



340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT

5.99 Acres m/l
 Allamakee County, Iowa

OWNER: Nevel Properties Corporation

LOCATION: Approximately ½ mile west of Postville on south side of US 18.

LEGAL: Lot 8 NW SW; Lot 3 SW SW Section 32, Township 96 North, Range 6 West of the 5th P.M., Allamakee County, IA.

PRICE/TERMS: \$59,900 (\$10,000 per acre)
 10% with offer and balance in cash at closing.

RE TAXES: 2009-2010 payable 2010-2011 - \$132.00 net, on 5.99 taxable acres, \$22.04 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Postville Community

FSA INFO:

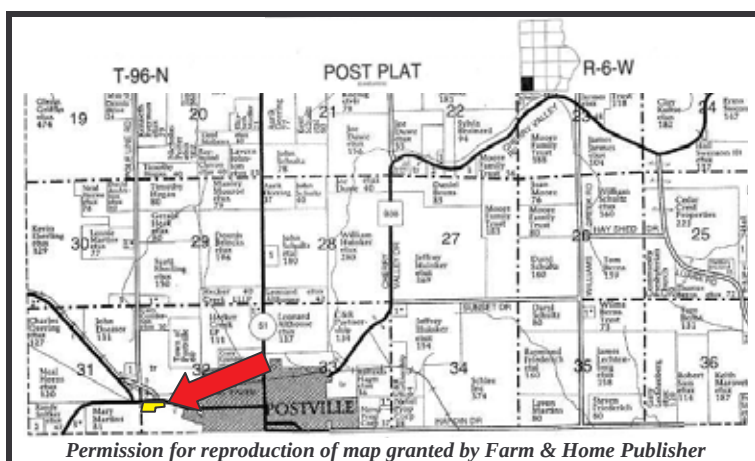
	Base Acres	DP Yield	CCP Yield
Corn	4.8	122	122
Total Cropland	4.8		

AVERAGE CSR: 79.7 Per AgriData

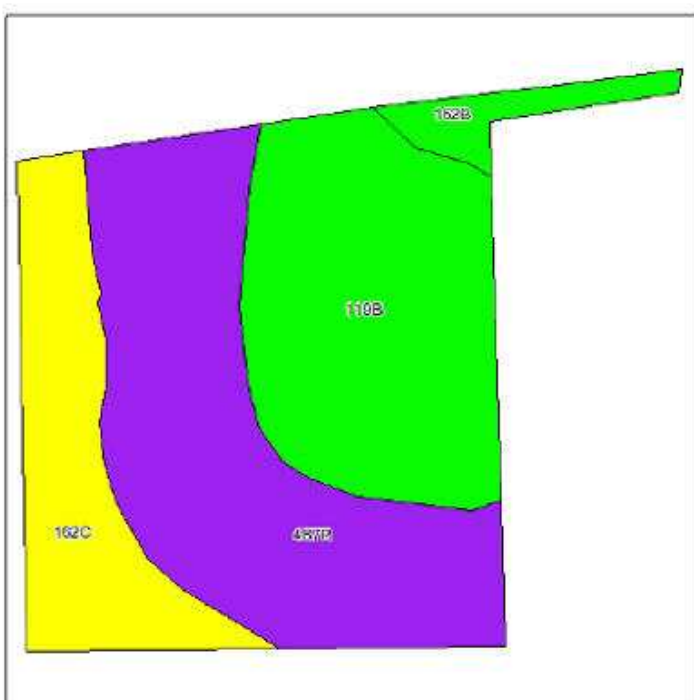
BUILDINGS: None

WELL: None

HIGHLY ERODIBLE CLASSIFICATION:
 Non-Highly Erodible Land



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. TR#050-0601



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Allamakee
Location: 032-096N-006W
Township: Post
Acres: 6
Date: 1/7/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
487B	Otter-Worthen complex, 1 to 4 percent slopes	2.5	41.4%		IIIe	88	174	47
119B	Muscataine silt loam, 1 to 4 percent slopes	2.1	34.7%		IIIe	95	210	57
162C	Downs silt loam, 5 to 9 percent slopes	1.2	19.7%		IIIe	75	183	49
162B	Downs silt loam, 2 to 5 percent slopes	0.2	4.2%		IIIe	90	204	55
Weighted Average						79.7	189.5	51.2

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