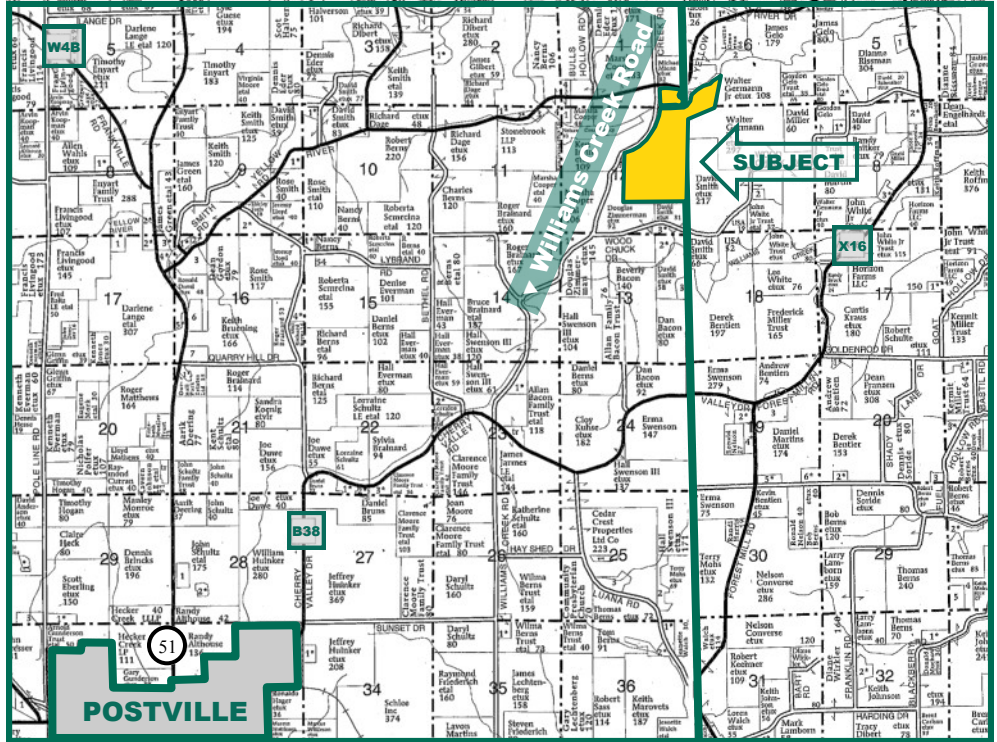


262.43
Acres m/l,
Allamakee
County, IA



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 E ½ NE; Lot 3 IN 2 NW NE; Lot 2 SW NE; N ½ SE 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

- \$1,170,000.00
- \$ 4,458.33/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable. Subject to Cash Rent Lease for 2014.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$4,034
Net Taxable Acres: 262.43
Tax per Net. Tax. Ac.: \$15.37

FSA Data

Farm Number: 3113
Crop Acres: 102.67
Corn Base: 47.7
Corn Direct/CC Yields: 122/122
Bean Base: 13.3
Bean Direct/CC Yields: 37/37

CRP Contracts

None

Soil Types / Productivity

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

- **CSR2:** 62.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 69 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 45.9 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Water & Well Information

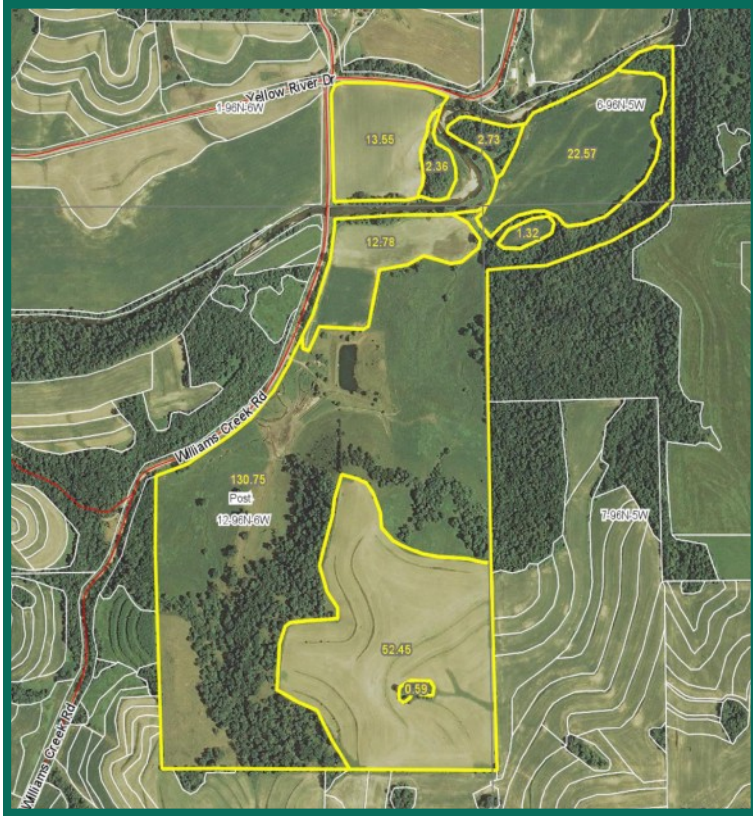
There is a well located southwest of pond that is being sold as is.

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



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.



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.

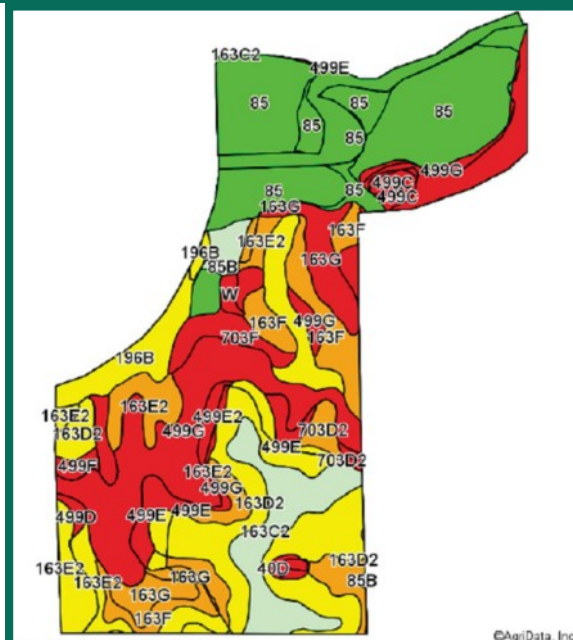
Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

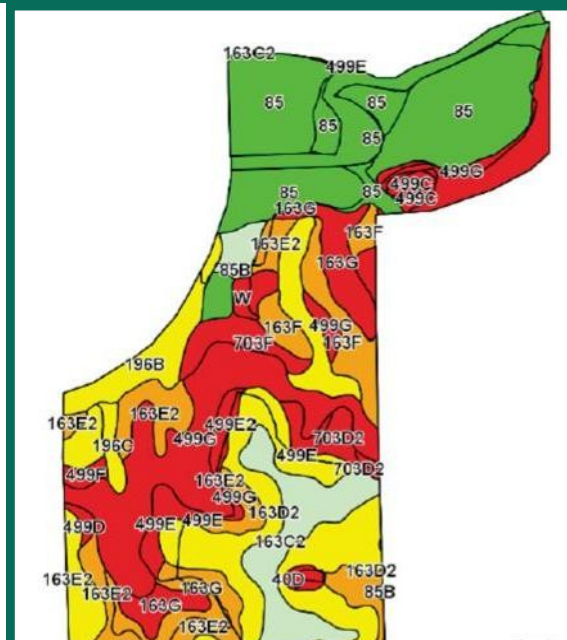
www.Hertz.ag

Soil Map

CSR



CSR2



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR*
85	Eitzen silt loam, 0 to 2 percent slopes	62.08	24.9%		IIw	80	88
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	44.33	17.8%		IIle	47	58
499G	Nordness silt loam, 25 to 40 percent slopes	42.64	17.1%		VIIs	5	5
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	20.66	8.3%		IVe	36	48
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	15.68	6.3%		IIle	73	68
163F	Fayette silt loam, 18 to 25 percent slopes	15.16	6.1%		VIe	21	30
163G	Fayette silt loam, 25 to 40 percent slopes	10.65	4.3%		VIle	6	20
196B	Volney channery loam, 2 to 5 percent slopes	8.49	3.4%		IVs	47	33
499E	Nordness silt loam, 14 to 18 percent slopes	5.32	2.1%		VIIs	5	5
703F	Dubuque silt loam, 18 to 25 percent slopes	4.80	1.9%		VIle	5	5
85B	Eitzen silt loam, 2 to 5 percent slopes	2.91	1.2%		IIw	79	83
499F	Nordness silt loam, 18 to 25 percent slopes	2.49	1.0%		VIIs	5	5
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	2.37	0.9%		IVe	11	21
499C	Nordness silt loam, 5 to 9 percent slopes	2.15	0.9%		IVs	7	5
196C	Volney channery loam, 5 to 9 percent slopes	2.13	0.9%		VIIs	41	18
499E2	Nordness silt loam, 14 to 18 percent slopes, moderately eroded	2.11	0.8%		VIIs	5	5
981B	Worthen silt loam, 2 to 7 percent slopes	1.94	0.8%		IIe	89	75
499D	Nordness silt loam, 9 to 14 percent slopes	1.34	0.5%		VIIs	5	5
40D	Fayette silt loam, karst, 2 to 14 percent slopes	1.25	0.5%		VIle	5	5
W	Water	1.02	0.4%			0	0
Weighted Average						42.3	47.4



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.

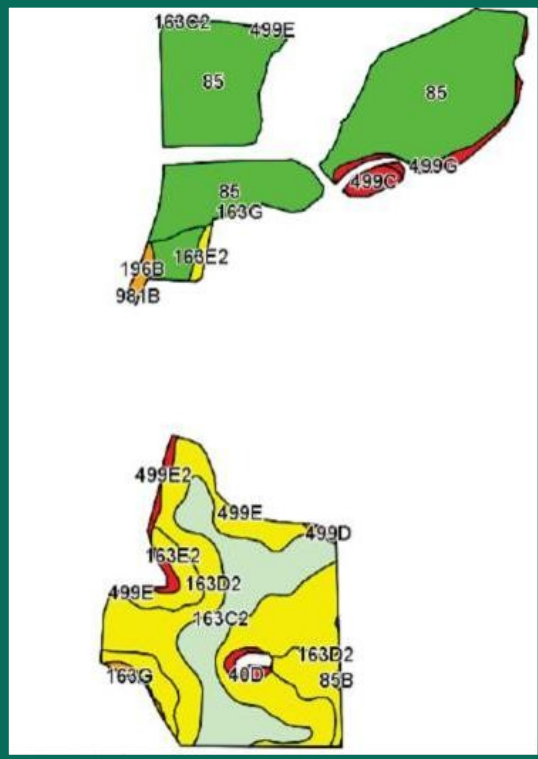
Jeffrey L. Troendle, AFM
Licensed Real Estate Broker - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
JeffT@Hertz.ag

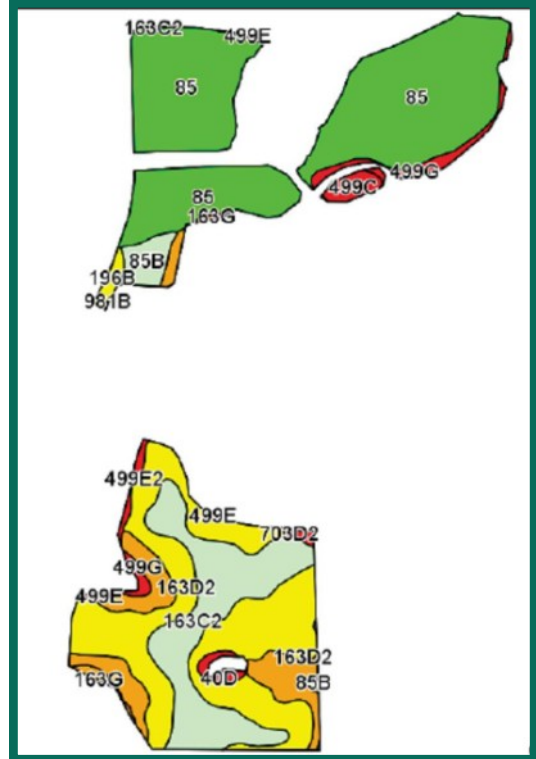
www.Hertz.ag

Soil Map Tillable Only

CSR



CSR2



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR*
85	Eitzen silt loam, 0 to 2 percent slopes	43.60	42.5%		IIw	80	88
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	26.14	25.5%		IIIe	47	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	15.68	15.3%		IIIe	73	68
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.34	8.1%		IVe	36	48
85B	Eitzen silt loam, 2 to 5 percent slopes	2.27	2.2%		IIw	79	83
499G	Nordness silt loam, 25 to 40 percent slopes	2.26	2.2%		Vlls	5	5
499C	Nordness silt loam, 5 to 9 percent slopes	1.18	1.1%		IVs	7	5
196B	Volney channery loam, 2 to 5 percent slopes	0.70	0.7%		IVs	47	33
40D	Fayette silt loam, karst, 2 to 14 percent slopes	0.69	0.7%		Vlle	5	5
499E2	Nordness silt loam, 14 to 18 percent slopes, moderately eroded	0.53	0.5%		Vlls	5	5
163F	Fayette silt loam, 18 to 25 percent slopes	0.45	0.4%		Vle	21	30
499E	Nordness silt loam, 14 to 18 percent slopes	0.33	0.3%		Vlls	5	5
499D	Nordness silt loam, 9 to 14 percent slopes	0.22	0.2%		Vls	5	5
163G	Fayette silt loam, 25 to 40 percent slopes	0.16	0.2%		Vlle	6	20
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	0.12	0.1%		IVe	11	21
Weighted Average						62.5	69



Maps provided by:



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