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WE ARE PLEASED TO PRESENT

83 Acres m/l
Winneshiok County, Iowa

OWNER: Nevel Properties (Barker)

LOCATION: Approximately 5 miles northeast of Castalia.

LEGAL: Part of N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ and part of W $\frac{1}{2}$ SE $\frac{1}{4}$ all in Section 35, Township 97 North, Range 7 West of the 5th P.M., except chicken buildings and approximately 8 acres and except surveyed area on NE corner retained by previous owner.

PRICE/TERMS: \$297,990.00, \$3,590 per acre.

RE TAXES: 2007-2008, payable 2008-2009, \$1,184 on 83 net acres. \$15.54 per acre.

POSSESSION: Negotiable.

SCHOOL DIST: Postville Community Schools

FSA INFO: 7043

	BASE	DP	CC
<u>CORN</u>	<u>ACRES</u>	<u>YIELD</u>	<u>YIELD</u>
Corn	70.2	106	106

Total Cropland = 68.11

SOILS: See soil map included.

AVERAGE CSR: 54.8 per Agri-Data.

BUILDINGS: None

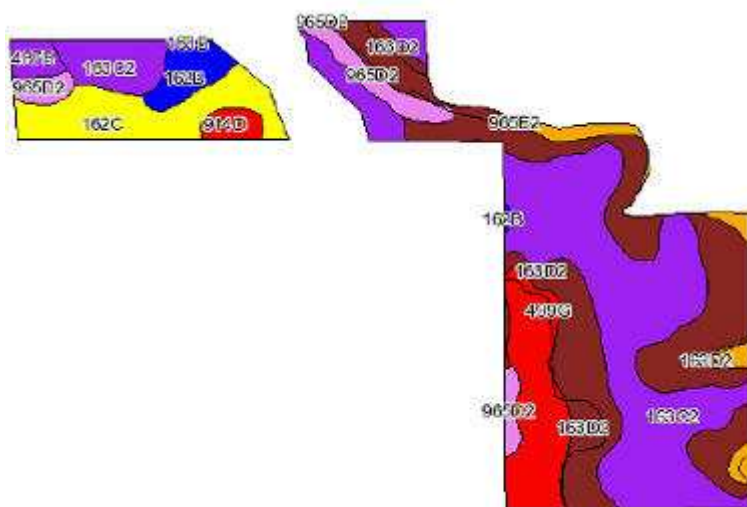
WELL: None

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

COMMENTS: Approximately 9,000 feet of tile installed in field east of chicken building in 2008.



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



State: Iowa
County: Winneshiek
Location: 035-097N-007W
Township: Frankville
Acres: 82.2



Maps provided by:



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Acres shown : 82.2
Average CSR : 54.8

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded		31.1	37.8%	IIIe	66	174	47
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded		25.3	30.8%	IIIe	56	161	43
499G	Nordness silt loam, 14 to 40 percent slopes		7.7	9.4%	Vlls	5	92	25
162C	Downs silt loam, 5 to 9 percent slopes		7	8.5%	IIIe	73	184	50
965D2	Dubuque-Fayette complex, 9 to 14 percent slopes, moderately eroded		3.8	4.6%	IVe	30	126	34
965E2	Dubuque-Fayette complex, 14 to 18 percent slopes, moderately eroded		2.5	3.0%	IVe	20	112	30
162B	Downs silt loam, 2 to 5 percent slopes		2.4	3.0%	IIe	88	204	55
487B	Otter-Worthen complex, 1 to 4 percent slopes		1.2	1.4%	IIe	68	177	48
914D	Winneshiek loam, 9 to 14 percent slopes		1.1	1.4%	IVe	18	109	29
163B	Fayette silt loam, 2 to 5 percent slopes		0.1	0.1%	IIe	83	197	53
Weighted Average						54.8	159.1	42.9

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