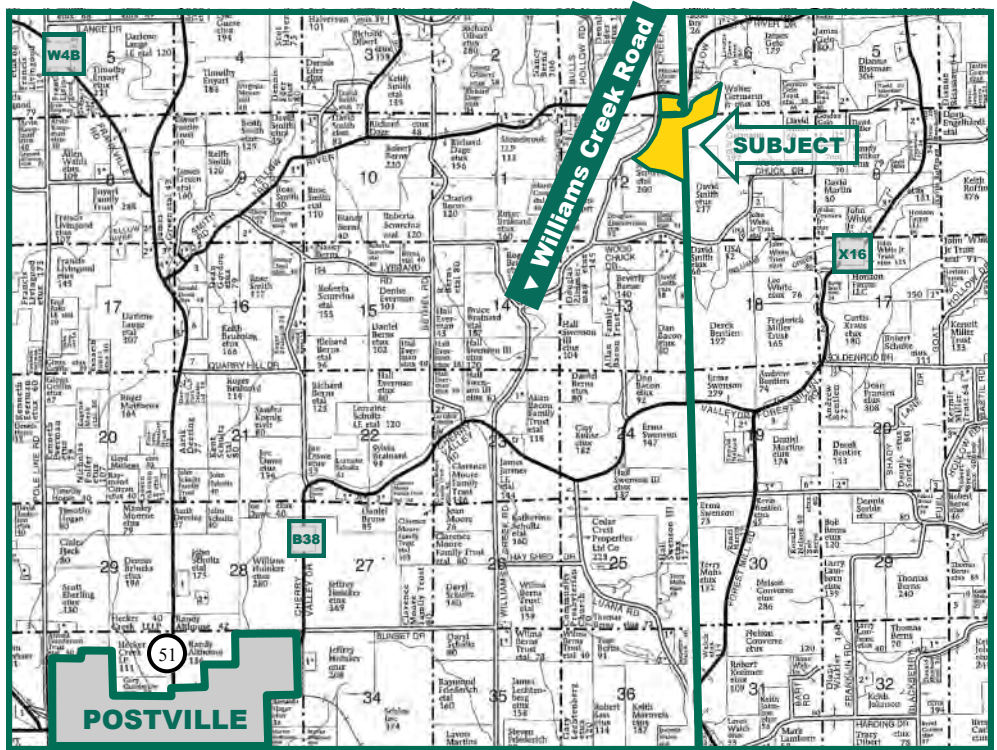


136.98

**Acres, m/l,
Allamakee
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

4 miles North, 2 miles East of Postville.
NW border is Williams Creek Road.

Legal Description

Lot 2 SE SE, Section 1, Township 96 North, Range 6 West, Lot 5, Lot 2 of 1 & Lot 2 of 2 SW SW; SE SW EX LOT 1, Section 6, Township 96 North, Range 5 West, Lot 1 NW NW Section 7, Township 96 North, Range 5 West, and NE NE; Lot 3 IN 2 NW NE; that part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying South and East of Williams Creek Road except Lot 1 of Lot 2 and SE $\frac{1}{4}$ NE $\frac{1}{4}$ except Lot 1 of Lot 1 and except Lot 1 of Lot 2, Section 12, Township 96 North, Range 6 West

of the 5th P.M., all in Allamakee County, IA.

Owners

Ann Heisler, Roberta Smrcina,
Mary Gramlich and Robert Berns

Price & Terms

\$620,000
\$4,526.21 per acre
10% down upon acceptance of offer;
balance due in cash at closing

Real Estate Tax

Taxes Payable in 2016 - 2017: \$2,502
Net Taxable Acres: 136.98
Tax per Net. Tax. Ac.: \$18.27

FSA Data

Part of Farm Number: 3113
Crop Acres: 50.22*
Corn Base: 23.97*
Corn Direct/CC Yields: 122/122
Bean Base: 6.51*
Bean Direct/CC Yields: 37/37
**Estimated acres and bases. Final acres and bases will be determined by local FSA office.*

Possession

Negotiable. Subject to Cash Rent Lease for 2015.

CRP Contracts

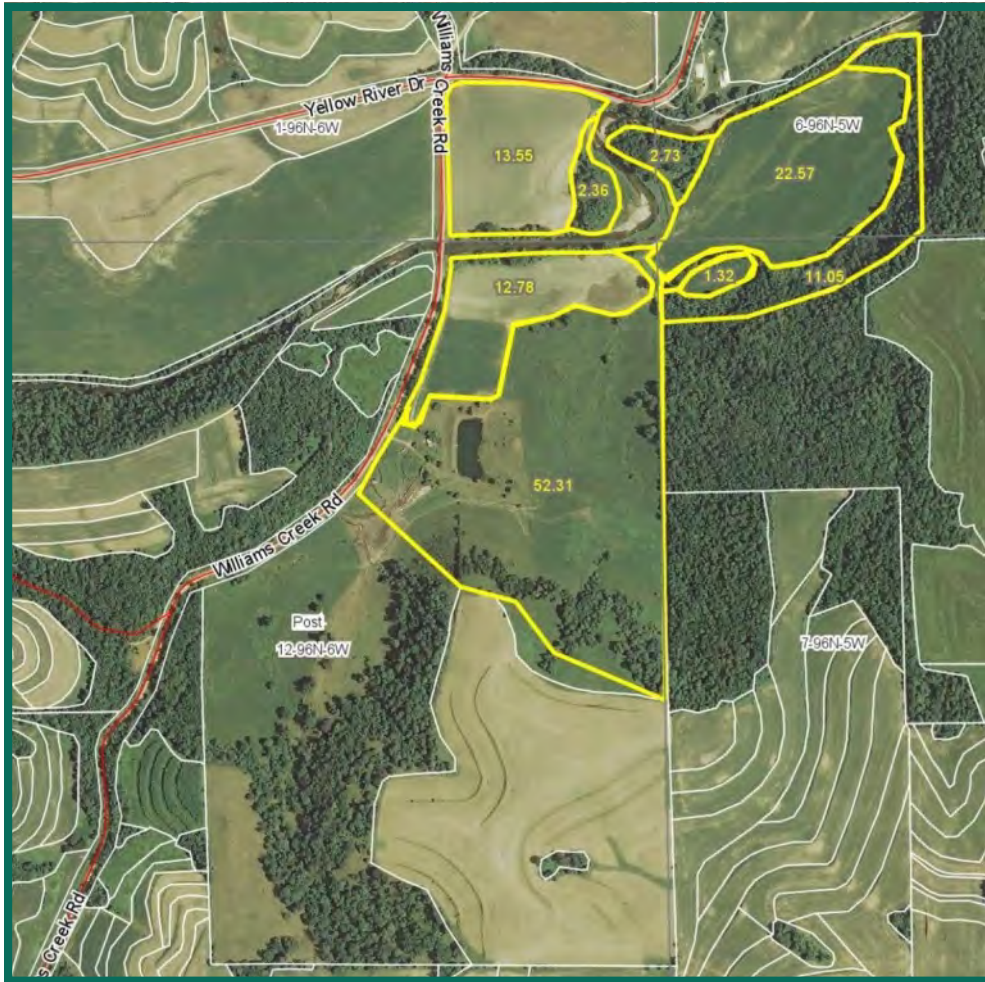
None

Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

www.Hertz.ag

Aerial Photo and FSA Map



Soil Types / Productivity

Primary soils are Eitzen silt loam and Nordness silt loam. See soil map for detail.

- **CSR2:** 74.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 81.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 88.59 per County Assessor, based on crop acres.

Buildings/Improvements

None

Water & Well Information

There is a well located southwest of pond that is being sold as is.

Comments

Well located recreational property on the Yellow River in scenic Northeast Iowa. Highway access and potential building

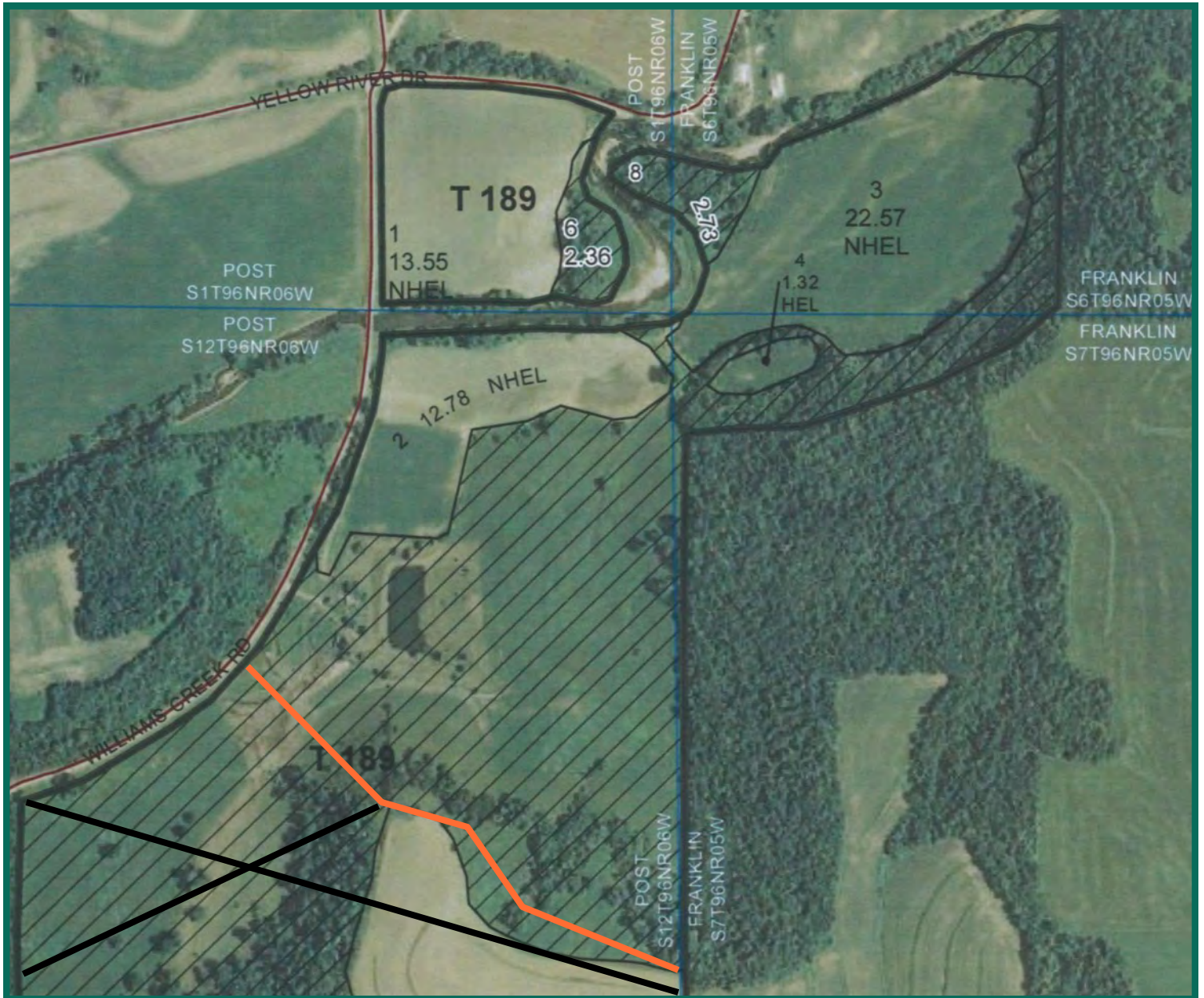
site. Nice combination of recreation and income potential. Old machinery and trailer-house will be removed by Sellers.

Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

www.Hertz.ag

FSA Map



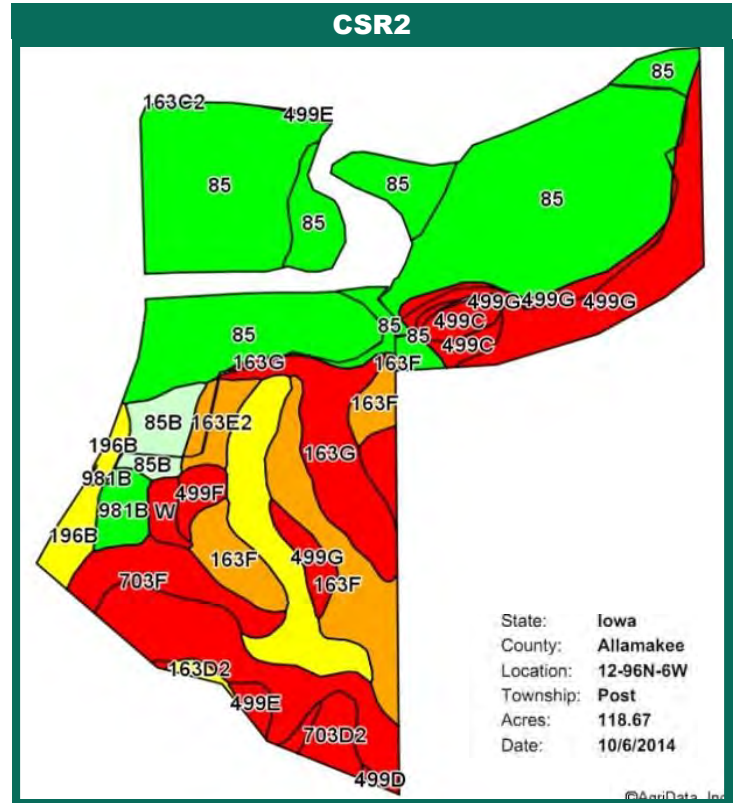
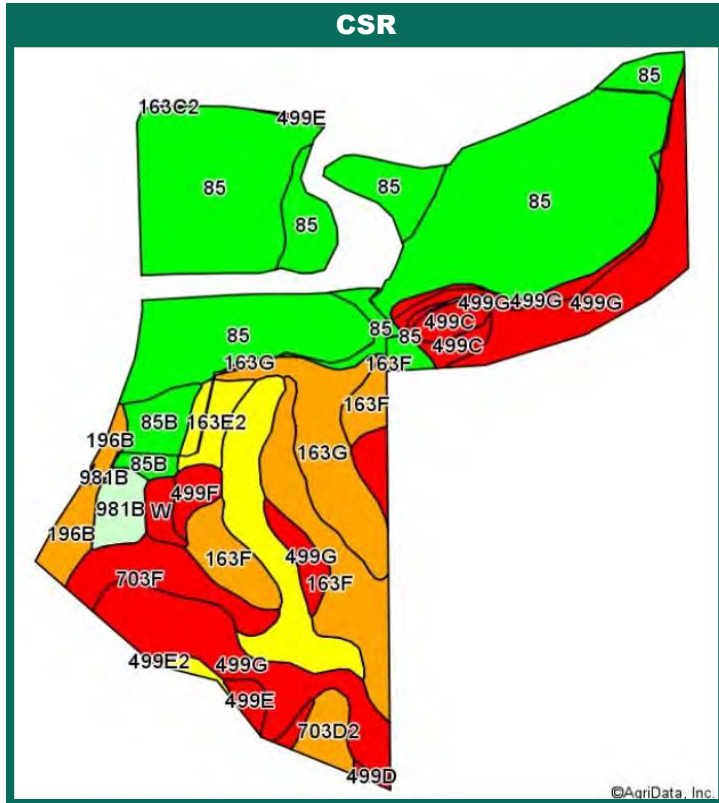
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

www.Hertz.ag

Soil Maps Entire Property



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
85	Eitzen silt loam, 0 to 2 percent slopes	51.80	43.7%		IIw	80	88
499G	Nordness silt loam, 25 to 40 percent slopes	20.72	17.5%		Vlls	5	5
163F	Fayette silt loam, 18 to 25 percent slopes	10.82	9.1%		Vle	21	30
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.62	6.4%		IIIe	47	58
163G	Fayette silt loam, 25 to 40 percent slopes	6.85	5.8%		Vlle	6	20
703F	Dubuque silt loam, 18 to 25 percent slopes	4.16	3.5%		Vlle	5	5
85B	Eitzen silt loam, 2 to 5 percent slopes	2.78	2.3%		IIw	79	83
196B	Volney channery loam, 2 to 5 percent slopes	2.50	2.1%		IVs	47	33
499C	Nordness silt loam, 5 to 9 percent slopes	2.15	1.8%		IVs	7	5
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.98	1.7%		IVe	36	48
981B	Worthen silt loam, 2 to 7 percent slopes	1.92	1.6%		IIe	89	75
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	1.75	1.5%		IVe	11	21
499F	Nordness silt loam, 18 to 25 percent slopes	1.20	1.0%		Vlls	5	5
499E	Nordness silt loam, 14 to 18 percent slopes	1.12	0.9%		Vlls	5	5
W	Water	1.02	0.9%			0	0
499D	Nordness silt loam, 9 to 14 percent slopes	0.22	0.2%		Vls	5	5
499E2	Nordness silt loam, 14 to 18 percent slopes, moderately eroded	0.06	0.1%		Vlls	5	5
Weighted Average						46.5	*-

Area Symbol: IA005, Soil Area Version: 16

*IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps provided by:



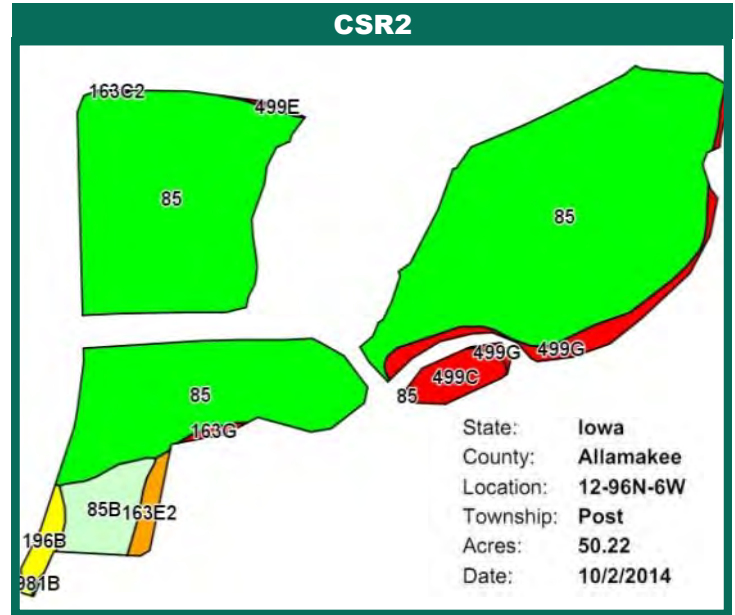
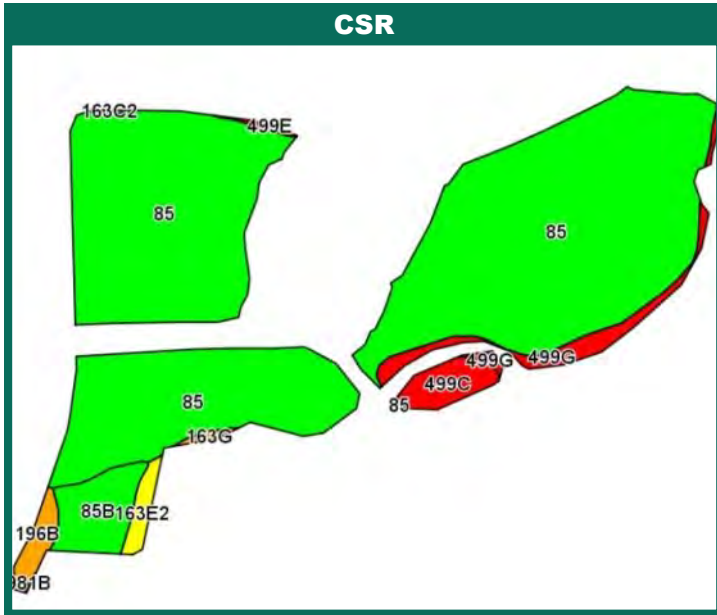
**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 52.4*

Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

www.Hertz.ag

Soil Maps Tillable Only



Area Symbol: IA005, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
85	Eitzen silt loam, 0 to 2 percent slopes	43.64	86.9%		IIw	80	88
85B	Eitzen silt loam, 2 to 5 percent slopes	2.11	4.2%		IIw	79	83
499G	Nordness silt loam, 25 to 40 percent slopes	1.75	3.5%		VIIIs	5	5
499C	Nordness silt loam, 5 to 9 percent slopes	1.18	2.3%		IVs	7	5
196B	Volney channery loam, 2 to 5 percent slopes	0.70	1.4%		IVs	47	33
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.61	1.2%		IVe	36	48
163G	Fayette silt loam, 25 to 40 percent slopes	0.15	0.3%		VIIe	6	20
499E	Nordness silt loam, 14 to 18 percent slopes	0.08	0.2%		VIIIs	5	5
Weighted Average						74.3	81.4

Area Symbol: IA005, Soil Area Version: 16

**IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

www.Hertz.ag