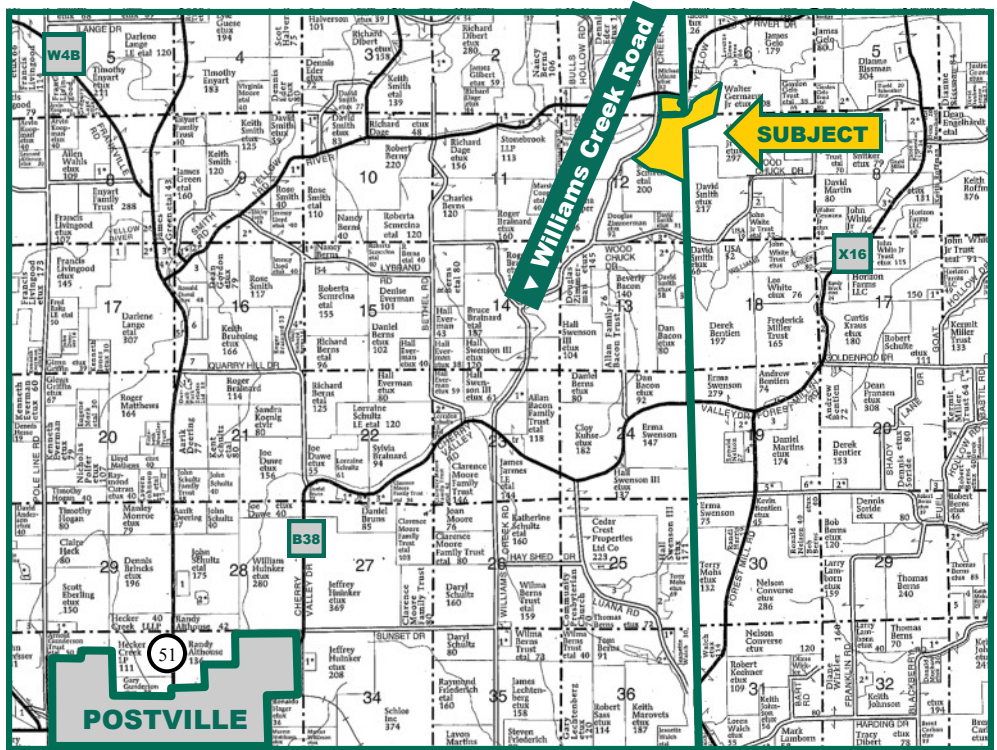


136.98

**Acres, m/I,
Allamakee
County, IA**



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

Property Information

Location

4 miles North, 2 miles East of Postville.
NW border is Williams Creek Road.

Legal Description

Lot 2 SE SE, Section 1, Township 96 North, Range 6 West, Lot 5, Lot 2 of 1 & Lot 2 of 2 SW SW; SE SW EX LOT 1, Section 6, Township 96 North, Range 5 West, Lot 1 NW NW Section 7, Township 96 North, Range 5 West, and NE NE; Lot 3 IN 2 NW NE; that part of the SW ¼ NE ¼ lying South and East of Williams Creek Road except Lot 1 of Lot 2 and SE ¼ NE ¼ except Lot 1 of Lot 1 and except Lot 1 of Lot 2, Section 12, Township 96 North, Range 6 West of the 5th P.M., all in Allamakee County, IA.

Owners

Ann Heisler, Roberta Smrcina,
Mary Gramlich and Robert Berns

Price & Terms

\$620,000
\$4,526.21 per acre
10% down upon acceptance of offer;
balance due in cash at closing

Real Estate Tax

Taxes Payable in 2017 - 2018: \$2,624
Net Taxable Acres: 136.98
Tax per Net. Tax. Ac.: \$19.16

FSA Data

Part of Farm Number: 3113
Crop Acres: 50.22* (Includes 48.89 acres in CRP).
Corn Base: 23.97*
Corn Direct/CC Yields: 122/122

Bean Base: 6.51*

Bean Direct/CC Yields: 37/37

*Estimated acres and bases. Final acres and bases will be determined by local FSA office.

Possession

Negotiable.

CRP Contracts

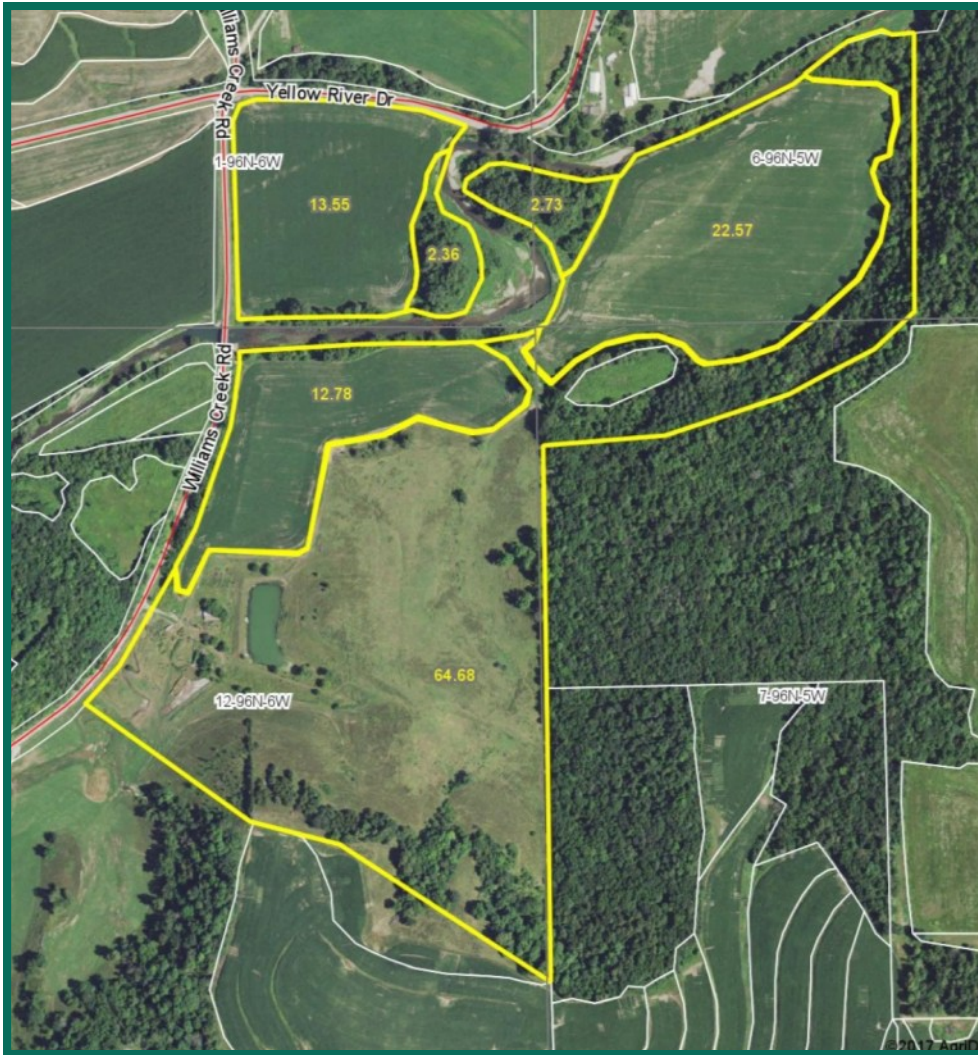
Tract #7985	Fields 1, 2, 3
Contract #11322	Total Acres 41.79
Practice CP1	Rate \$289.56
Annual Pay \$12,101	Expires 9/30/2027

Tract #7985	Fields 8, 9, 10, 11, 12
Contract #11323	Total Acres 7.10
Practice CP21	Rate \$353.01
Annual Pay \$2,506	Expires 9/30/2027

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Soil Types / Productivity

Primary soils are Eitzen silt loam and Nordness silt loam. See soil map for detail.

- **CSR2:** 74.3 per AgriData Inc. 2017, based on FSA Crop/CRP acres.
- **CSR:** 81.4 per AgriData Inc. 2017, based on FSA Crop/CRP acres.
- **CSR:** 88.59 per County Assessor, based on Crop/CRP acres.

Buildings/Improvements

None

Water & Well Information

There is a well located southwest of pond that is being sold as is.

Comments

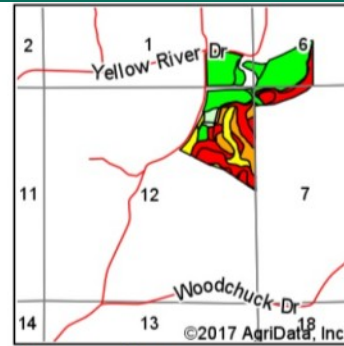
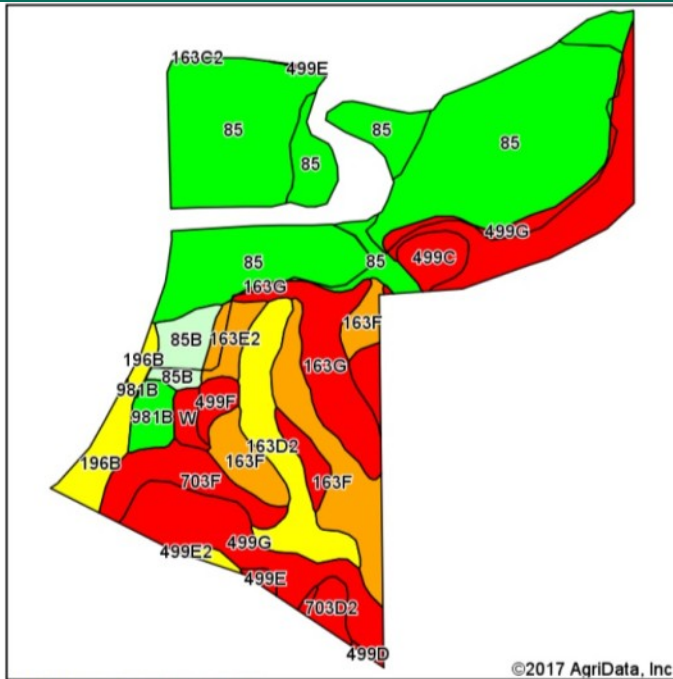
Well located recreational property on the Yellow River in scenic Northeast Iowa. Highway access and potential building site. Nice combination of recreation and income potential. Old machinery and trailer-house will be removed by Sellers.

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Soil Map—Entire Property



State: Iowa
County: Allamakee
Location: 12-96N-6W
Township: Post
Acres: 118.67
Date: 2/16/2017

Hertz
Farm Management, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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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
85	Eitzen silt loam, 0 to 2 percent slopes	51.66	43.5%		IIw	80	88
499G	Nordness silt loam, 25 to 40 percent slopes	20.44	17.2%		VIIIs	5	5
163F	Fayette silt loam, 18 to 25 percent slopes	10.84	9.1%		VIe	21	30
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.59	6.4%		IIIe	47	58
163G	Fayette silt loam, 25 to 40 percent slopes	6.88	5.8%		VIIe	6	20
703F	Dubuque silt loam, 18 to 25 percent slopes	4.58	3.9%		VIe	6	5
196B	Volney channery loam, 2 to 5 percent slopes	3.53	3.0%		IVs	47	33
85B	Eitzen silt loam, 2 to 5 percent slopes	2.75	2.3%		IIw	79	83
499C	Nordness silt loam, 5 to 9 percent slopes	2.16	1.8%		IVs	7	5
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.02	1.7%		IVe	36	48
981B	Worthen silt loam, 2 to 7 percent slopes	1.93	1.6%		IIe	89	75
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	1.27	1.1%		IVe	13	21
499F	Nordness silt loam, 18 to 25 percent slopes	1.20	1.0%		VIIIs	5	5
W	Water	1.02	0.9%			0	0
499E	Nordness silt loam, 14 to 18 percent slopes	0.59	0.5%		VIIIs	5	5
499D	Nordness silt loam, 9 to 14 percent slopes	0.15	0.1%		VIIs	5	5
499E2	Nordness silt loam, 14 to 18 percent slopes, moderately eroded	0.06	0.1%		VIIIs	5	5
Weighted Average						46.8	52.3

Area Symbol: IA005, Soil Area Version: 19

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

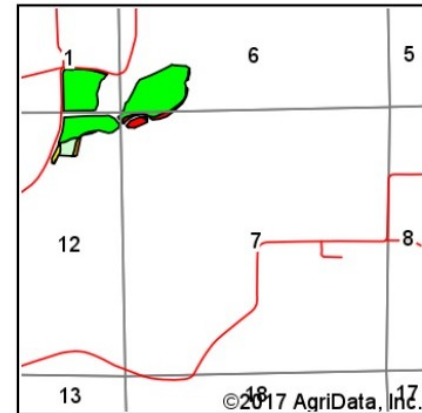
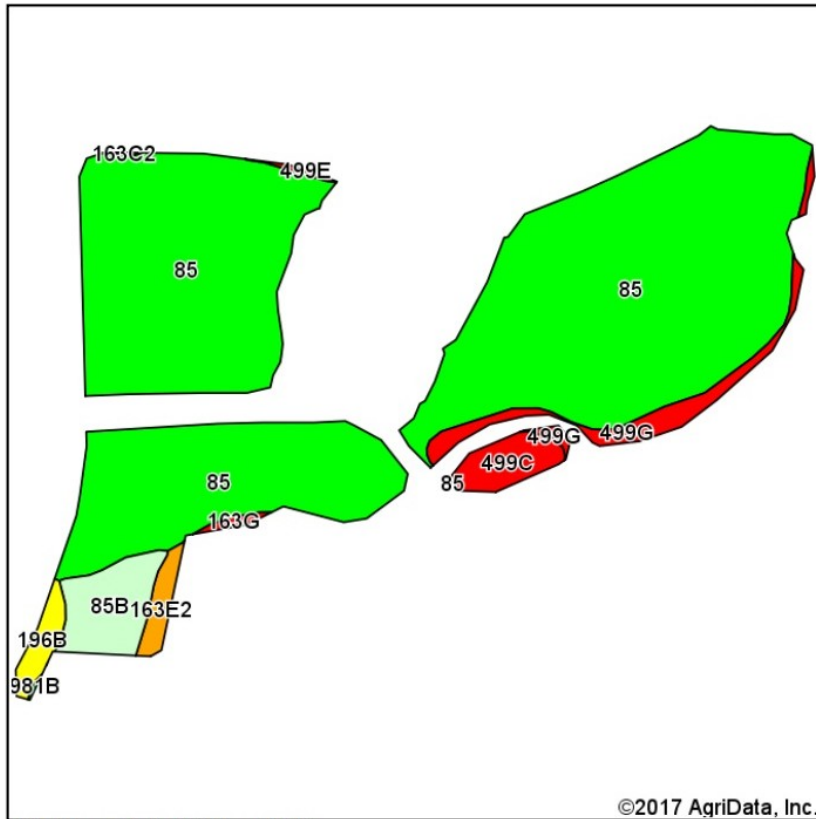
Soils data provided by USDA and NRCS.

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Soil Map—CRP / Tillable



State: Iowa
 County: Allamakee
 Location: 12-96N-6W
 Township: Post
 Acres: 50.22
 Date: 2/16/2017



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
85	Eitzen silt loam, 0 to 2 percent slopes	43.64	86.9%		IIw	80	88
85B	Eitzen silt loam, 2 to 5 percent slopes	2.11	4.2%		IIw	79	83
499G	Nordness silt loam, 25 to 40 percent slopes	1.75	3.5%		VIIIs	5	5
499C	Nordness silt loam, 5 to 9 percent slopes	1.18	2.3%		IVs	7	5
196B	Volney channery loam, 2 to 5 percent slopes	0.70	1.4%		IVs	47	33
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.61	1.2%		IVe	36	48
163G	Fayette silt loam, 25 to 40 percent slopes	0.15	0.3%		VIIe	6	20
499E	Nordness silt loam, 14 to 18 percent slopes	0.08	0.2%		VIIIs	5	5
Weighted Average						74.3	81.4

Area Symbol: IA005, Soil Area Version: 19

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

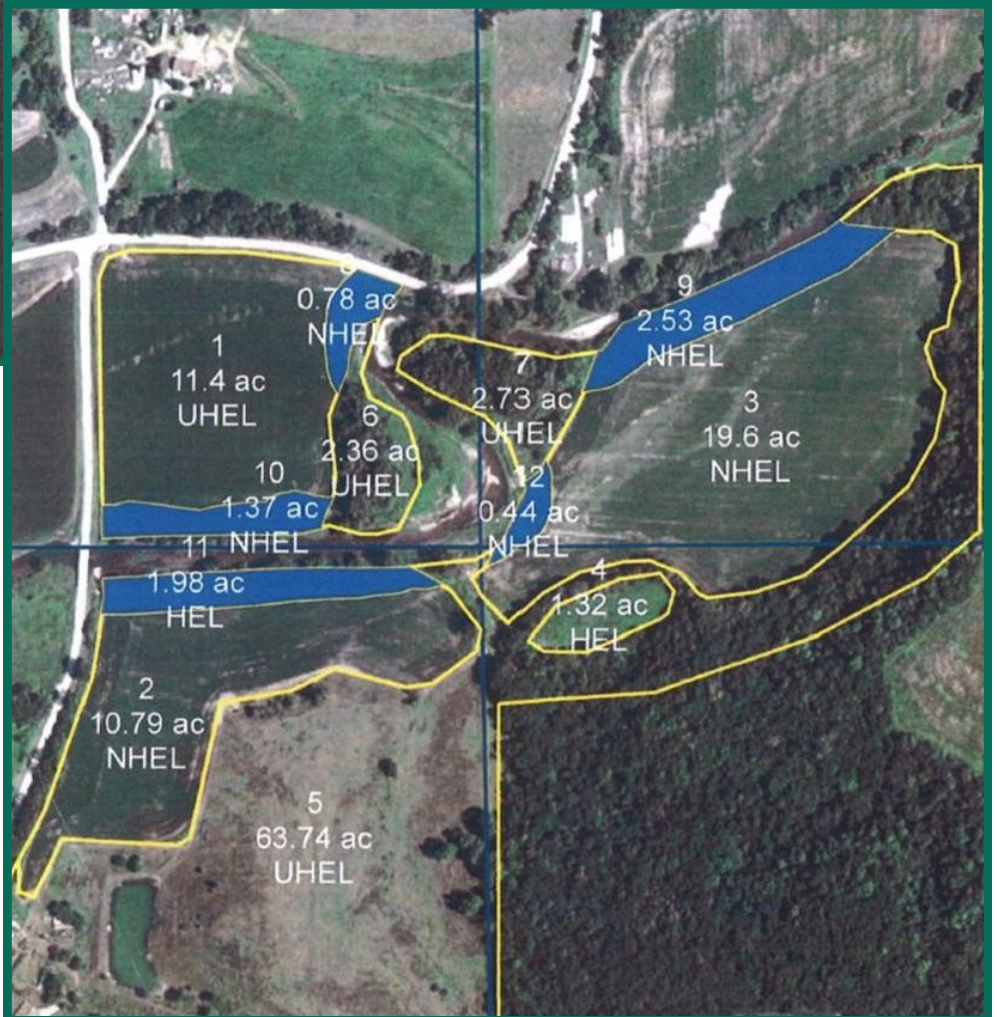
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CRP Maps

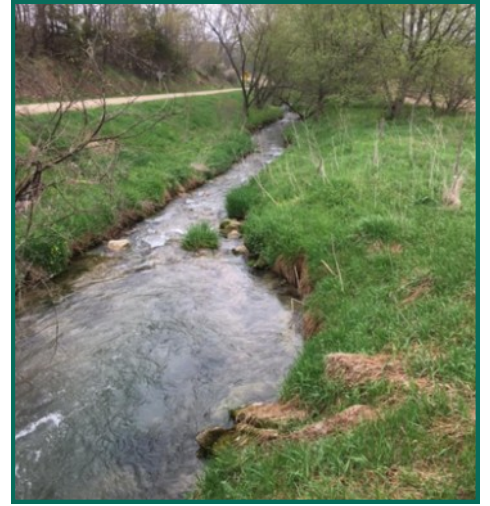


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Photos: 136.98 Acres, m/l, Allamakee County, IA



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