



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

167.5 Acres m/l
Clayton County, Iowa

OWNER: Steve and Marsha Jennerjohn

LOCATION: Approximately two miles southeast of Volga, Iowa.

LEGAL: Lot 1 SE ¼ SW ¼, E ½ W ½ SW ¼, NE ¼ SW ¼, part of the NW ¼ SE ¼ excluding E 14 acres of the S ½ NW ¼ SE ¼, Lot 2 SW ¼ SE ¼, SE ¼ NW ¼ less Lot 1, part of the SW ¼ SW ¼ NE ¼, all in Section 14, Township 92 North, Range 6 West of the 5th P.M. Clayton County, Iowa

PRICE/TERMS: \$650,000.00 (\$3,881 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2008-2009, payable 2009-2010 - \$2,738.00 net, on 167.5 taxable acres, \$16.35 per acre.

POSSESSION: Negotiable.

SCHOOL DIST: Central School District

FSA INFO: FSA #4778

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	61.7	120	131
Beans	25.2	37	44

FSA acres currently farmed – 87.8 acres

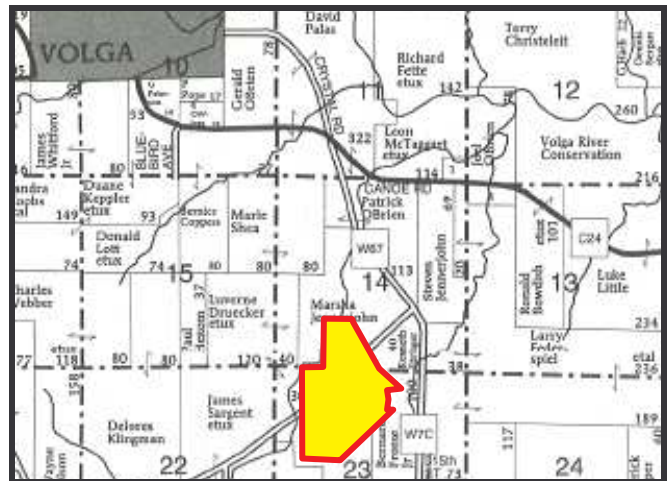
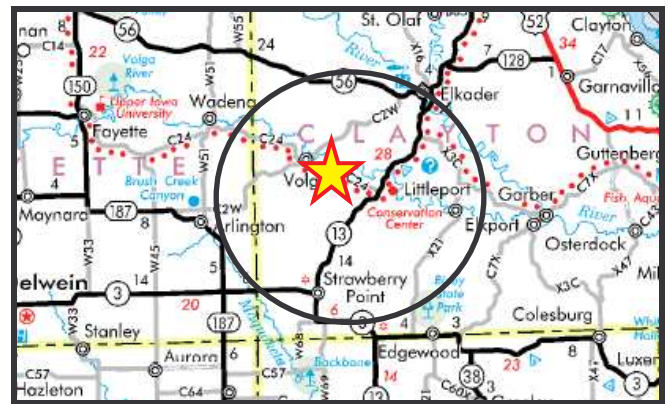
CRP INFO:

Contract #	Practice	Acres	Rate/Acre	Annual Payment	Expiration Date
1479	Riparian Buffer	29.0	\$104.41	\$3,028.00	2013
1852	General CRP	19.5	92.60	1,806.00	2010
1853	Prairie Restoration	5.0	92.60	463.00	2010
2104	Waterway	1.6	140.84	225.00	2011
		55.1		\$5,522.00	

TILE: Please contact our office to view tile maps.

AVERAGE CSR: 74.6 Per AgriData (tillable acres only)

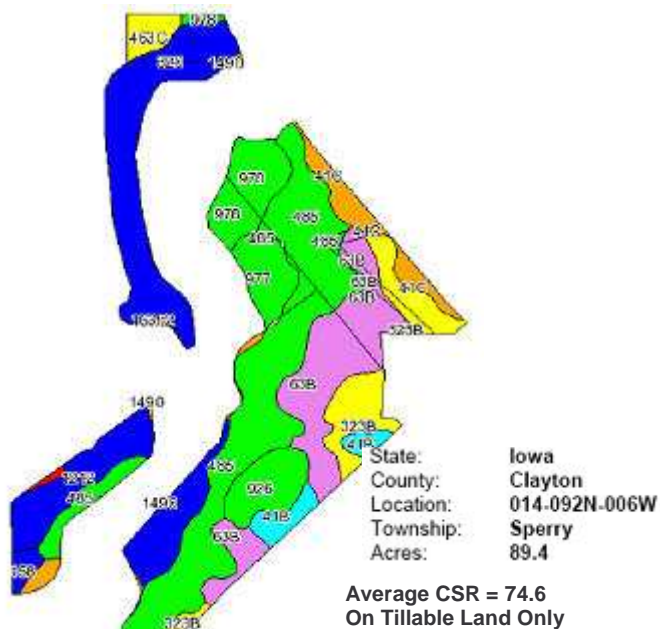
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as Highly Erodible Land (HEL) except Fields 2, 4, 5, 6, 7, and 9, which are classified as Non-Highly Erodible Land (NHEL) as indicated on enclosed maps.



COMMENTS: Farm and recreational property with high-producing cropland, along with CRP and timber land providing for good hunting.

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

Code	Soil Description	CSR Legend	Acres
485	Spillville loam, 0 to 2 percent slopes		24.2
320	Arenzville silt loam, 0 to 2 percent slopes		17.1
63B	Chelsea loamy fine sand, 2 to 5 percent slopes		13.2
323B	Terri loam, sandy substratum, 2 to 5 percent slopes		7.2
1212	Kennebec silt loam, 0 to 2 percent slopes		5.7
976	Festina silt loam, 0 to 2 percent slopes		5.2
926	Canoe silt loam, 0 to 2 percent slopes		4
977	Richwood silt loam, 0 to 2 percent slopes		3.2
41C	Sparta loamy fine sand, 5 to 12 percent slopes		3.1
41B	Sparta loamy fine sand, 2 to 5 percent slopes		2.3
463C	Fayette silt loam, benches, 5 to 8 percent slopes		1.7
1490	Canek silt loam, channeled, 0 to 2 percent slopes		1.2
158	Dorchester silt loam, 0 to 2 percent slopes		0.8
981B	Worthen silt loam, 2 to 5 percent slopes		0.2
183F	Dubuque silt loam, 20 to 30 inches to limestone, 18 to 25 percent slopes		0.2
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded		0.1



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