



**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

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

OWNER: Moriah Clayton Holding LLC

LOCATION: 16423 Gunder Rd., Postville, IA

LEGAL: Lot 3 SE NE Section 4, Township 94 North,
Range 6 West of the 5th P.M., all in Clayton County, IA

PRICE/TERMS: \$800,000
10% with offer and balance in cash at closing

RE TAXES: 2010-2011, payable 2011-2012 - \$5,470
net, on 13.68 taxable acres and Poultry Facility.

POSSESSION: Negotiable

AVERAGE CSR: 78.6 Per AgriData

BUILDINGS:

- Steel Poultry Building – 60' x 636' - built in 2006
- Ventilation Area Attached to Poultry (#1) - 4' x 70' - built in 2006
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- Ventilation Area Attached to Poultry - 4' x 70' - built in 2006

WELL: Yes – Drilled Well

L.P. TANKS: 8 – 1,000 gallon L.P. Tanks

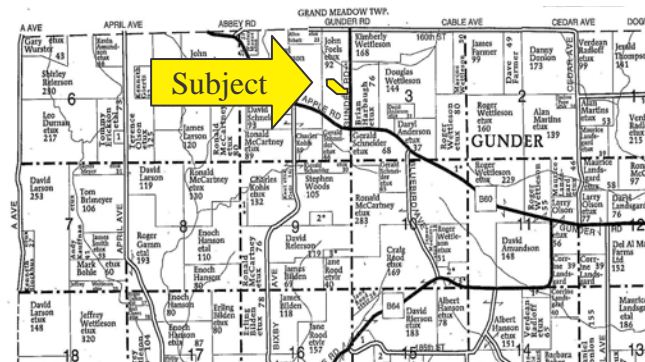
COMMENTS: There is a manure agreement on this property granting John and Gwendolyn Foels, the right to receive all manure produced on the premises and shall accept all manure produced in any confinement building constructed on the premises during that same period, for a period of ten years beginning February 1, 2007.

Additionally, there is an easement for access across the driveway to the public road and to John and Gwendolyn's adjoining property.

Location Map



T-94-N Marion Plat R-6-W



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REID#050-0659

Aerial Map



4-94N-6W
Clayton County
Iowa

map center: 42° 59' 15.33, 91° 33' 2.53

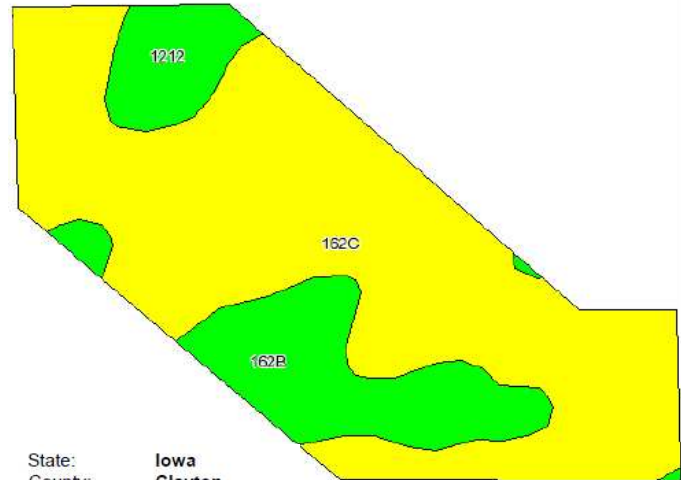
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11/4/2011

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

Soils Map



State: Iowa
County: Clayton
Location: 004-094N-006W
Township: Marion
Acres: 13.6
Date: 11/4/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
162C	Downs silt loam, 5 to 9 percent slopes	10.1	74.1%		IIIe	75	188	51
162B	Downs silt loam, 2 to 5 percent slopes	2.5	18.3%		IIe	90	209	56
1212	Kennebec silt loam, 0 to 2 percent slopes	1	7.5%		I	88	206	56
Weighted Average						78.6	193	52.2

Recent Photos

Building Site from Front



Distant View of Site



Evaporator Cooling System



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