



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

**67.5 ACRES M/L
CLAYTON COUNTY, IOWA**

OWNER: Lynn and Lorna Moser

LOCATION: SE Clayton County West of Millville on the North side of Mesquite Rd.

LEGAL: To be surveyed out of the N ½ of Section 6, Township 91 North, Range 2 West of the 5th P.M., Clayton County, IA

PRICE/TERMS: \$199,125 (\$2,950 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2011-2012, payable 2012-2013 - \$1,271 estimated, on 67.5 taxable acres, \$18.83 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Clayton Ridge School District

FSA INFO: #1731

	Base	DP	CCP
<u>Crop</u>	<u>Acres Est</u>	<u>Yield</u>	<u>Yield</u>
Corn	4.1	130	130

Currently 15.15 acres have been planted to corn and certified for the 2012 crop year by Seller. FSA will not reconstitute the tract and include their new acres until they receive the next government aerial photo which is likely next year.

AVERAGE CSR: 53.4 Per AgriData

BUILDINGS: None

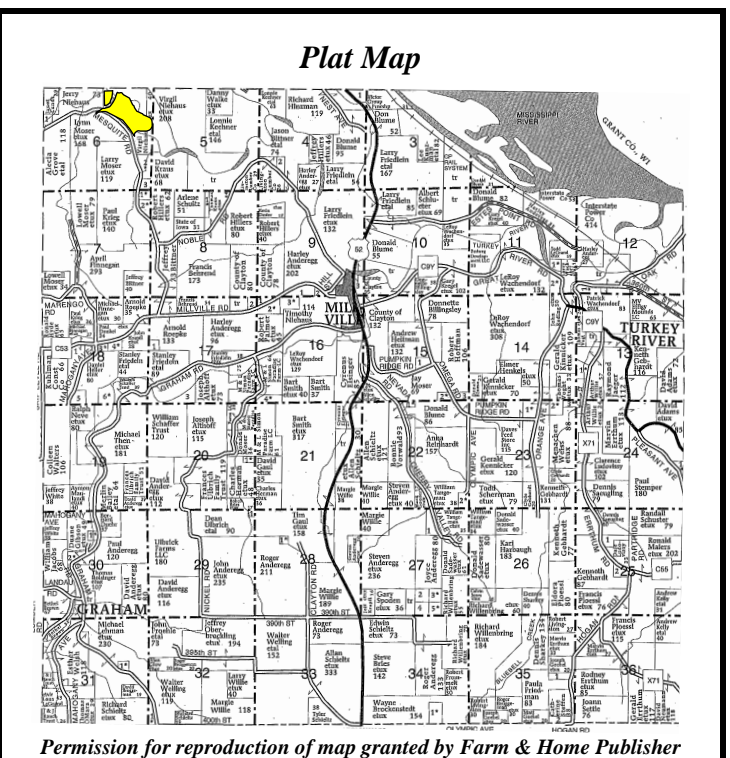
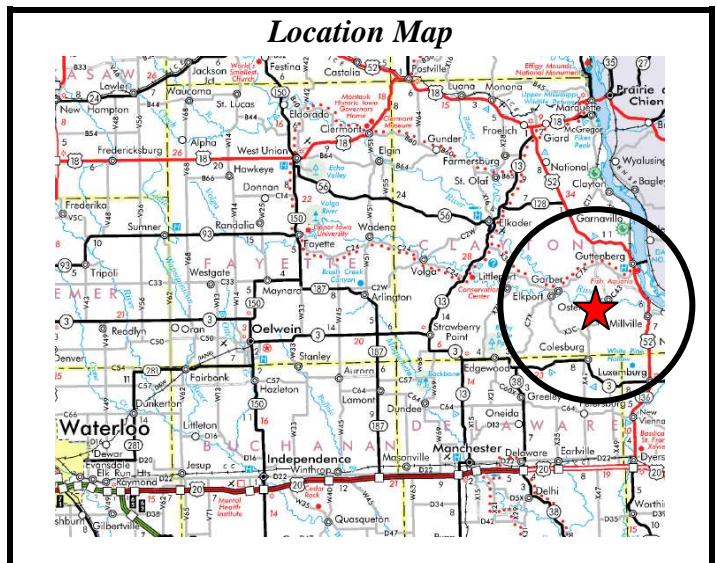
GRAIN STORAGE: None

WELL: None

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID#050-682-1

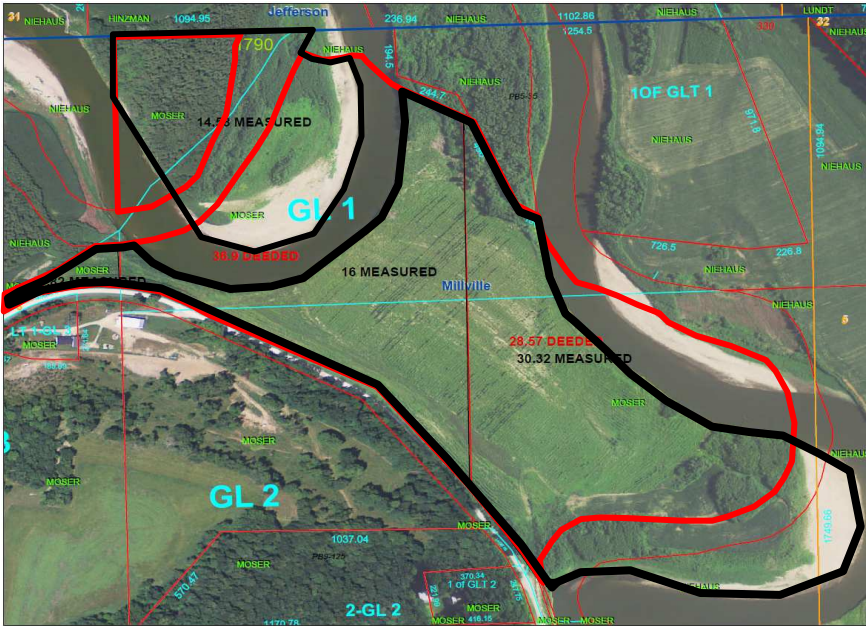
HIGHLY ERODIBLE CLASSIFICATION: Highly Erodible Land (HEL) conservation system is being actively applied. 3.9 acres have been determined to be Non Highly Erodible Land (NHEL).

COMMENTS: A survey will need to be completed at Seller's expense prior to the closing. Price will be adjusted per surveyed acres to determine the final sale price. According to the Clayton County Assessor, acres will most likely be reduced to 60 m/l even though current tax records show 67.5 m/l. This is due to old recorded legal descriptions used the river as a boundary line and the river has since moved.



Permission for reproduction of map granted by Farm & Home Publisher

ASSESSORS SITE MAP



The red outlined area represents deeded acres totaling 65.47 acres, or 66.29 including the .82 measured.

The black outlined area represents measured acres totaling 61.72 acres.

This discrepancy will be worked out by a survey prior to closing.

CONSERVATION RESERVE PROGRAM (CRP):

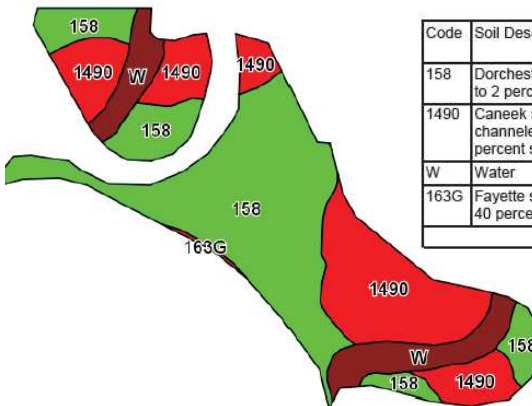
<u>Contract #</u>	<u>Practice</u>	<u>Tract #</u>	<u>Acres</u>	<u>Payment/ Acre</u>	<u>Annual Payment</u>	<u>Expiration Date</u>
3533	CP31	0000742	32.5	\$259.58	\$8,436	September 30, 2024

WETLAND DETERMINATION:

A Wetlands determination was certified 6/20/2011. 3.9 acres located in field #18 are now certified wetlands as shown on Conservation Plan Map.

See PDF Attachments for Conservation Plan Map and FSA Aerial.

SOILS MAP



S													www.AgroDataInc.com	
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	
158	Dorchester silt loam, 0 to 2 percent slopes	32.7	52.4%		Ihw	85	9.2	5.5	202	3.2	81	5.4	55	
1490	Caneek silt loam, channeled, 0 to 2 percent slopes	21.8	35.0%		Vw	25			121	1	48		33	
W	Water	7.6	12.2%			0								
163G	Fayette silt loam, 25 to 40 percent slopes	0.2	0.3%		Vlll	20			114	2.2	46		31	
Weighted Average						53.4	4.8	2.9	148.5	2	59.4	2.8	40.5	

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID#050-682-1