



**We are Pleased to
Present for Sale**

**Muscatine Land Co., Inc. Farm Property
93 Acres m/l
Scott County, Iowa**

- OWNERS:** Muscatine Land Company, Inc.
- LOCATION:** From Davenport I-280: 1 mile west on Highway 61. The property is located ¼ mile west of the Highway 61/County Road Y48 Interchange on the north side of Highway 61. It adjoins Thompson Family RV Park on the west.
- LEGAL DESCRIPTION:** NW ¼ SE ¼, NE ¼ SE ¼ except east 926.8', SW ¼ SE ¼ except east 926.8' of Section 35, Township 78 North, Range 2 East of the 5th P.M., Scott County, Iowa.
- PRICE & TERMS:** \$827,700 - \$8,900
~~\$930,000~~—\$10,000 per acre - 5% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2010 – 2011, payable 2011 – 2012 - \$2,142.00 – net - \$23.44 per taxable acre. There are 91.64 taxable acres.
- ZONING:** Ag-Preservation.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #4716 – Tract #4613 | |
| Cropland | 85.0 Acres |
| Corn Base | 60.5 Acres |
| Direct and Counter Cyclical Corn Yield | 121/121 Bushels/Acre |
| Soybean Base | 22.7 Acres |
| Direct and Counter Cyclical Soybean Yield | 44/44 Bushels/Acre |
- CONSERVATION RESERVE PROGRAM (CRP):** There are 1.8 acres enrolled in the Conservation Reserve Program (CRP) carrying an annual payment of \$203.00. The contract expires on September 30, 2018.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 73.3 on the cropland acres. The Scott County Assessor indicates an average CSR of 75.56 on the entire farm.
- BUILDINGS:** None.
- LEASE:** The lease is open for the 2012 crop year.
- BROKER'S COMMENTS:** This is an excellent investment property located in a strong area. It also offers recreational use with mature trees and a pond.

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.

Aerial Map



Plat Map



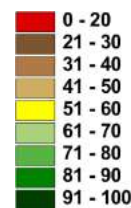
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CSR: Calculated using ArcView 3.2 software

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	Corn Yield	Soybean Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95	215	58	2.92
119	Muscataine silty clay loam, 0 to 2 per	100	222	60	10.80
11B	Colo-Ely complex, 0 to 5 percent	68	179	48	0.88
120B	Tama silty clay loam, 2 to 5 percent	95	215	58	12.60
120C2	Tama silty clay loam, 5 to 9 percent	78	192	52	11.88
120D2	Tama silty clay loam, 9 to 14 percent	68	179	48	4.89
162B	Downs silt loam, 2 to 5 percent s	90	209	56	2.34
162C2	Downs silt loam, 5 to 9 percent s	73	186	50	15.45
162E2	Downs silt loam, 14 to 18 percent	53	159	43	4.00
179F2	Gara loam, 18 to 25 percent slop	13	105	28	2.10
20D3	Killduff silty clay loam, 9 to 14 percent	58	165	45	4.23
24E2	Shelby loam, 14 to 18 percent silty	38	138	37	1.06
673E3	Timula silt loam, 14 to 18 percent	40	141	38	11.23



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM OR MDOWNEY@MTV.HFMGT.COM

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