <u>ESTIMATED</u> |
| Cropland | 6.7 Acres |
| Corn Base | 6.7 Acres |
| Direct and Counter Cyclical Corn Yield | 109/109 Bushels/Acre |
- CONSERVATION RESERVE PROGRAM (CRP):** There are approximately 8.5 acres enrolled in the Conservation Reserve Program at \$114 an acre with a total annual payment of \$969.00. This contract expires September 30, 2010.
- BROKERS COMMENTS:** This is one of the most attractive and unique properties located in the Cedar Rapids/Iowa City area. It includes rolling oak timber with gorgeous views. Build your dream home on this one of a kind property!

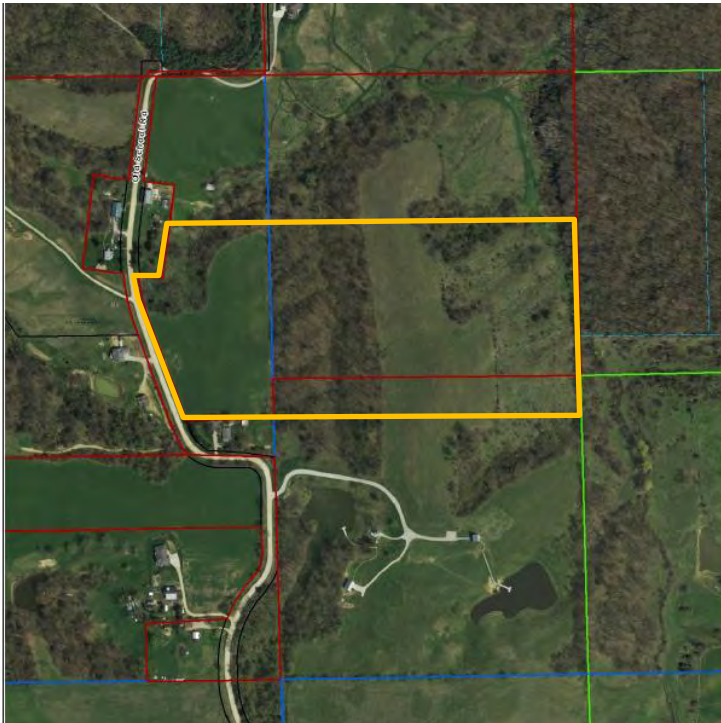
Aerial Map



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

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

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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.