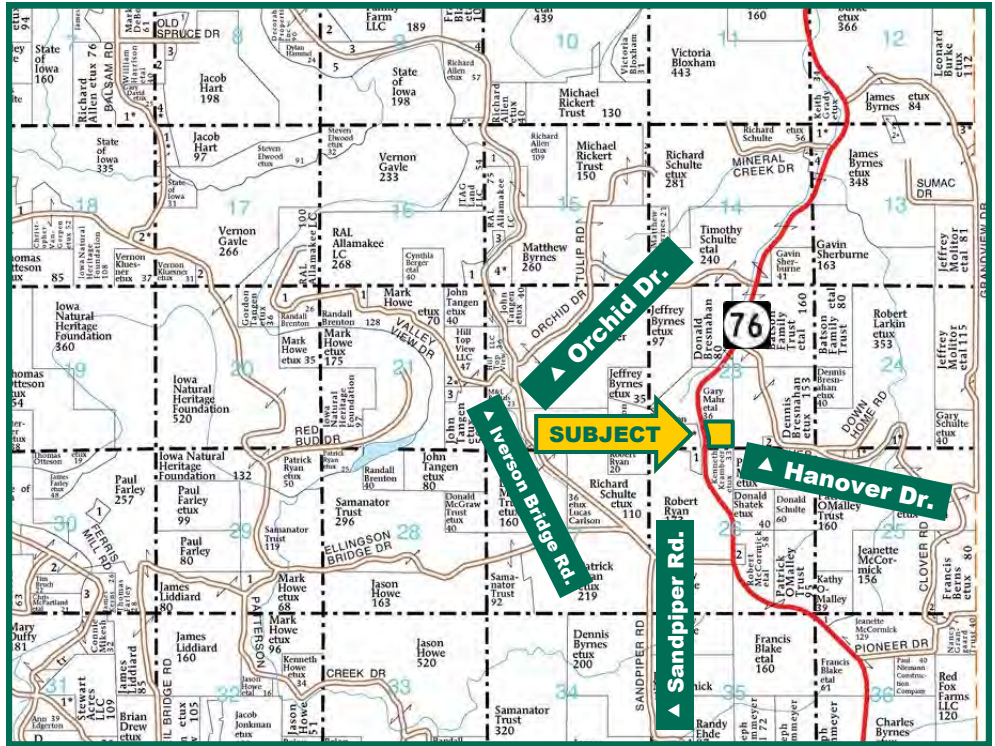


21.85 Acres,
m/l,
Allamakee
County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

Approximately 7 miles NW of Waukon on E side of Hwy. 76. Hanover Township

Legal Description

Lot 3 SE SW Ex Lot 1 of 3, Section 23, Township 99 North, Range 6 West of the 5th P.M., Allamakee County, IA.

Price

PRICE REDUCED!

• ~~\$195,000~~ \$179,000

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$300

Net Taxable Acres: 20.66

Tax per Net Taxable Acre: \$14.52

FSA Data

Farm Number 4771, Tract #6782

Crop Acres: 13

Corn Base: .45

Corn PLC Yield: 113 Bu.

CCC-505 CRP Reduction 10.85

CRP Contracts

CRP Contract on 12.55 acres pays \$2,372 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Orthents loamy and Fayette silt loam. See soil map for detail.

- **CSR2:** 27.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 30.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 20.25 per County Assessor, based on net taxable acres.

Buildings/Improvements

40' x 80' x 17'H—Steel Machine Shed built in 2005.

Water & Well Information

Drilled well south of machine shed.

Comments

NE Iowa parcel minutes from the Upper Iowa River and less than 20 miles from the Mississippi.

Bring your house plans or your motor home and enjoy the beauty of Northeast Iowa from this scenic property which includes mature hardwood timber, CRP and abundant wildlife.

CRP recently burned per mid-contract maintenance requirements. Field surrounded with alfalfa based burn barrier.

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REID: 050-833-1

Aerial Photo

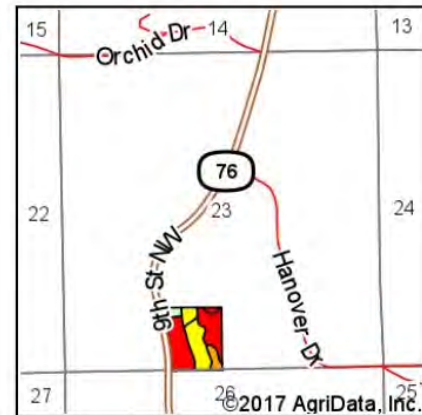
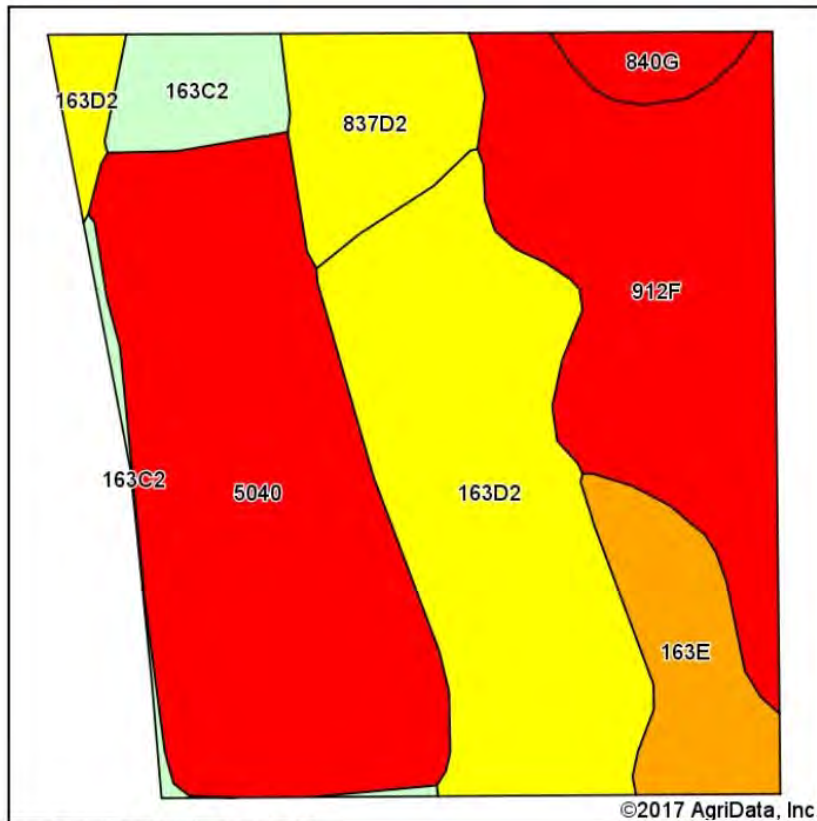


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map—Entire Property



State: Iowa
 County: Allamakee
 Location: 23-99N-6W
 Township: Hanover
 Acres: 21.85
 Date: 5/19/2017



Area Symbol: IA005, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
5040	Orthents, loamy	6.84	31.3%			5	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	5.63	25.8%		IIIe	47	58
912F	Paintcreek silt loam, 18 to 30 percent slopes	4.95	22.7%		VIe	5	5
163E	Fayette silt loam, 14 to 18 percent slopes	1.50	6.9%		IVe	39	50
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	1.46	6.7%		IIIe	40	28
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.01	4.6%		IIIe	73	68
840G	Lacrescent silt loam, 25 to 70 percent slopes	0.46	2.1%		VIIe	5	5
Weighted Average						23.6	26.2

**IA has updated the CSR values for each county to CSR2.

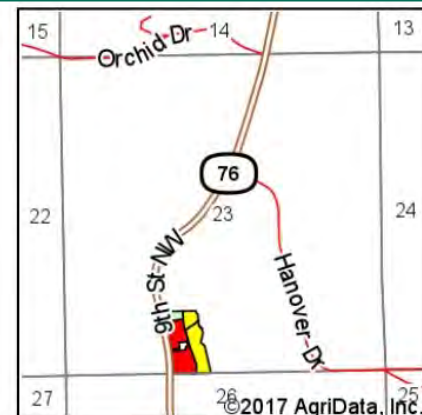
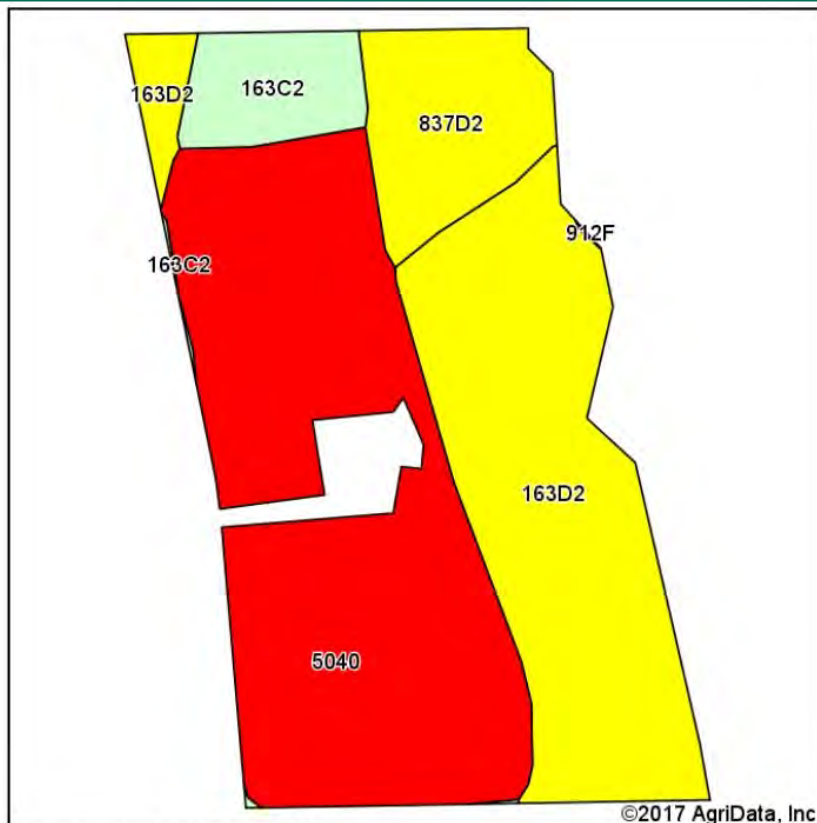
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soil Map—Tillable Only



State: Iowa
 County: Allamakee
 Location: 23-99N-6W
 Township: Hanover
 Acres: 13
 Date: 5/19/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
5040	Orthents, loamy	6.23	47.9%			5	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.60	35.4%		IIIe	47	58
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	1.36	10.5%		IIIe	40	28
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.81	6.2%		IIIe	73	68
Weighted Average						27.8	30.1

**IA has updated the CSR values for each county to CSR2.

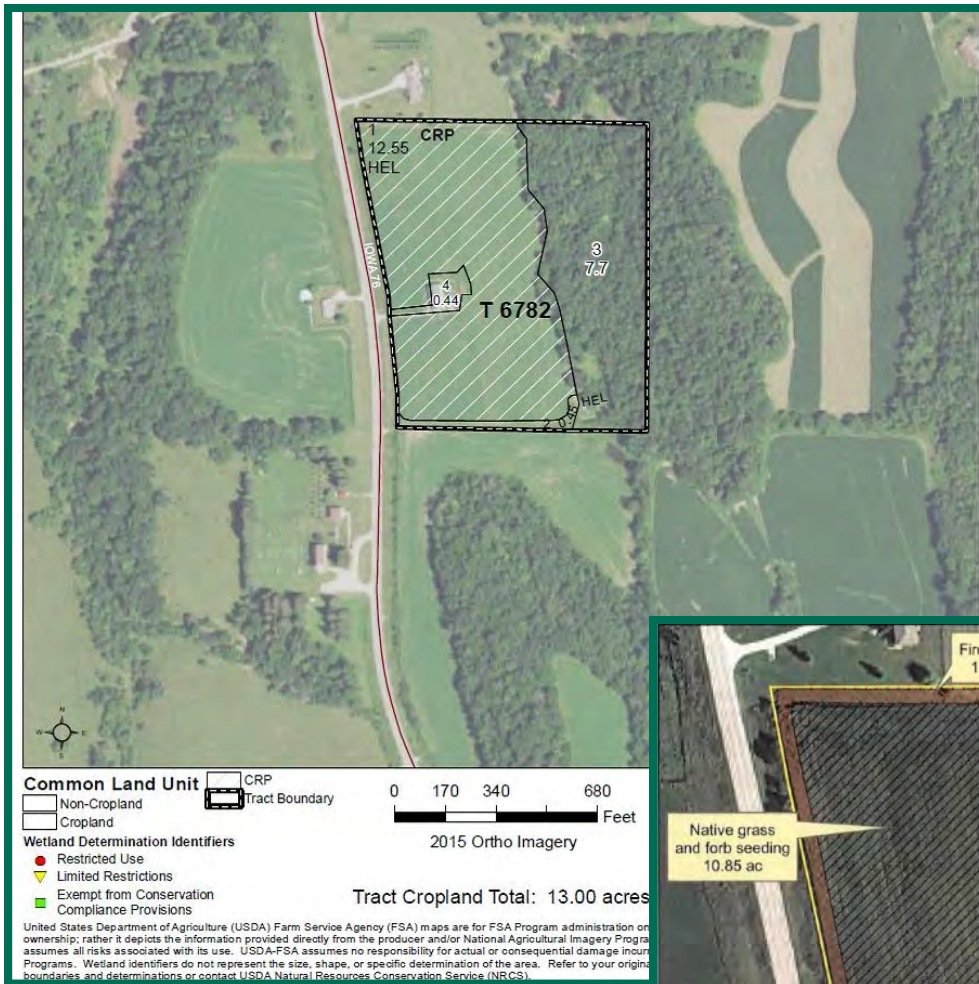
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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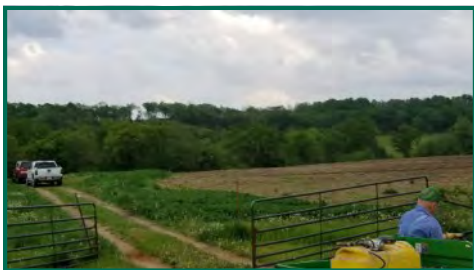
FSA/NRCS Maps



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