



**We are Pleased to
Present for Sale**

**Pitlik Farm
92 Acres m/l
Linn County, Iowa**

| | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|---------------------------|--|----------|------------|-----------|------------|--|----------------------|--------------|------------|---|--------------------|----------|-----------|---------------------------------------|--------------------|
| OWNERS: | Dennis Pitlik & Douglas Pitlik. | | | | | | | | | | | | | | | | | | |
| LOCATION: | From Mount Vernon: 1 mile northwest on Mount Vernon Road. | | | | | | | | | | | | | | | | | | |
| LEGAL DESCRIPTION: | E ½ NE ¼ and that part of SW ¼ NE ¼ lying north of the road, all in Section 5, Township 82 North, Range 5 West of the 5 th P.M., Linn County, Iowa. The exact legal description will be determined by the abstract. | | | | | | | | | | | | | | | | | | |
| ADDRESS: | 811 West Mount Vernon Road, Mount Vernon, Iowa 52314 | | | | | | | | | | | | | | | | | | |
| PRICE & TERMS: | \$975,200 - \$10,600 per acre. 10% upon acceptance of offer and balance at closing. | | | | | | | | | | | | | | | | | | |
| POSSESSION: | Negotiable – subject to a 2012 Cash Rent Lease on the cropland and pasture. | | | | | | | | | | | | | | | | | | |
| TAXES: | 2011-2012, payable 2012-2013 – \$3,684.00 – net - \$40.09 per acre. There are 91.90 taxable acres. | | | | | | | | | | | | | | | | | | |
| FSA INFORMATION: | <table><tr><td>Farm # 551 – Tract #10858</td><td></td></tr><tr><td>Cropland</td><td>60.4 Acres</td></tr><tr><td>Corn Base</td><td>29.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>119/146 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>30.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>35/42 Bushels/Acre</td></tr><tr><td>Oat Base</td><td>1.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Oat Yield</td><td>46/46 Bushels/Acre</td></tr></table> | | | Farm # 551 – Tract #10858 | | Cropland | 60.4 Acres | Corn Base | 29.3 Acres | Direct and Counter Cyclical Corn Yield | 119/146 Bushels/Acre | Soybean Base | 30.0 Acres | Direct and Counter Cyclical Soybean Yield | 35/42 Bushels/Acre | Oat Base | 1.1 Acres | Direct and Counter Cyclical Oat Yield | 46/46 Bushels/Acre |
| Farm # 551 – Tract #10858 | | | | | | | | | | | | | | | | | | | |
| Cropland | 60.4 Acres | | | | | | | | | | | | | | | | | | |
| Corn Base | 29.3 Acres | | | | | | | | | | | | | | | | | | |
| Direct and Counter Cyclical Corn Yield | 119/146 Bushels/Acre | | | | | | | | | | | | | | | | | | |
| Soybean Base | 30.0 Acres | | | | | | | | | | | | | | | | | | |
| Direct and Counter Cyclical Soybean Yield | 35/42 Bushels/Acre | | | | | | | | | | | | | | | | | | |
| Oat Base | 1.1 Acres | | | | | | | | | | | | | | | | | | |
| Direct and Counter Cyclical Oat Yield | 46/46 Bushels/Acre | | | | | | | | | | | | | | | | | | |
| | This farm is classified as Highly Erodible Land (HEL). | | | | | | | | | | | | | | | | | | |
| AVERAGE CSR:* | ArcView Software indicates a CSR and a CSR2 of 80.3 on the cropland acres. The Linn County Assessor indicates an average CSR of 82.26. | | | | | | | | | | | | | | | | | | |
| | * CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. See page 4 for additional information regarding the CSR2. | | | | | | | | | | | | | | | | | | |

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|---------------------------|--|
| PASTURE: | There are approximately 25 acres of well-maintained open pasture with a nice creek to provide a water supply for the cattle. |
| HOUSE: | There is a well-cared-for, four bedroom, two-story country home consisting of 1,652 finished square feet that was built around 1922. It includes a nice kitchen with the dining room and living room on the main level. There is ½ bath on the main level and full bath on the second level. The roof was new in 2011 and there is newer vinyl siding. The house is nicely landscaped with an attractive patio area. |
| WELL: | The drilled well is located west of the house. |
| SEPTIC SYSTEM: | The septic tank and leach field are located north of the house. |
| OUTBUILDINGS: | |
| Garage/Shop: | 26' x 40'; concrete floor and steel roof. |
| Corn Crib: | 24' x 32'; with steel siding and an asphalt roof. |
| Cattle Shed: | 20' x 40'; with an asphalt roof. |
| Horse Barn: | Includes three horse stalls; steel roof. |
| Hog House: | 24' x 32'; with an asphalt roof and concrete floor. |
| RESERVED ITEMS: | The Seller's/Tenants reserve any loose gates. |
| SCHOOL DISTRICT: | Mount Vernon Community School District. |
| BROKER'S COMMENTS: | This is an attractive, well-cared-for farm located 1 mile west of Mount Vernon on Mount Vernon Road. It includes 60.4 acres of high quality cropland, 25 acres of nice pasture, and an attractive house and buildings. There are many nice oak trees. |

PHOTOS



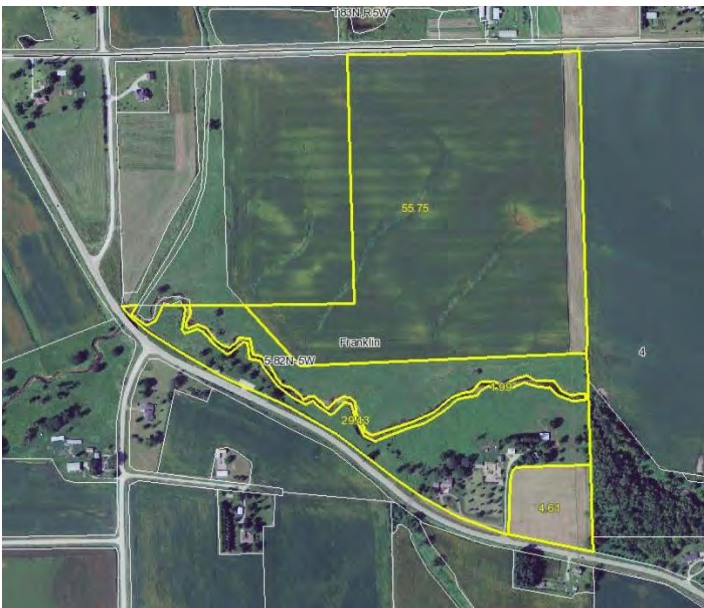
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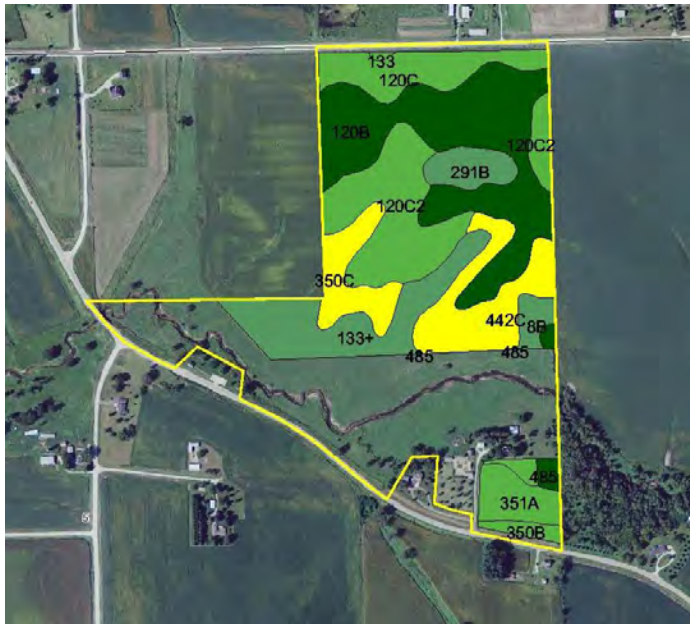


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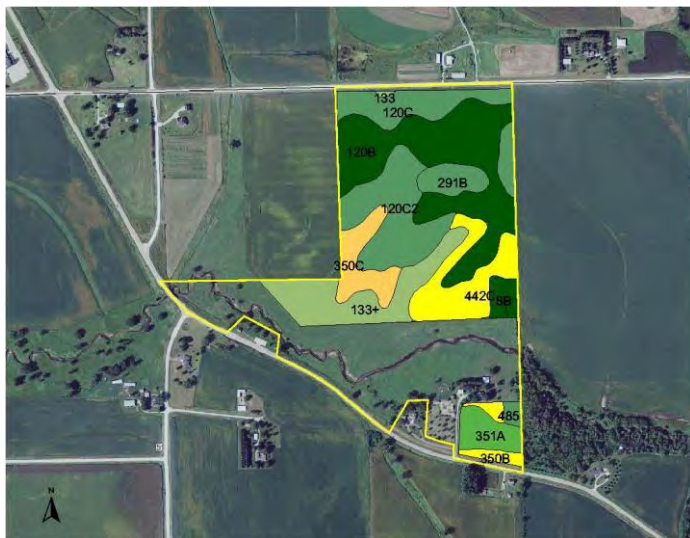


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|-------------------------|--|-------------|------|------------|---------------|-------|
| Measured Tillable Acres | 60.4 | Average CSR | 80.3 | Corn Yield | Soybean Yield | Acres |
| Soil Label | Soil Name | CSR | | | | |
| 120B | Tama silty clay loam, 2 to 5 percent | 95 | 212 | 57 | 17.45 | |
| 120C | Tama silty clay loam, 5 to 9 percent | 80 | 192 | 52 | 5.16 | |
| 120C2 | Tama silty clay loam, 5 to 9 percent | 78 | 189 | 51 | 10.61 | |
| 133 | Colo silty clay loam | 80 | 192 | 52 | 0.12 | |
| 133+ | Colo silt loam, overwash | 85 | 199 | 54 | 8.02 | |
| 291B | Atterberry silt loam, 2 to 5 percent | 85 | 199 | 54 | 2.38 | |
| 350B | Waukegan silt loam, 2 to 5 percent | 73 | 183 | 49 | 1.34 | |
| 350C | Waukegan silt loam, 5 to 9 percent | 58 | 162 | 44 | 3.90 | |
| 351A | Atterberry silt loam, sandy substrate | 73 | 183 | 49 | 2.77 | |
| 442C | Dickinson-Sparta-Tama complex | 53 | 156 | 42 | 6.67 | |
| 485 | Spillville loam | 92 | 208 | 56 | 0.52 | |
| 8B | Judson silty clay loam, 2 to 5 percent | 90 | 206 | 56 | 1.19 | |
| T120B | Tama silty clay loam, benches, 2 | 95 | 212 | 57 | 0.26 | |



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 | 60.4 | Ave. CSR2* | 80.3 | Percent of Field | Non_Irr Class | Acres |
| Soil Label | Soil Name | CSR2 | | | | |
| 120B | Tama silty clay loam, 2 to 5 percent | 95 | 28.9 | Ile | 17.5 | |
| 120C | Tama silty clay loam, 5 to 9 percent | 90 | 8.5 | IIle | 5.2 | |
| 120C2 | Tama silty clay loam, 5 to 9 percent | 87 | 17.6 | IIle | 10.6 | |
| 133 | Colo silty clay loam | 70 | 0.2 | IIw | 0.1 | |
| 133+ | Colo silt loam, overwash | 70 | 13.3 | IIw | 8.0 | |
| 291B | Atterberry silt loam, 2 to 5 percent | 85 | 3.9 | Ile | 2.4 | |
| 350B | Waukegan silt loam, 2 to 5 percent | 55 | 2.2 | Ile | 1.3 | |
| 350C | Waukegan silt loam, 5 to 9 percent | 50 | 6.5 | IIle | 3.9 | |
| 351A | Atterberry silt loam, sandy substratum, | 76 | 4.6 | I | 2.8 | |
| 442C | Dickinson-Sparta-Tama complex, 5 to | 55 | 11.0 | IVs | 6.7 | |
| 485 | Spillville loam | 83 | 0.9 | IIw | 0.5 | |
| 8B | Judson silty clay loam, 2 to 5 percent | 94 | 2.0 | Ile | 1.2 | |
| T120B | Tama silty clay loam, benches, 2 to 5 | 95 | 0.4 | Ile | 0.3 | |

CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to

make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.

REID #: 010-1344-1

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

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

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