



**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 1/2 miles SW of Wadena

**LEGAL:** W 1/2 NW ex S 13 Acres W 16 acres S 1/2 & ex S 32 Rds E 31 Rds W 62 Rds 18 lks SW NW, NE NW ex E 3/4 N 1/2 & 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 5<sup>th</sup> P.M., AND S 1/2 SW ex Pc N Old Ry NE corner, S Old Ry SW SE Section 28, Township 93 North, Range 7 West of the 5<sup>th</sup> 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

	Base	DP	CCP
Crop	Acres Est	Yield	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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<b>CRP:</b>			Annual
Contract	Contract Period	Acres	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
		<b>TOTAL</b>	<b>\$2,541</b>

**BUILDINGS:** None

**WELL:** NO

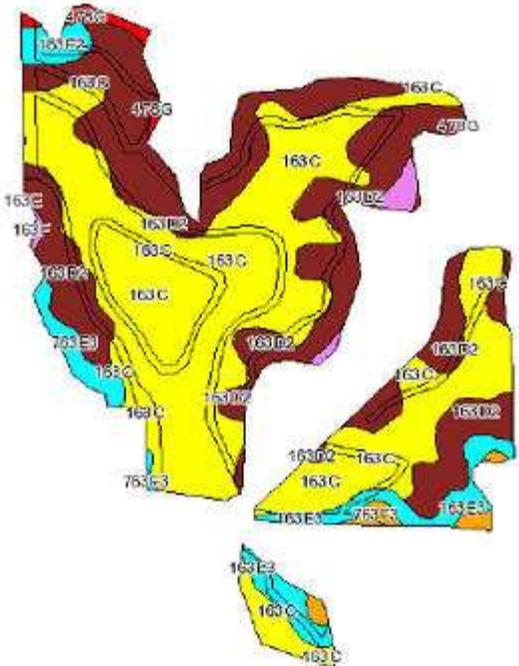
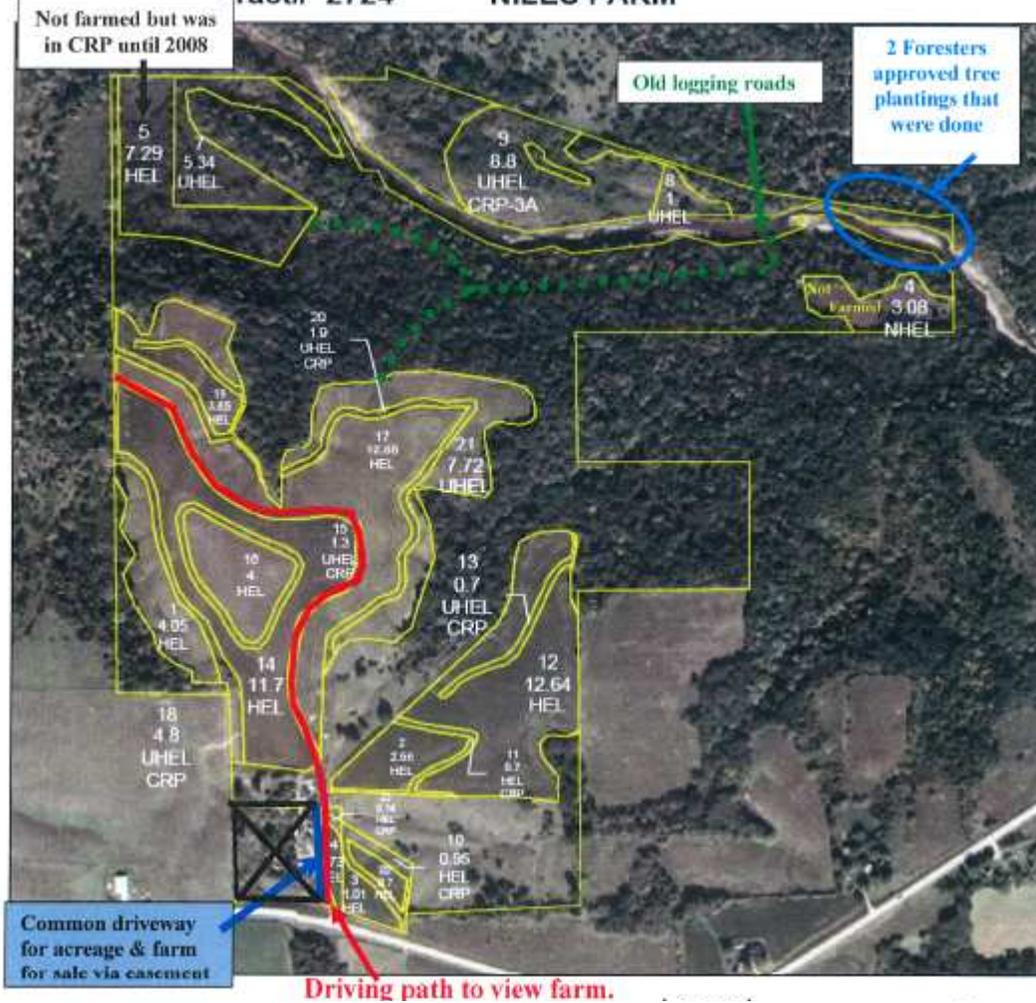
**HIGHLY ERODIBLE CLASSIFICATION:** All tillable land is classified as Highly Erodible Land (HEL).

**COMMENTS:** Located on hard surface road. Offers excellent whitetail deer, bird hunting, etc. Almost 3/4 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%		IIIc	70
163D	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	26.2	35.1%		IIIe	58
163E3	Fayette silt loam, 14 to 18 percent slopes, severely eroded	3.4	4.8%		V/c	45
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	1.4	2.0%		V/c	41
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	1	1.4%		V/c	25
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1	1.4%		IV/c	48
163F	Fayette silt loam, 18 to 25 percent slopes	0.8	1.2%		V/c	30
478G	Rock outcrop-Norwiness complex, 25 to 60 percent slopes	0.7	1.0%		VII/c	5

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