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WE ARE PLEASED TO PRESENT

**357.46 ACRES M/L
ALLAMAKEE COUNTY, IOWA**

OWNER: Charles E. Grado & Ruth A. Macke

LOCATION: Liddiard Bottom Road runs along the west boundary and Patterson Creek Road outlines the north and upper northwest section. Ten minutes from Waukon, IA.

LEGAL: Sec. 4, Twp 98N, R6W Allamakee County

PRICE/TERMS: \$1,104,530 (\$3,090 per acre.)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011, payable 2011-2012, \$12.22 on 222.16 net acres. (135.3 acres in Timber Reserve)

POSSESSION: Negotiable

SCHOOL DIST: Allamakee Comm. School District

FSA INFO: FSA # 4081 TRACT #'S – 6131 and 5598

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	82.3	118	118
Total			
Cropland	82.3	(Additional 105.7 Acres in CRP)	

AVERAGE CSR: 26.5 Per Agri-Data on entire farm.
42.6 on Tillable including CRP acres.

CABIN: Beautiful rustic log cabin built in 2007 comes completely furnished. Fully Equipped Kitchen – Electric Stove and Microwave, Refrigerator/Freezer and Kitchen Table. Living Room, Loft Upstairs, Bedroom with Beds, Full Bath Upstairs, ¾ Bath Downstairs, Walk-out Basement, Deck, Wood Stove and Electric Baseboard Heat, Gas Heater, LP Tank, Leased from Welch Feed & LP Gas, and Washer/Dryer.

BUILDINGS: None

CONSERVATION RESERVE PROGRAM (CRP) CONTRACTS:

Contract #	Acres	Annual Payment	Payment/Acre	Contract Expiration
2067A	63.2	\$6,283	\$99.42	9/30/2017
2118B	42.5	\$3,987	\$93.82	9/30/2017

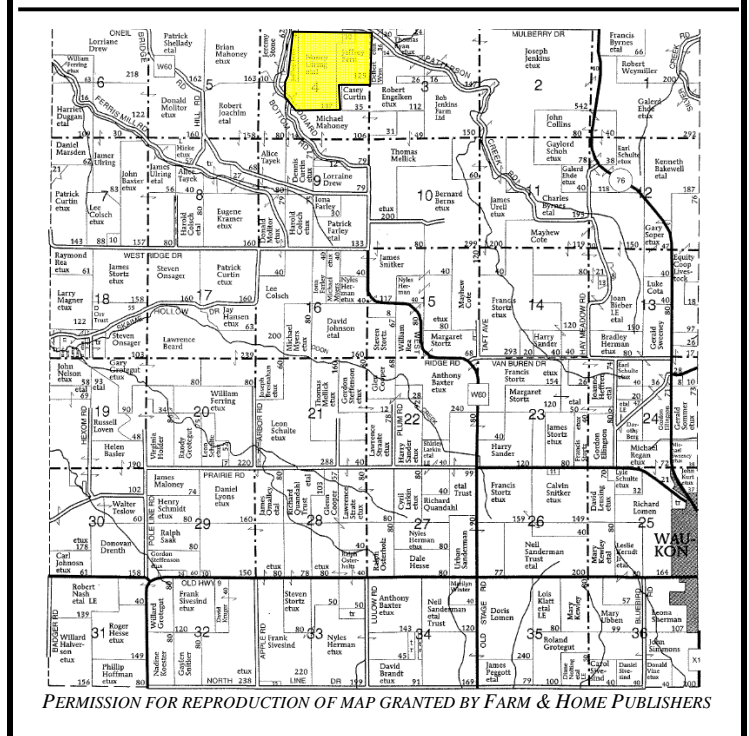
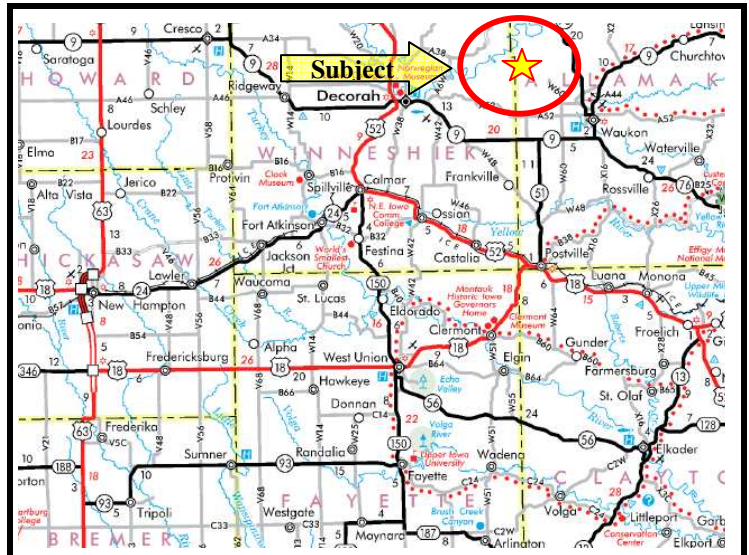
Several food plots have been established within the CRP area

WELL: Drilled well located NW of Cabin. New pump in 2010.

HIGHLY ERODIBLE CLASSIFICATION: All acres classified as Highly Erodible Land (HEL).

COMMENTS: 85 Tillable acres are currently being cash rented for \$205/acre or \$17,425/yr.

There are 4 ponds on the property with Patterson Creek to the north side of it. Snow removal on joint driveway is done by the neighbor.



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
Reid #050-0638*

AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	50.7	26.9%		IIIe	68	174	47
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	48.3	25.7%		IIIe	58	160	43
837E	Village silt loam, 14 to 18 percent slopes	21.5	11.5%		IVe	18	106	29
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	18.8	10.0%		IIIe	28	120	32
837E2	Village silt loam, 14 to 18 percent slopes, moderately eroded	12.8	6.8%		IVe	13	100	27
912E	Paintcreek silt loam, 14 to 18 percent slopes	12	6.4%		VIe	10	96	26
912F	Paintcreek silt loam, 18 to 30 percent slopes	10.6	5.6%		VIe	5	89	24
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.9	3.1%		IVe	48	147	40
837D	Village silt loam, 9 to 14 percent slopes	3.5	1.9%		IIIs	33	127	34
912D	Paintcreek silt loam, 9 to 14 percent slopes	2.4	1.3%		IVe	13	100	27
163E	Fayette silt loam, 14 to 18 percent slopes	1.5	0.8%		IVe	50	150	41
Weighted Average						42.6	139.5	37.6

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