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WE ARE PLEASED TO PRESENT

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

OWNER: Moriah Clayton Holding LLC

LOCATION: 13242 Aspen Ave., Postville, IA

LEGAL: Lot 1 NW NE Section 20, Township 95 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 - \$5,460 net, on 9.22 taxable acres and Poultry Facility.

POSSESSION: Negotiable

AVERAGE CSR: 67.9 Per AgriData

BUILDINGS:

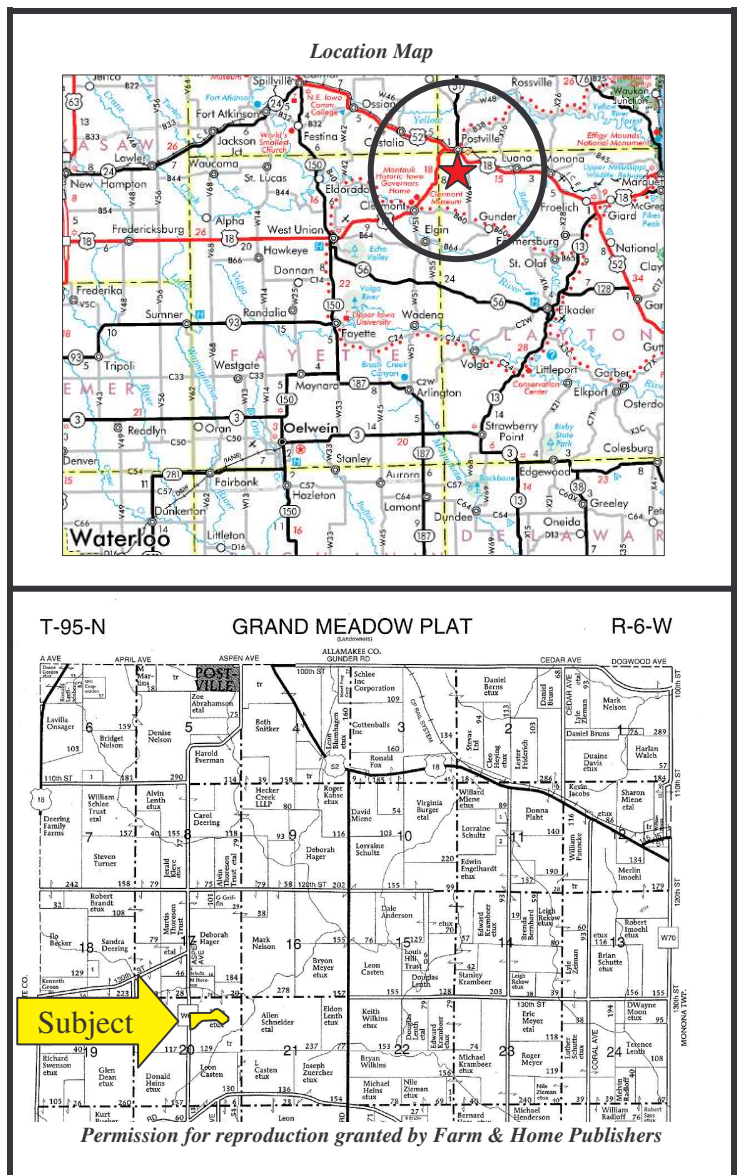
- Steel Poultry Building – 60’ x 636’ - built in 2006
- Ventilation Area Attached to Poultry (#1) - 4’ x 70’ - built in 2006
- Utility Room Attached to Poultry (#1) - 16’ x 20’ - built in 2006
- P/M Utility Building – 15’ x 21’ - built in 2006
- Steel Poultry Building - 60’ x 636’ - built in 2007
- Ventilation Area Attached to Poultry (#1) - 4’ x 70’ - built in 2007

WELL: Yes – Drilled Well

L.P. TANKS: 10 – 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 May 19, 2006.

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



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID#050-0658

Aerial Map



map center: 43° 2' 2.59, 91° 34' 31.06
scale: 2628

Hertz
Farm Management, Inc.
Caring for You and Your Farm

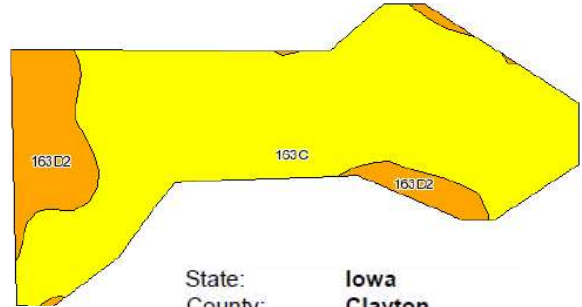
20-95N-6W
Clayton County
Iowa

surety
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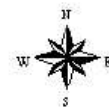
12/13/2011

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: 020-095N-006W
Township: Grand Meadow
Acres: 9.2
Date: 12/13/2011



Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
163C	Fayette silt loam, 5 to 9 percent slopes	7.6	82.4%	Yellow	IIle	70	182	49
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.6	17.6%	Orange	IIle	58	165	45
Weighted Average						67.9	179	48.3

Recent Photos

Building Sites



Alley between Building Sites



Exterior Feed System



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