



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**587 Acres m/l
Clayton County, Iowa**

OWNERS: Wythe Willey Estate, Susan H. Willey and
Farmers State Bank – Co-Executor

LOCATION: Approximately 3 miles north of Colesburg.

LEGAL: Sections 22, 27, T-91N, R-3W, Clayton
County, Iowa.

PRICE/TERMS: \$1,643,600.00 (\$2,800 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2009-2010 payable 2010-2011 - \$3,496
net acres, \$5.96 per acre. There are 547.09 taxable
acres, and an additional 40 acres enrolled in the
Forest Reserve Program and therefore property tax
exempt.

POSSESSION: Negotiable

SCHOOL DIST: Edgewood-Colesburg

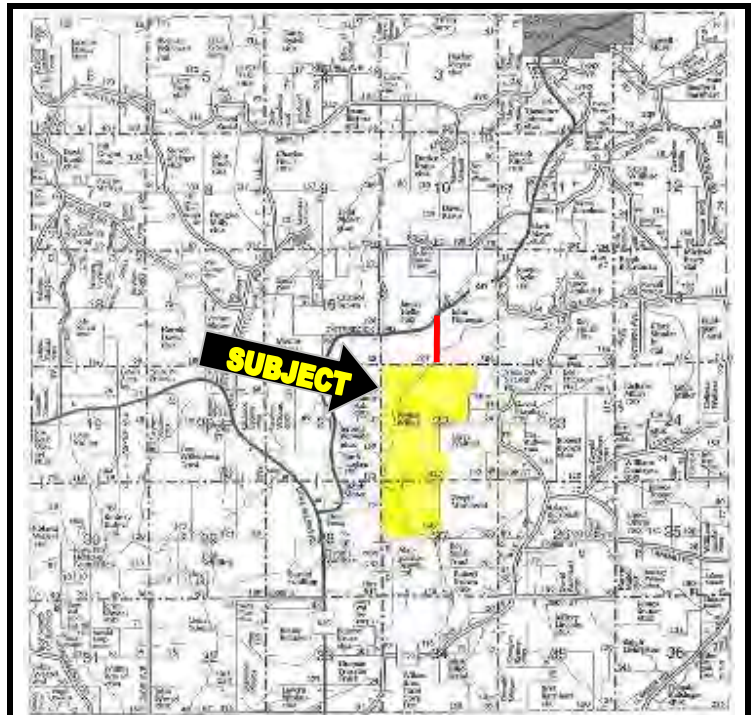
AVERAGE CSR: 16.28 per Clayton Co. Assessor on
taxable acres.

FSA INFORMATION: Farm #4032 Tract #6484
Cropland 62.7 Acres all currently enrolled in CRP
Corn Base 17.5 Acres
Direct/CC Corn Yield 116/116 Bu/Acre
Wheat Base 9.0 Acres
Wheat Yield 36 Bu/Acre
Oats Base 17.0 Acres
Oats Yield 52 Bu/Acre

BUILDINGS: Livestock Barn: 22' x 40' – 880 square ft.

CONSERVATION RESERVE PROGRAM: Farm #4032
The 62.7 acres in the CRP Program at an annual rent of
\$208 per acre or \$13,041.60 annually. The contract
extends through September 30, 2025.

COMMENTS: This is a rare opportunity to purchase a
large secluded tract of land that includes hard wood
timbers, CRP and a trout stream (Pecks Creek). All kinds
of habitat for an abundance of wildlife and nature. The
CRP is scheduled to be seeded as soon as weather permits
this spring at Seller's expense.

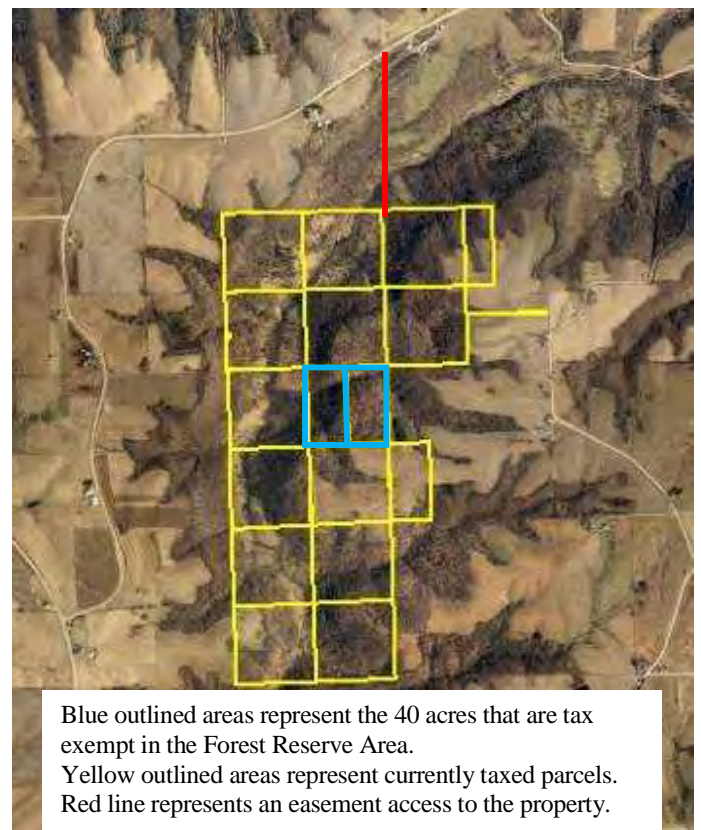
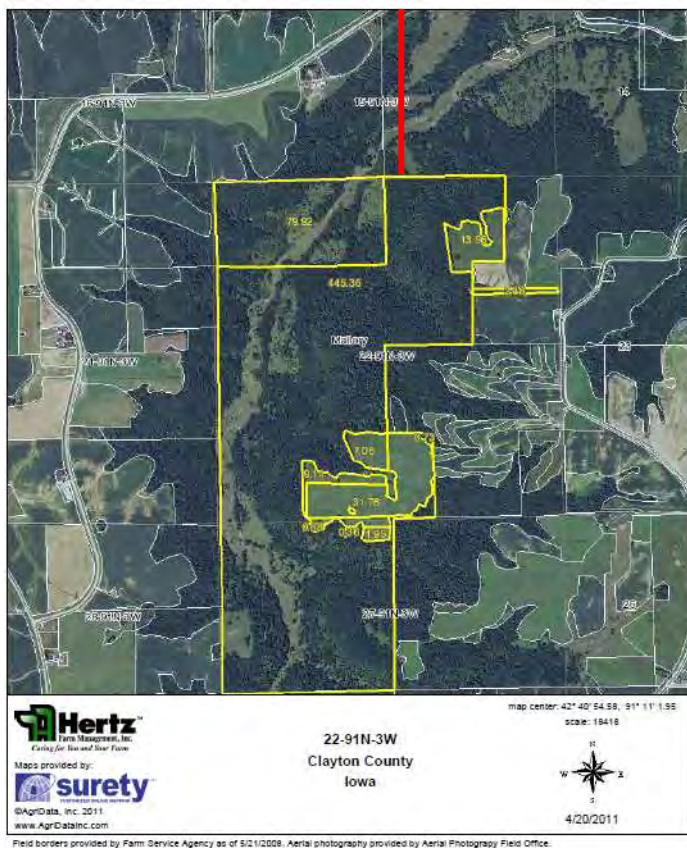


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AERIAL MAP

FOREST RESERVE AREA



CRP MAPS

