



LAND FOR SALE

WE ARE PLEASED TO PRESENT

154.54 Acres, m/l - Buchanan County, Iowa

OWNER: Community Bank of Oelwein

LOCATION: 1 mi. north of Hwy. 187 and ½ mi. west on C57(115th St.) from Lamont.

ADDRESS: 3105 115th St., Lamont, IA 50650

LEGAL DESCRIPTION: NW¼ Section 1-, Township 90 North, Range 7 West of the 5th p.m.

PRICE AND TERMS:

- \$775,000 - \$5,015/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

'08-'09 net taxes, payable in '09-'10: \$6,042.00

SOIL TYPES:

Primary soils are Marshan, Hayfield and Schley. CSR 69.1 per AgriData, Inc. See soil map on back for detail.

DRAINAGE: Tile lift station in SE corner of property. Farm has some tile, but could use more. Tile map is available upon request. The condition of the lift station and pump are not warranted by Seller.

FSA DATA: Information is from Farm Service Agency 2009 CCC-509-B worksheet

Farm #: 5181 **Crop Acres:** 147.8 NHEL acres

Crop	Base Acres	Pymt. Acres	Direct Yield	CC Yield	Pymt Rate	Direct Annual Payment
Corn	95	79.1	124	124	.28	\$2,746.00
Soybeans	31.2	26.0	36	36	.44	\$412.00

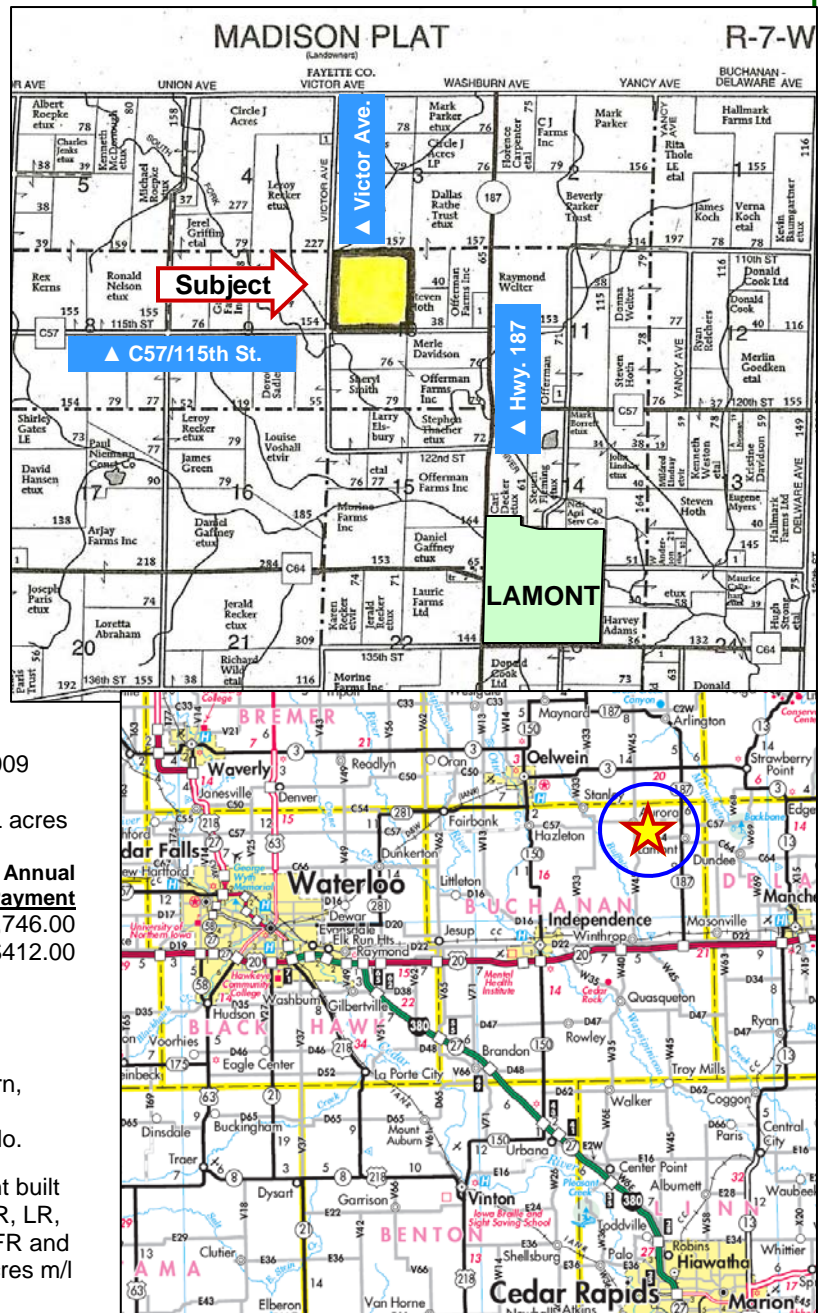
WELL & SEPTIC: Drilled well and septic.

BUILDINGS: Farmstead is located on SW corner of the property. 3,000 SF Quonset, shed, 70+ dairy tile-stall barn, machine shed, several cattle sheds, calf barn and 2 hog buildings. Two Harvester silos and one concrete stave silo.

DWELLING: Single family ranch home with full basement built in 1975. 1,584 finished SF on main level with Kitchen, DR, LR, 3 BR, 1.5 Ba. 590 SF finished on lower level with 2 BR, FR and laundry. 30' x 25' detached garage in fair condition. 5 acres m/l in private setting with mature trees.

POSSESSION: Negotiable

COMMENTS: Nice sized contiguous tract with no interruptions in operation. The SE40 has 4-5 acre low area which is drained by the tile lift station.



For additional information, contact Joel Klemish

120 W. Mission St • PO Box 157 • Strawberry Point, IA 52076
Telephone: 563-933-4973

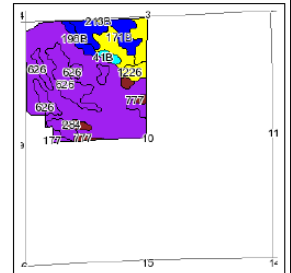
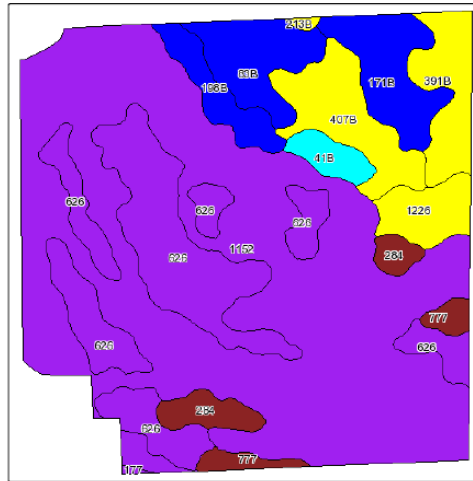
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL PHOTO, BUILDING PHOTOS & SOIL MAP



Soils Map



State: Iowa
County: Buchanan
Location: 010-090N-007W
Township: Madison
Acres: 147.8
Date: 10/24/2009



Maps provided by:
surety
©AgriData, Inc 2008
www.AgrData.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
1152	Marshall clay loam, 0 to 2 percent slopes	77.5	52.4%			IIw	68	178	48
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	27.7	18.7%			IIIs	67	176	48
407B	Schley loam, 1 to 4 percent slopes	7.7	5.2%			IIw	70	181	49
171B	Bassett loam, 2 to 5 percent slopes	6.9	4.7%			IIe	81	195	53
63B	Kenyon loam, 2 to 5 percent slopes	6.4	4.3%			IIe	86	202	55
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.8	3.9%			IIw	76	189	51
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	4	2.7%			IIIs	72	183	50
198B	Floyd loam, 1 to 4 percent slopes	3.7	2.5%			IIw	80	194	52
284	Flagler sandy loam, 0 to 2 percent slopes	3.5	2.4%			IIIs	50	154	42
777	Wapsie loam, 0 to 2 percent slopes	2.2	1.5%			IIIs	58	164	44
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.1	1.4%		IVs	IIe	40	140	38
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 6 percent slopes	0.2	0.2%			IIe	74	186	50
177	Saunder loam, 0 to 2 percent slopes	0.1	0.1%			IIIs	63	171	46
Weighted Average							69.1	179.3	48.5



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