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WE ARE PLEASED TO PRESENT

271 Acres m/l
Winneshiek County, Iowa

OWNER: Cottonballs L.L.C. (Kiesau)

LOCATION: Approximately 6 miles NW of Postville
or 1 mile SW of Frankville, Iowa.

LEGAL: Part of Section 2, Township 96 North, Range 7
West and Part of Sections 35 and 36, Township 97 North,
Range 7 West of the 5th P.M., Winneshiek County, Iowa.
(Contact office for full legal description.)

PRICE/TERMS: \$1,200,000 (\$4,428 per acre)
10% with offer and balance in cash at closing.

RE TAXES: Estimated 2007-2008, payable 2008-2009
\$7,357 net on 270.93 net taxable acres, (includes house &
buildings) including 21.72 acres in Timber Reserve.

POSSESSION: Negotiable.

SCHOOL DIST: Postville Community Schools

FSA INFO: FSA #645

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	43.6	110	132
Soybeans	60.8	35	42
Total Cropland	206.1		

SOILS: Soil Maps included

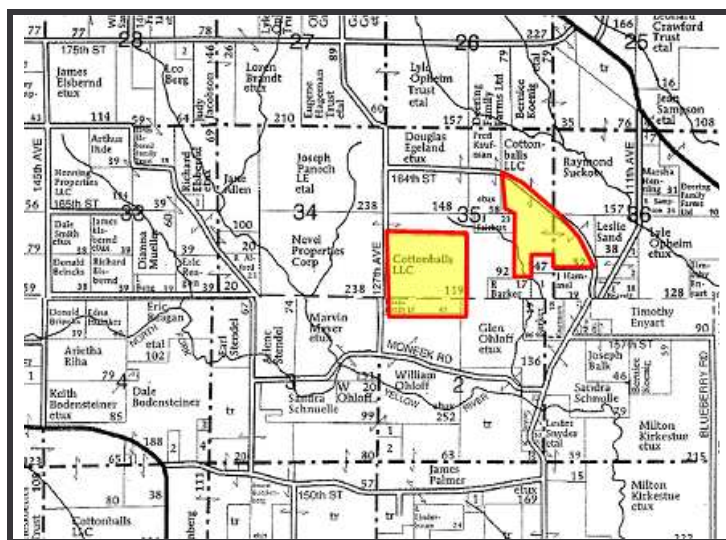
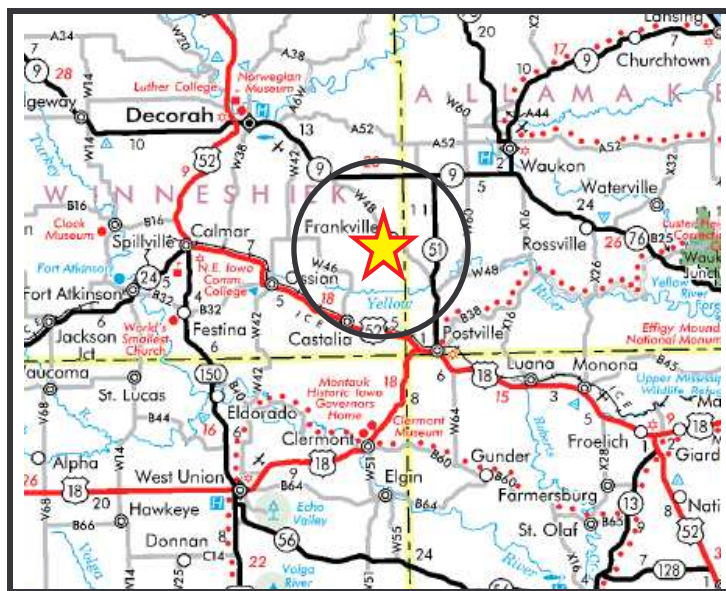
HIGHLY ERODIBLE CLASSIFICATION: All cropland is
classified as Highly Erodible Land (HEL).

AVERAGE CSR:

Northeast Field: 64.3 on 81 tillable acres Per
AgriData.

West Field: 54.5 on 126.5 tillable acres Per
AgriData.

WELL: Located at existing building site.



HOUSE: Older, 2-story house with detached garage.

BUILDINGS:

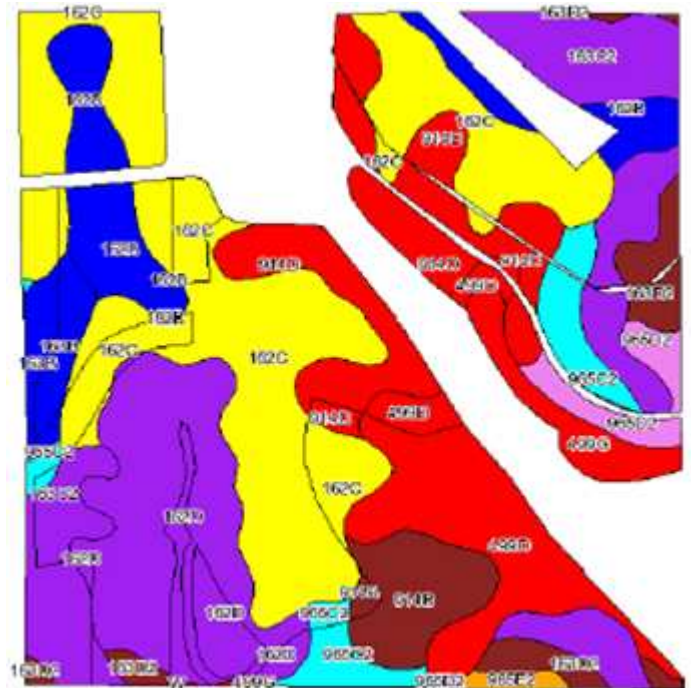
Dairy Barn:	36X60	Pole Barn:	24X50
Loafing Shed:	55X80	Pole Barn:	30X120
Stave Silo:	18dX50h	Pole Barn:	30X50
Stave Silo:	18dX70h	Pole Barn:	22X28
Milk House:	16X26	Machine Shed:	60X104
Milking Parlor:	22X28	Steel Utility:	40X60

GRAIN STORAGE:

21' diameter storage bin in fair condition
20' diameter storage bin in fair condition

COMMENTS: Above average quality farm with a newer
machine shed. Previously operated as a dairy operation,
giving east parcel above average fertility.

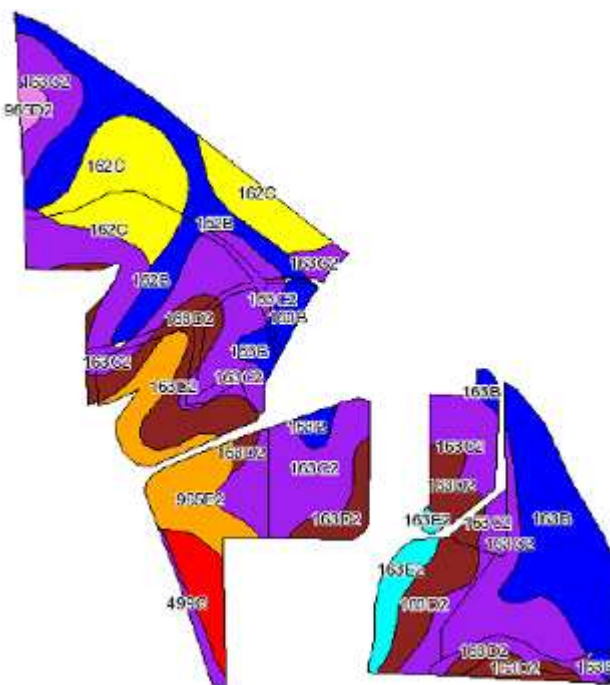
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Cottonballs - Kiesau (West Field)
Sec 2&35, T97 & 96N, R7W of 5th P.M., Winneshiek Co., IA
 Acres shown: 126.5 Average CSR: 54.5

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
162C	Downs silt loam, 5 to 9 percent slopes		35.3	27.9%	IIIe	73	184	50
162D	Downs silt loam, 9 to 14 percent slopes		16.9	13.4%	IIIe	63	170	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded		16.3	12.9%	IIIe	66	174	47
914D	Winneshiek loam, 9 to 14 percent slopes		13.8	10.9%	IVe	18	109	29
499D	Nordness silt loam, 5 to 14 percent slopes		11.4	9.0%	VIs	5	92	25
162B	Downs silt loam, 2 to 5 percent slopes		8.4	6.6%	IIe	88	204	55
965C2	Dubuque-Fayette complex, 5 to 9 percent slopes, moderately eroded		5.1	4.0%	IIIe	45	146	39
914B	Winneshiek loam, 2 to 5 percent slopes		5.1	4.0%	IIe	53	157	42
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded		4.5	3.6%	IIIe	56	161	43
499G	Nordness silt loam, 14 to 40 percent slopes		3.2	2.5%	VIIIs	5	92	25
163B	Fayette silt loam, 2 to 5 percent slopes		3.2	2.6%	IIe	83	197	53
965D2	Dubuque-Fayette complex, 9 to 14 percent slopes, moderately eroded		2.7	2.1%	IVe	30	126	34
965E2	Dubuque-Fayette complex, 14 to 18 percent slopes, moderately eroded		0.6	0.4%	IVe	20	112	30
Weighted Average						54.5	155.6	42.8

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