



**We are Pleased to
Present for Sale
220 Acres
Dubuque County, Iowa**

OWNER: John F. and Amber Weber

LOCATION: From Farley: 8 miles north on the Holy Cross Road (Hwy Y13).
Turn right on Tom Lucas Road and go 1 mile.

ADDRESS: 25528 Tom Lucas Road, Holy Cross, IA 52053

LEGAL DESCRIPTION: The W ½ of the SW ¼ of Section 32, Township 90 North, Range 1 West and the W ½ of the NE ¼ and the NE ¼ of the SE ¼ of Section 5 and the W ½ of the NW ¼ of the SW ¼ of Section 4, Township 89 North, Range 1 West of the 5th P.M. Dubuque County, Iowa.

PRICE & TERMS: \$957,000.00 - \$4,350 per acre. 10% upon acceptance of offer and balance at closing.

POSSESSION: Negotiable.

TAXES: 2008-2009, payable 2009-2010 - \$6,116.00 – net – \$28.05 per taxable acre. There are 218.03 taxable acres.

SCHOOL DISTRICT: Western Dubuque School

FSA INFORMATION: Farm #666 - Tract #1767

Cropland	142.1 Acres
Corn Base	66.2 Acres
Direct and Counter Cyclical Corn Yield	119/156 Bushels/Acre
Oat Base	32.9 Acres
Direct and Counter Cyclical Oat Yield	57/57 Bushels/Acre

This farm is classified as Highly Erodible Land (HEL) according to the Dubuque County NRCS.

AVERAGE CSR:* ArcView software indicates a CSR of 57.7 on the cropland acres. The Dubuque County Assessor indicates an average CSR of 49.02 on the entire farm.

HOUSE: This is a well maintained 2 story home that was built in 1937 and consists of 1,904 finished square feet. It includes 5

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bedrooms and one full bath. The kitchen was updated in the early 1980's and includes oak cabinets. The house includes hardwood floors throughout and has a built in desk, built in hutch, and built in cabinets on the main level and second level. The house has very nice woodwork. The forced air furnace was new in 2007 and the 40 gallon LP hot water heater was installed in September of 2008. The air conditioner was installed in 2004. The basement is a poured foundation.

<i>GARAGE:</i>	18' x 20'.
<i>SHOP:</i>	50' x 50' insulated with 16' x 24' overhead door, concrete floor built in 2005.
<i>CATTLE SHED:</i>	40' x 112', concrete bunks and guardrail. Includes a hay loft.
<i>CATTLE SHED:</i>	25' x 84', concrete bunks and guardrail.
<i>HOG NURSERY:</i>	22' x 32'.
<i>FARROWING HOUSE:</i>	26' x 56'.
<i>DRYER BIN:</i>	30' x 12', 6" into 8" horizontal unload with aeration floor, built in 1983.
<i>STORAGE BIN:</i>	21' x 18', 6" horizontal unload with aeration floor, built in 1988.
<i>WELL:</i>	Located west of the machine shed.
<i>SEPTIC SYSTEM:</i>	The septic system is located southwest of the house. A new septic tank and leach system will need to be installed as per Iowa regulations.
<i>SPRING:</i>	The 60 acres of timber pasture includes one of the largest natural springs in Iowa. This would be an ideal location to construct a large spring fed pond.
<i>LP TANKS:</i>	The three LP tanks are rented units.
<i>BROKERS COMMENTS:</i>	This is a good income producing farm located in a strong area. It includes a nice farmhouse, nice shop, and cattle buildings. This would make an ideal livestock farm.

*CSR is an index of soil productivity with a range from 5 to 100. The higher the index, the more productive the soil

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PHOTOS



House



Cropland



Garage



Bins



Shop



Cattle Shed



Timber



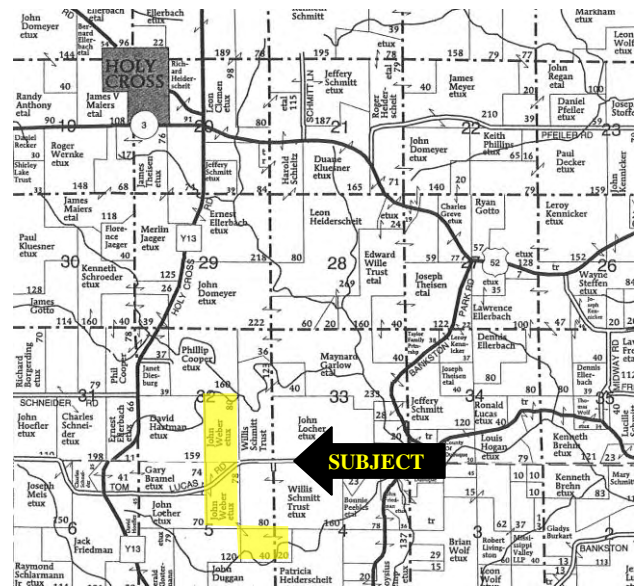
Timber Area

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Aerial Map



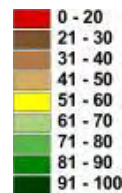
Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	136.4	Average CSR	57.7		
			Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
129B	Chaseburg-Arenzville silt loams,	63	174	47	6.53
162B	Downs silt loam, 2 to 5 percent s	90	211	57	1.42
162C2	Downs silt loam, 5 to 9 percent s	73	188	51	16.56
162D2	Downs silt loam, 9 to 14 percent	63	174	47	7.89
163C	Fayette silt loam, 5 to 9 percent s	70	184	50	3.42
163C2	Fayette silt loam, 5 to 9 percent s	68	181	49	25.49
163D2	Fayette silt loam, 9 to 14 percent	58	167	45	44.65
478G	Nordness-Rock outcrop complex	5	96	26	0.02
487B	Otter-Worthen silt loams, 2 to 5 p	69	182	49	1.08
488D2	Newvienna silt loam, 9 to 14 perc	61	171	46	8.36
499D	Nordness silt loam, 9 to 18 perc	5	96	26	5.26
499F	Nordness silt loam, 18 to 35 perc	5	96	26	0.17
65E2	Lindley loam, 14 to 18 percent sl	28	127	34	6.93
65F	Lindley loam, 18 to 30 percent sl	9	101	27	2.09
763E2	Exette silt loam, 14 to 18 percent	45	150	41	3.77
763F2	Exette silt loam, 18 to 25 percent	26	124	33	2.71

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Page 1 of 3

Property Owner(s) & Address: 25528 Tom Lucas Rd Holy Cross, IA

Purpose of Disclosure: Completion of this form is required under Chapter 558A of the Iowa code which mandates Seller disclose condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any government division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions applies. If so, you may stop here.

Seller

Date

Seller

Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. Appliances/Systems/Services (Note: Section I is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Real Estate Sales Agreement. The Real Estate Sales Agreement shall be the final terms of any agreement.

	Included?	Working?		OR	Unknown	Rented? Yes/No		Included	Working?		OR	Unknown
		Yes	No						Yes	No		
Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Pool Heater, Wall Liner & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Septic Tank & Drain Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Plumbing System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Central Heating System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Locks and Keys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Water Softener /Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	(Y) / (N)	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	(Y) / (N)	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Pet Transmitter Collars (# _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Garage Door Opener (# _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	-	Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

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Exceptions/Explanations for "NO" responses in Section I:

* A new Septic will be installed as per Iowa Code

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
 Warranties may be available for purchase from independent warranty companies.

Buyer Initials _____

Seller Initials AFW SPW**II. Property Conditions, Improvements and Additional Information: (Section II is Mandatory)**

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type _____ Unknown ☐
 Date of repairs/replacement _____ Unknown ☐ Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: _____
 Has the water been tested? Yes ☐ No ☒ Unknown ☐
 If yes, date of last report/results: _____
4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☐ Unknown ☐ Location of tank _____ Unknown ☐
 Age _____ Unknown ☐ Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes ☐ No ☐
 Unknown ☐ Date of inspection _____ Unknown ☐ Date tank last cleaned/pumped _____ Unknown ☐
5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
 Date of repairs _____
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
 Date of repairs _____
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
 Date of repairs _____
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
 Date of repairs _____
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems?
 Yes ☐ No ☒ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage?
 Yes ☐ No ☐ Date of repairs _____
11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒ If yes, explain: _____
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results? _____
 Date of last report _____ If Buyer tests for Radon, Seller agrees to release testing results to Buyer ☐ Yes
13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☒
 Unknown ☒ If yes, what were the test results? _____ Has the lead disclosure and Pamphlet been provided? Yes ☒ No ☐
14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property?
 Yes ☐ No ☒ Unknown ☐
15. **Features of the property** known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property? Yes ☐ No ☐ Unknown ☐ fences
16. **Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
18. **Is the property located in a flood plain?** Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____
19. **Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐ What is the zoning? A2
20. **Covenants:** Is the property subject to restrictive covenants? Yes ☐ No ☐ Unknown ☐ If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if Necessary): _____

III. Non-Mandatory Requested Items: Are you as Seller aware of any of the following:

1. Any significant structural modification, alteration, or repair? Yes ☐ No ☒ Unknown ☐
2. Has there been a property/casualty loss or insurance claim over \$5,000 or major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
3. Are there any known current, preliminary or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☐ Unknown ☒
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☐ Unknown ☒
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☐ Unknown ☒
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
8. Attic Insulation: Type Blown in - walls Unknown ☐ Amount _____ Unknown ☐
9. Are you aware of any area environmental concerns? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
11. Where survey of property may be found: _____

If the answer to any item is yes please explain. Attach additional sheets if necessary:

12. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items)

Seller has owned the property since 2002. Seller has indicated above the history and condition of all the items based solely on the information known or reasonable available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller [Signature] Seller [Signature] Date 11-20-09

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

ADDRESS 25528 Tom Lucas Rd Holy Cross, IA

LEAD WARNING STATEMENT:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

QFW (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
JFW
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

QFW (b) Records and Reports available to the Seller (check one below):
JFW
☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) ☐ Purchaser has received copies of all information listed above - or -
☐ No records or reports were available (see (b) above).
_____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*, or a similarly approved booklet.
_____ (e) Purchaser has (check one below):
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

JRL (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller X [Signature] 4/12/09
Seller X [Signature] 11/20/09
Date
Seller's Agent [Signature] 11/20/09
Date

Buyer _____
Date
Buyer _____
Date
Buyer's Agent _____
Date