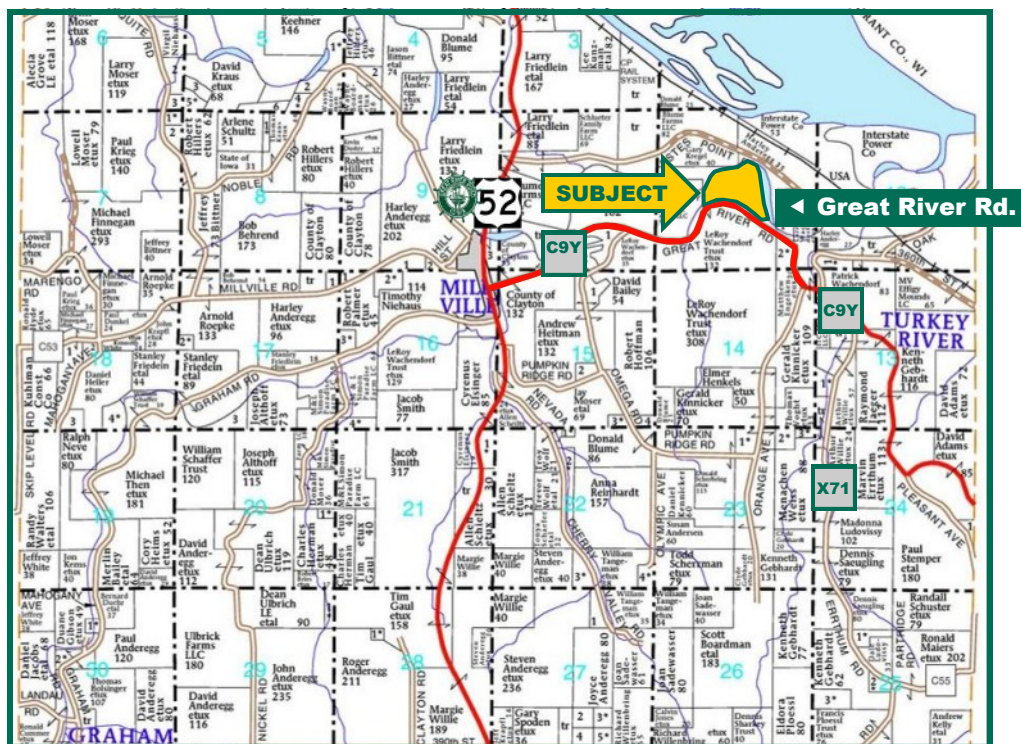


**54 Acres, m/I,
Clayton
County, IA**



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

Property Information

Location

Approximately 1 1/2 miles East of Millville on pavement C9Y—Great River Road.

Legal Description

A portion of Lot 1 in the NE ¼ of the SW ¼, Government Lot 6 and Lot 2 of Government Lot 7 in Section 11, Township 91 North, Range 2 West of the 5th P.M., Clayton County, Iowa.

Price & Terms

- \$179,000
- \$3,314.81/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2015– 2016: \$1,618
Net Taxable Acres: 52.14
Tax per Net Taxable Acre: \$31.03

FSA Data

Farm Number 6219, Tract 8170
Crop Acres: 33.68 (All in CRP)

CRP Contracts

Tract #8170	Field 18
Contract #3530C	Total Acres 32.6
Practice CP-31	Rate \$263.06
Annual Pay \$8,576	Expires 9/30/2024

Tract #8170	Field 1
Contract #2134H	Total Acres 1.10
Practice CP-22	Rate \$177.40
Annual Pay \$195	Expires 9/30/2016

Soil Types/Productivity

Primary soils are Dorchester silt loam and Canek silt loam. See soil maps for detail.

- **CSR2:** 78.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.96 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Water & Well Information

No well.

Wetland Determination

There has been no requested wetland determination.
All cropland is NHEL (Non-Highly Erodible Land).

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REID: 050-797-1

Aerial Photo



Comments

Rare opportunity to purchase a property with access to the Mississippi River via the Turkey River frontage (just before the Turkey joins the Mississippi). Property offers CRP contracts providing \$8,771 in income. Also has enhanced wildlife recreational opportunities, along with the whitetail deer habitat that the timber/river naturally provides. Good access. Two field entrances are marked with Hertz Real Estate signs, (see photo, above, for approximate driveway locations).

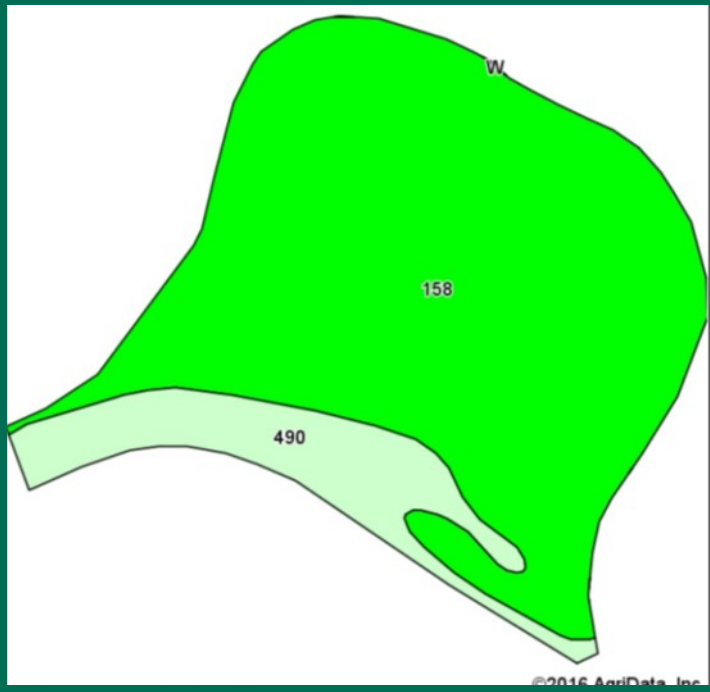
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps Entire Property

CSR: 82.5 based on 52.14 Taxable Acres



CSR2: 65 based on 52.14 Taxable Acres



Area Symbol: IA043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
158	Dorchester silt loam, 0 to 2 percent slopes	30.89	59.2%		IIw	85	85
1158	Dorchester silt loam, channeled, 0 to 2 percent slopes	10.44	20.0%		Vw	32	
490	Caneek silt loam, 0 to 2 percent slopes	7.67	14.7%		IIIw	56	68
W	Water	3.14	6.0%			0	0
Weighted Average						65	*-

Area Symbol: IA043, Soil Area Version: 19

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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 82.5.**

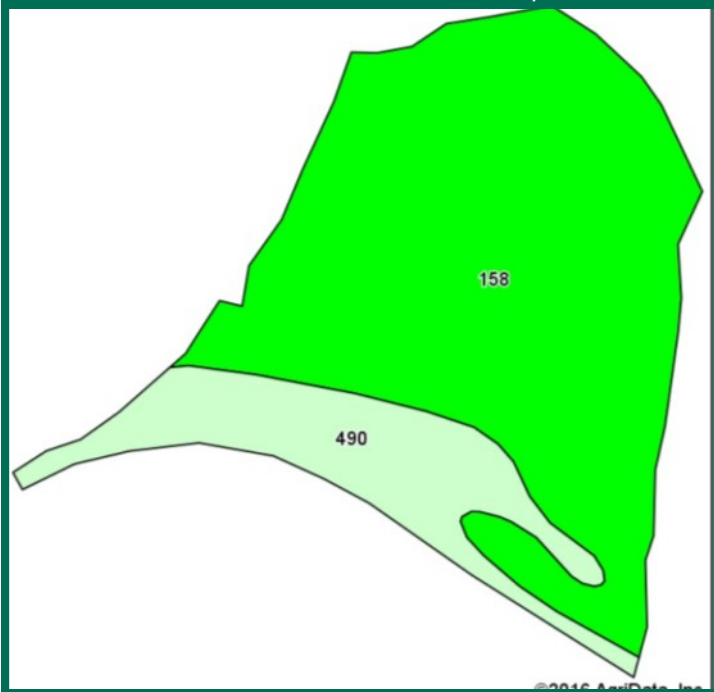
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

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Soil Maps Tillable Only

CSR: 81.5 based on 33.68 FSA Crop Acres



CSR2: 78.4 based on 33.68 FSA Crop Acres



Area Symbol: IA043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
158	Dorchester silt loam, 0 to 2 percent slopes	26.33	78.2%		Ilw	85	85
490	Caneek silt loam, 0 to 2 percent slopes	6.90	20.5%		Illw	56	68
1158	Dorchester silt loam, channeled, 0 to 2 percent slopes	0.45	1.3%		Vw	32	
Weighted Average						78.4	*-

Area Symbol: IA043, Soil Area Version: 19

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 81.5.*



Maps Provided By:

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