



215 E. San Marnan P.O. Box 2396  
 Waterloo, IA 50704-2396  
 Ph: 319-234-1949 • Fax: 319-234-2060

## WE ARE PLEASED TO PRESENT

**200 Acres m/l**  
**Fayette County, Iowa**

**OWNER:** MDR FARMS, L.L.C.

**LOCATION:** Approximately 5 miles northeast of Fayette.

**LEGAL:** Frl E 1/2 NW 1/4, Frl W 1/2 NE 1/4, N 1/4 SE 1/4 NE 1/4 ex the E center of Hwy E 2 road N 1/4 SE 1/4 NE 1/4 Section 2, Township 93 North, Range 8 West of the 5th P.M., Fayette County, IA.

**PRICE/TERMS:** \$625,000.00 \***PRICE REDUCED**

**RE TAXES:** 2008-2009, payable 2009-2010 2,846.00

**POSSESSION:** Subject to existing 2009 lease.

**SCHOOL DIST:** North Fayette

**FSA INFO:** 6580

Corn	126.2	120	123
Soybeans	29.9	32	38

Total Tillable Acres = 161.5

**SOILS:** Fayette Silt Loam, Nordness Silt Loam..

**AVERAGE CSR:** 48.3 per Assessor on 179.32 net acres;  
 50.2 per AgriData on tillable land only.

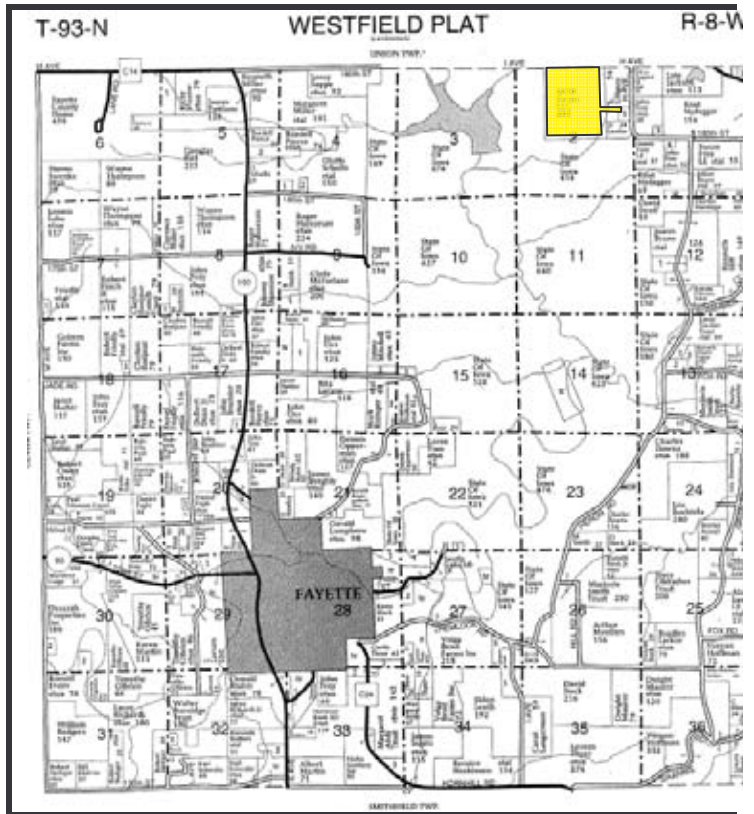
**BUILDINGS:** None

**WELL:** None

**HIGHLY ERODIBLE CLASSIFICATION:**

All cropland is classified as Highly Erodible Land (HEL).

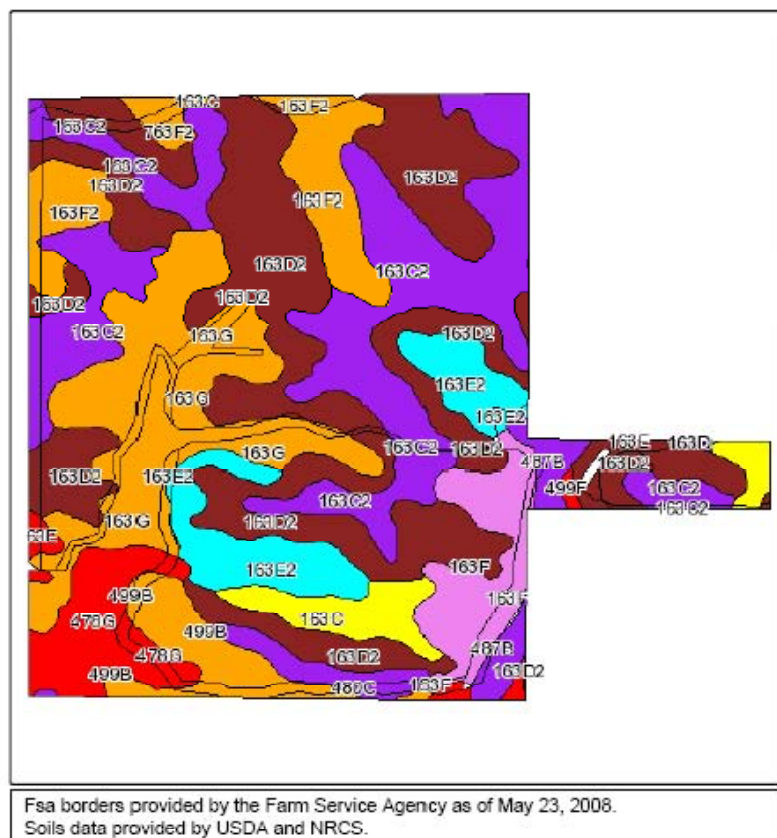
**CRP:** Total annual payment of \$1,518.00.



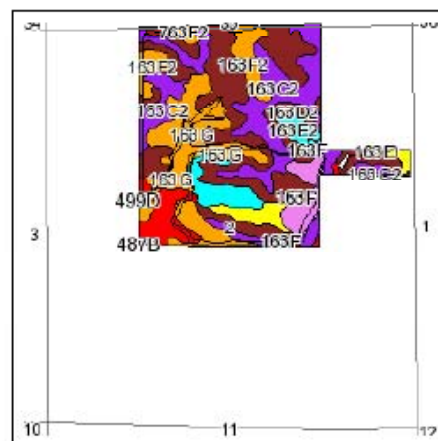
**COMMENTS:** Nice large tract of land next to the Volga River Recreation Area. Excellent recreational property with good income potential.

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

## Soils Map



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



State: Iowa  
County: Fayette  
Location: 002-093N-008W  
Township: Westfield  
Acres: 200.7



Maps provided by:



Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded		61.1	30.4%	IIIe	58	162	43
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded		40	19.9%	IIIe	68	172	46
163G	Fayette silt loam, 25 to 40 percent slopes		27.4	13.7%	VIIe	20		
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded		12.8	6.4%	IVe	48	140	37
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded		12.2	6.1%	VIe	28		
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes		10.2	5.1%	VIIIs	5		
163F	Fayette silt loam, 18 to 25 percent slopes		9.7	4.8%	VIe	30		
499B	Nordness silt loam, 2 to 5 percent slopes		7.5	3.7%	IVs	23	53	14
163C	Fayette silt loam, 5 to 9 percent slopes		5.5	2.6%	IIIe	70	176	47
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes		3.7	1.9%	IIIw	68	182	49
163E	Fayette silt loam, 14 to 18 percent slopes		3.2	1.6%	IVe	50	145	39
480C	Orwood silt loam, 5 to 9 percent slopes		3.2	1.6%	IIIe	67	181	48
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded		1.5	0.7%	IIIe	73	184	50
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded		1.5	0.8%	VIe	29		
63E	Chelsea loamy fine sand, 14 to 25 percent slopes		0.7	0.3%	VIIIs	5		
499F	Nordness silt loam, 14 to 25 percent slopes		0.3	0.2%	VIIIs	5		
163D	Fayette silt loam, 9 to 14 percent slopes		0.1	0.1%	IIIe	60	166	44
499D	Nordness silt loam, 5 to 14 percent slopes		0.1	0.1%	VIIs	5		
Weighted Average						47	109.1	29.1

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