



**340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT

**78 Acres m/
Fayette County, Iowa**

OWNER: MDR Farms LLC

LOCATION: Approximately 4 miles southwest of Waucoma.

LEGAL: W ½ SW ¼ Section 29, Township 95 North, Range 10 West of the 5th P.M.

PRICE/TERMS: \$273,000.00 - \$3,500/A

RE TAXES: 2008-2009, payable 2009-2010, \$934.00 net on 62.56 taxable acres, \$14.93 per acre. In addition to the 62.56 taxable acres, there are 15.44 acres currently in Forest Reserve.

POSSESSION: Negotiable

SCHOOL DIST: North Fayette

FSA INFO: # 6602 – Tract #9042

	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	42.3	113	113
Soybeans	11.3	38	38

Total Cropland 59.9

CRP: Includes 6.3 acres of CP-21 Filter Strips paid at \$188.68 per acre for an annual payment of \$1,189. Contract set to expire September 30, 2021.

SOILS: Soil map included.

AVERAGE CSR: 64.9 per Agri Data

BUILDINGS: None

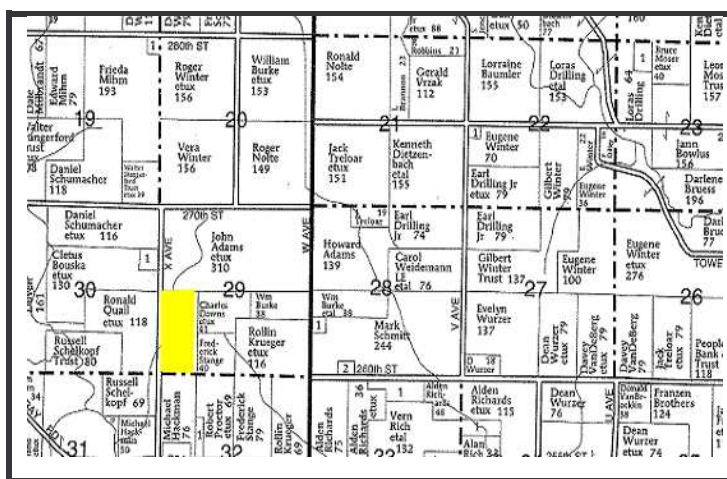
WELL: None

HIGHLY ERODIBLE CLASSIFICATION:

All cropland is designated as non-highly erodible land (NHEL)

EASEMENT: There is an easement on the property to access the adjoining property to the east. See approximate location marked on aerial map.

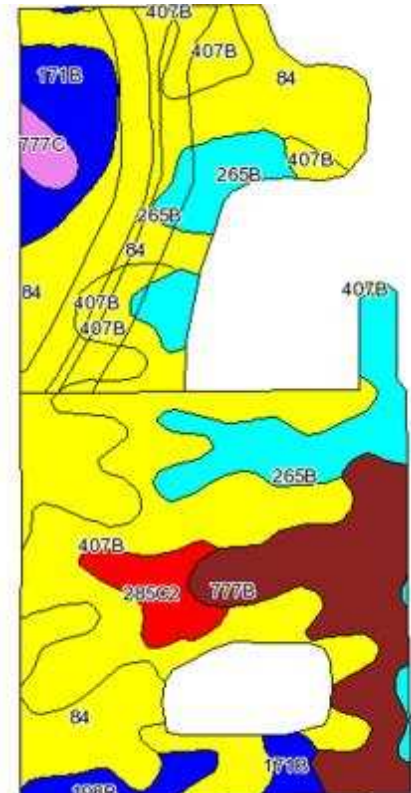
MANURE AGREEMENT: There is a Manure Agreement on the property through 2010.



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

Aerial and Soil Maps



State: Iowa
 County: Fayette
 Location: 029-095N-010W
 Township: Eden
 Acres: 61.1



Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
84	Clyde clay loam, 1 to 3 percent slopes		19.5	31.8%	IIw		75	187	50
407B	Schley loam, 1 to 4 percent slopes		18.3	29.9%	IIw		72	183	49
777B	Wapsie loam, 2 to 5 percent slopes		7.7	12.6%	Ile		53	158	43
265B	Bixby loam, 2 to 6 percent slopes		7.6	12.4%	Ile		43	144	39
171B	Bassett loam, 2 to 5 percent slopes		3.9	6.4%	Ile		80	194	52
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded		2	3.3%	IIIs	IVe	5	93	25
198B	Floyd loam, 1 to 4 percent slopes		1.3	2.2%	IIw		80	194	52
777C	Wapsie loam, 5 to 9 percent slopes		0.8	1.3%	IIle		33	131	35
Weighted Average							64.9	173.4	46.6

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