



215 E. San Marnan P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

42 Acres m/l
Allamakee County, Iowa

OWNER: Nevel Properties Corporation

LOCATION: Approximately 4 ½ miles south of Waukon, Iowa

LEGAL: The NE ¼ of the NE ¼ EXCEPT Lot 1, also the E 1/8 of the NW ¼ of the NE ¼, all in Section 25, Township 97 North, Range 6 West of the 5th P.M., Fayette County (Parcels 03-28-1425200007 and 03-28-1425200002)

PRICE/TERMS: \$210,000.00 (\$5,000.00 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2008-2009, payable 2009-2010
\$780.00 net on 39.8 taxable acres, \$19.60 per acre.

POSSESSION: Negotiable.

SCHOOL DIST: Allamakee Community Schools

FSA INFO: FSA #264

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	12.6	118	118
Soybeans	9.5	35	35

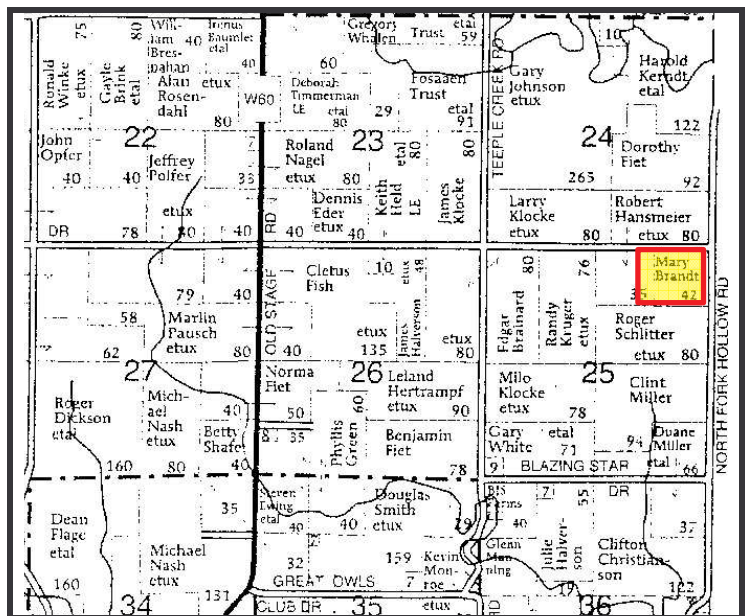
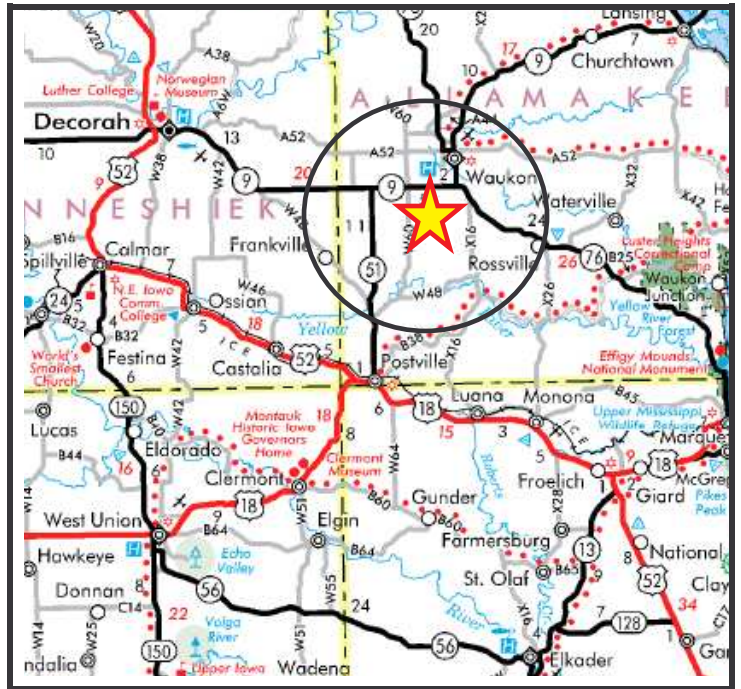
Total Cropland 38.6 (Of which 16.5 acres are in CRP)

SOILS: Soil Map included

AVERAGE CSR: 87.15 Per GIS application using ISOILS/SSURGO data (tillable acres only)

WELL: None known

HIGHLY ERODIBLE CLASSIFICATION: 22.02 acres are classified as Non-Highly Erodible Land (NHEL). 16.57 acres are classified as Highly Erodible Land (HEL).



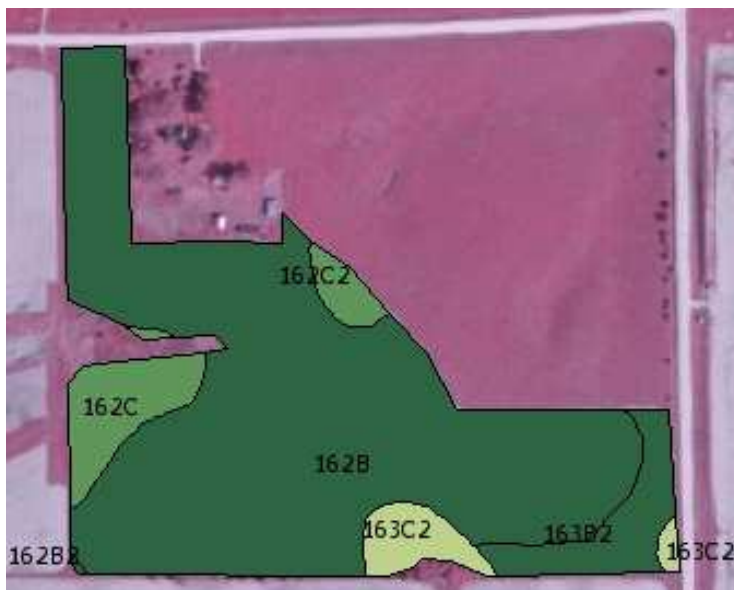
CRP CONTRACT: 16.5 acres @ \$1,677 per year through September 30, 2010

BUILDINGS: None

GRAIN STORAGE: None

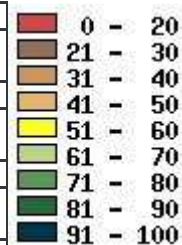
COMMENTS: Opportunity to purchase one of the highest quality farms in the area. Could be improved with installation of tile and closing sinkhole.

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



Sec. 25-97N-6W - Allamakee County, IA

Soil Name	Soil Number	Corn Suitability Rating	Acres
FAYETTE SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	163C2	68	0.93
DOWNS SILT LOAM, 5 TO 9 PERCENT SLOPES	162C	75	1.47
DOWNS SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	162C2	73	0.45
DOWNS SILT LOAM, 2 TO 5 PERCENT SLOPES	162B	90	16.83
FAYETTE SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	163B2	83	1.46
DOWNS SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	162B2	88	0.02



Acres shown : 21.14
Average CSR : 87.15