



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

**171.32 Acres m/l
Bremer County, Iowa**

OWNER: Leach Family Farm Partnership

LOCATION: Approximately 4.5 miles Southwest of Fredericksburg.

LEGAL: NW ¼ Fraction NW ¼ Fraction and W 18 acres NE ¼ Fraction NW ¼ Fraction in Section 1; and N ½ of NE ¼ Fraction in Section 2; all in Township 93 North, Range 12 West of the 5th P.M. in Bremer County, Iowa.

PRICE: \$1,100,731.00 (\$6,425.00 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$4,714.00, on 171.32 taxable acres, \$27.52 per acre.

POSSESSION: Negotiable, open lease for 2010 crop year.

SCHOOL DIST: Fredericksburg

FSA INFO: #853, Tract #1508

DCP CROPLAND: 156.2

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	77.1	122	122
Beans	79.1	37	37

SOILS: Soil map included.

AVERAGE CSR: 83.0 per Agri Data

CRP PROGRAM: Currently 6.7 acres are enrolled in the CRP program with an annual payment of \$1,191 through September 30, 2014.

BUILDINGS: 2 Story dwelling, 3 car attached garage. Barn, Machine Shed and Hog House.

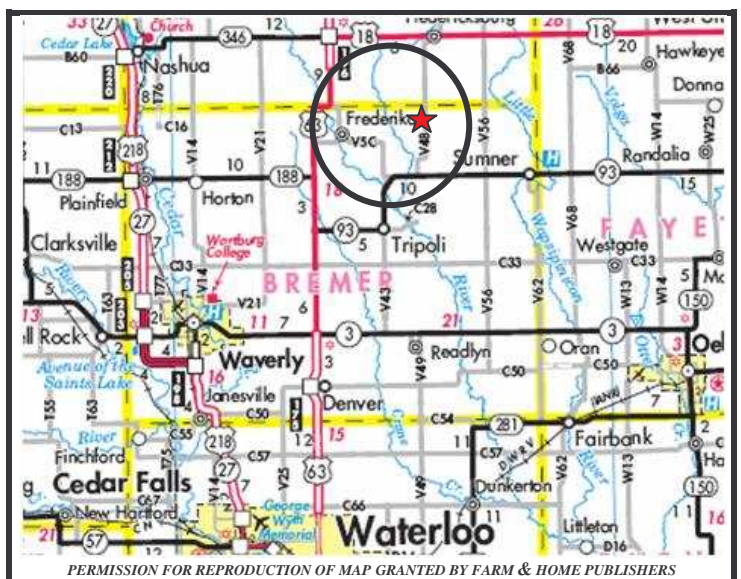
GRAIN STORAGE: One 7250 bushel (24' x 20') and one 8500 bushel (30' x 15') storage bin and one 2000 bushel hopper/holding bin. West 6,000 bushel (24' x 16.5') storage bin and 1,000 gallon LP tank are currently owned by previous farm operator. It is the seller's intent to include these items as a part of this sale subject to agreeable terms being negotiated between previous tenant and sellers.

HIGHLY ERODIBLE CLASSIFICATION: All cropland is classified as Non-Highly Erodible Land (NHEL).

WELL: One well located on the farmstead, southeast of the dwelling.

TILE: Cropland is pattern tiled. See map on next page.

COMMENTS: Good quality farm for the area with above average yield history.



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

