



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

**204 Acres m/l
Fayette County, Iowa**

OWNER: Joyce Niles Estate

LOCATION: 1 ½ miles SW of Wadena

LEGAL: W ½ NW ex S 13 Acres W 16 acres S ½ & ex S 32 Rds E 31 Rds W 62 Rds 18 lks SW NW, NE NW ex E ¾ N ½ & ex 1.75 acres SE corner, W 27.75 Acres SE NW, N of Rd NW SW; Section 33, Township 93 North, Range 7 West of the 5th P.M., AND S ½ SW ex Pc N Old Ry NE corner, S Old Ry SW SE Section 28, Township 93 North, Range 7 West of the 5th P.M.

PRICE: \$571,200 (\$2,800/Acre)

RE TAXES: 2008-2009, payable 2009-2010, \$1,680 on 135.74 taxable acres. There are an additional 69 exempt acres currently in Forest Reserve.

POSSESSION: Negotiable

SCHOOL DIST: Valley Community Schools

FSA INFO: #1042

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	54.2	108	108
Soybeans	4.7	38	38
Oats	0.6	55	55

Total Cropland 97.2 Of which, 19.3 in CRP.

AVERAGE CSR: 62 on estimated cropland only per AgriData; 34 on entire farm per Assessor.

PASTURE: 15 acres m/l, spring fed. Rented.

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Contract	Contract Period	Acres	Annual Payment
3584C	10/1/08 to 9/30/18	.14	\$17
2607B	10/1/03 to 9/30/18	8.80	\$795
3584B	10/1/08 to 9/30/18	10.40	\$1,729
TOTAL		19.34	\$2,541

BUILDINGS: None

WELL: NO

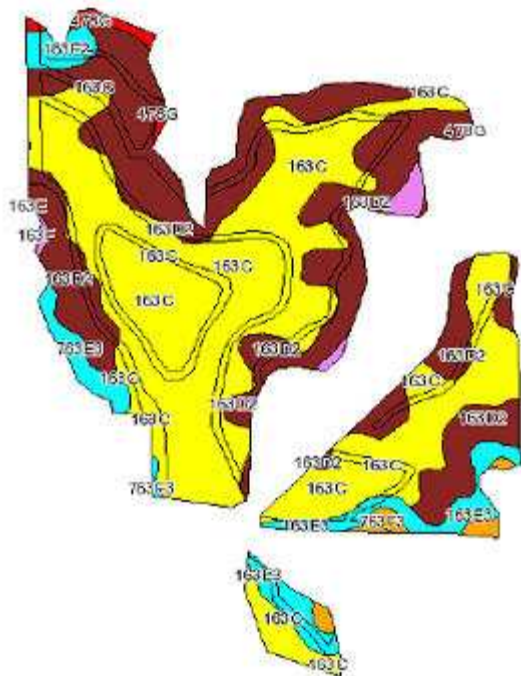
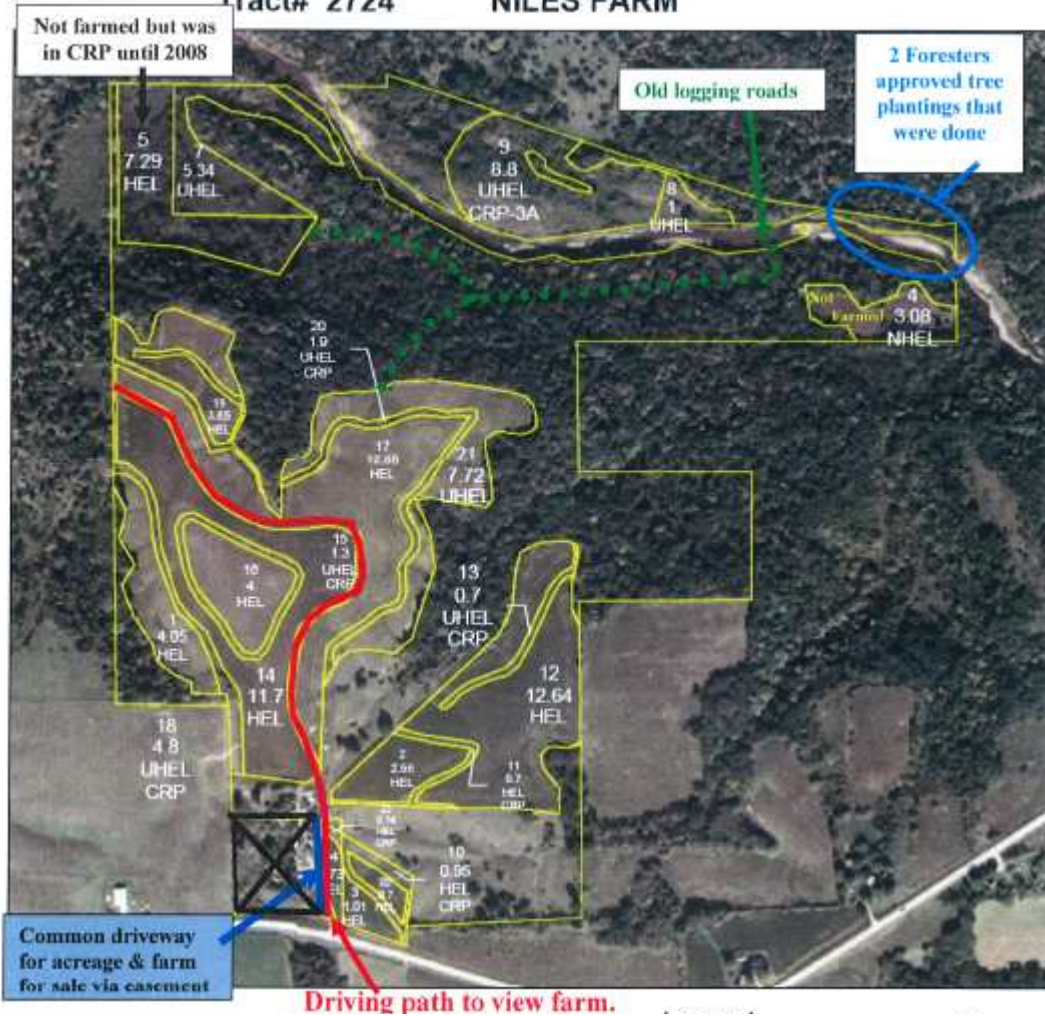
HIGHLY ERODIBLE CLASSIFICATION: All tillable land is classified as Highly Erodible Land (HEL).

COMMENTS: Located on hard surface road. Offers excellent whitetail deer, bird hunting, etc. Almost ¾ mile of the Volga River runs through the secluded north end. For the nostalgic, this farm was the host of the Wadena Rockfest in 1971.



Farm # 1042
Tract# 2724

NILES FARM



CSR = 62 on 71.7
Estimated Tillable Acres

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR
163C	Fayette silt loam, 5 to 9 percent slopes	38.2	53.2%		IIIa	70
163D	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	26.2	35.1%		IIIa	58
163E	Fayette silt loam, 14 to 18 percent slopes, severely eroded	3.4	4.8%		VIIa	45
163F	Exette silt loam, 14 to 18 percent slopes, severely eroded	1.4	2.0%		VIIa	41
163G	Exette silt loam, 18 to 25 percent slopes, severely eroded	1	1.4%		VIIa	25
163H	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1	1.4%		IVa	48
163I	Fayette silt loam, 18 to 25 percent slopes	0.8	1.2%		VIIa	30
163J	Rock outcrop-Wardness complex, 25 to 60 percent slopes	0.7	1.0%		VIIa	5

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