

NORTHEAST IOWA REALTY AND APPRAISAL, INC.

P.O. BOX 306
115 SOUTH VINE STREET
WEST UNION, IOWA 52175
563-422-3285

FARM REAL ESTATE FOR SALE

KOEHN FARM

Fayette County, Iowa

OWNERS: Linwood & Pauline Koehn

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 9 WEST OF THE FIFTH P.M., FAYETTE COUNTY, IOWA, EXCEPT THE WEST 320 FEET OF THE EAST 1,640 FEET OF THE SOUTH 510 FEET THEREOF.

The farm is 1/2 mile north of Hawkeye, Iowa at 18264 220th Street, Hawkeye.

Asking Price: \$705,000

Possession: Land - Negotiable but subject to the existing lease.

PROPERTY DESCRIPTION

LOCATION: Section 18 of Windsor Township, Fayette County, Iowa

LAND:

ASSESSABLE ACRES: 147.78

TOTAL TILLABLE ACRES: 134.6

ACRES CROPPED: 119.1

CRP ACRES: 15.5

POND/WATERWAY ACRES: 13.18

AVERAGE CORN SUITABILITY RATING: 77.6

FSA FARM INFORMATION:

FSA Farm No. 6032 Tract No. 349

FSA Farmland: 156.3 acres

FSA Cropland: 134.6 acres

Effective Cropland: 119.1 acres

CRP Cropland (Filter Strips): 15.5 acre

Corn Base Acres: 117.8 acres

Direct Corn Yield: 121 bu./acre

CRP Filter Strip Acres and Rental Rate:

15.5 acres (Section 18) Rental Rate: \$224.00 per acre Annual Payment: \$3,472

(Final payment year is 2018)

REAL ESTATE TAXES: \$3,044 per year for 2009-2010

TOPOGRAPHY: gently rolling

DRAINAGE: Adequate. Has considerable tile.

BUILDING IMPROVEMENT DESCRIPTION:

none

Information used in this prospectus was gained from sources deemed reliable. Northeast Iowa Realty and Appraisal does not guarantee the enclosed information and invites you to make your own inspection.

For more information contact:

Bruce D. Bemis

Northeast Iowa Realty and Appraisal, Inc.

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e-mail: bruce@northeastiowarealty.com

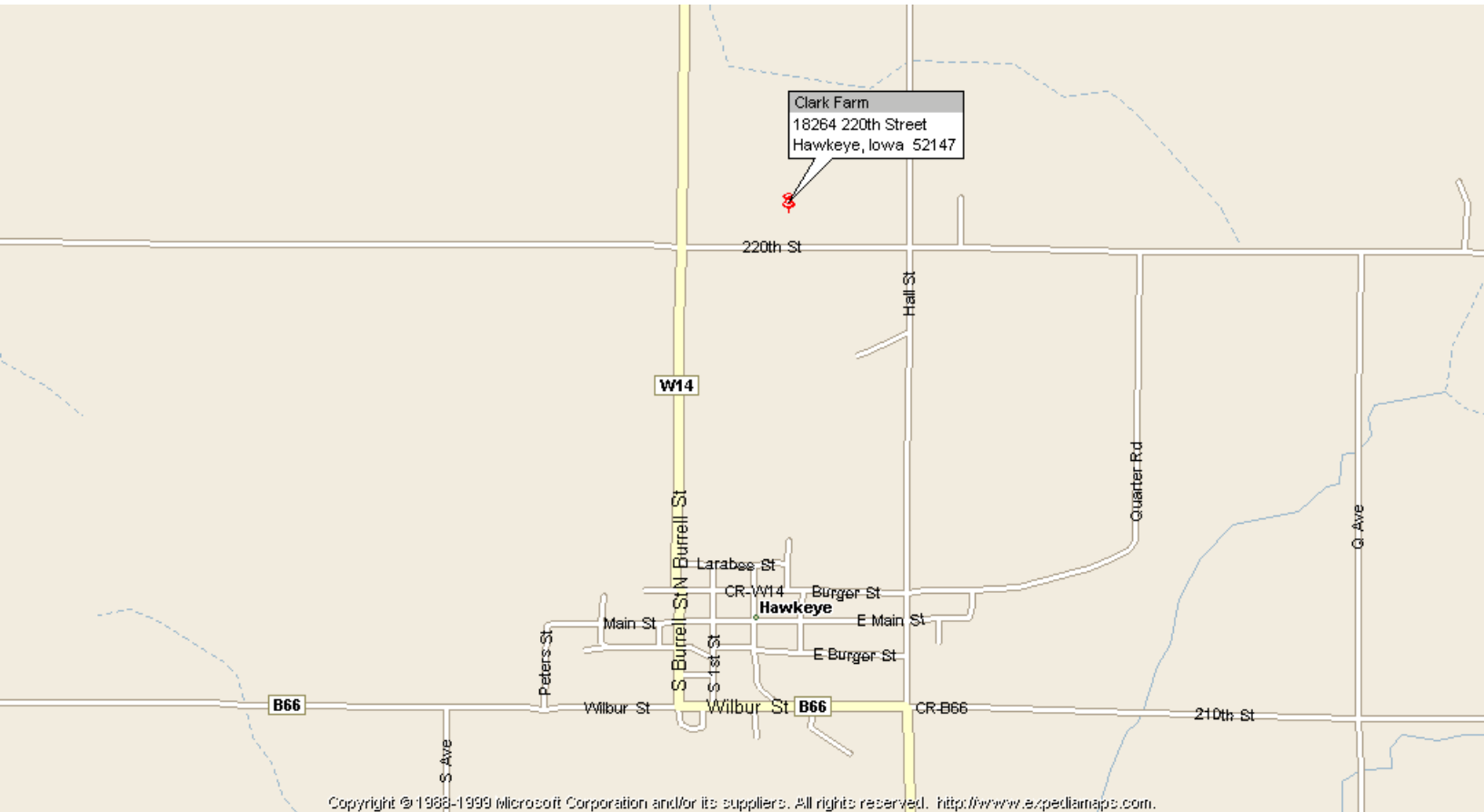
website - [http://www. northeastiowarealty.com](http://www.northeastiowarealty.com)

Cell phone: 563-380-6651

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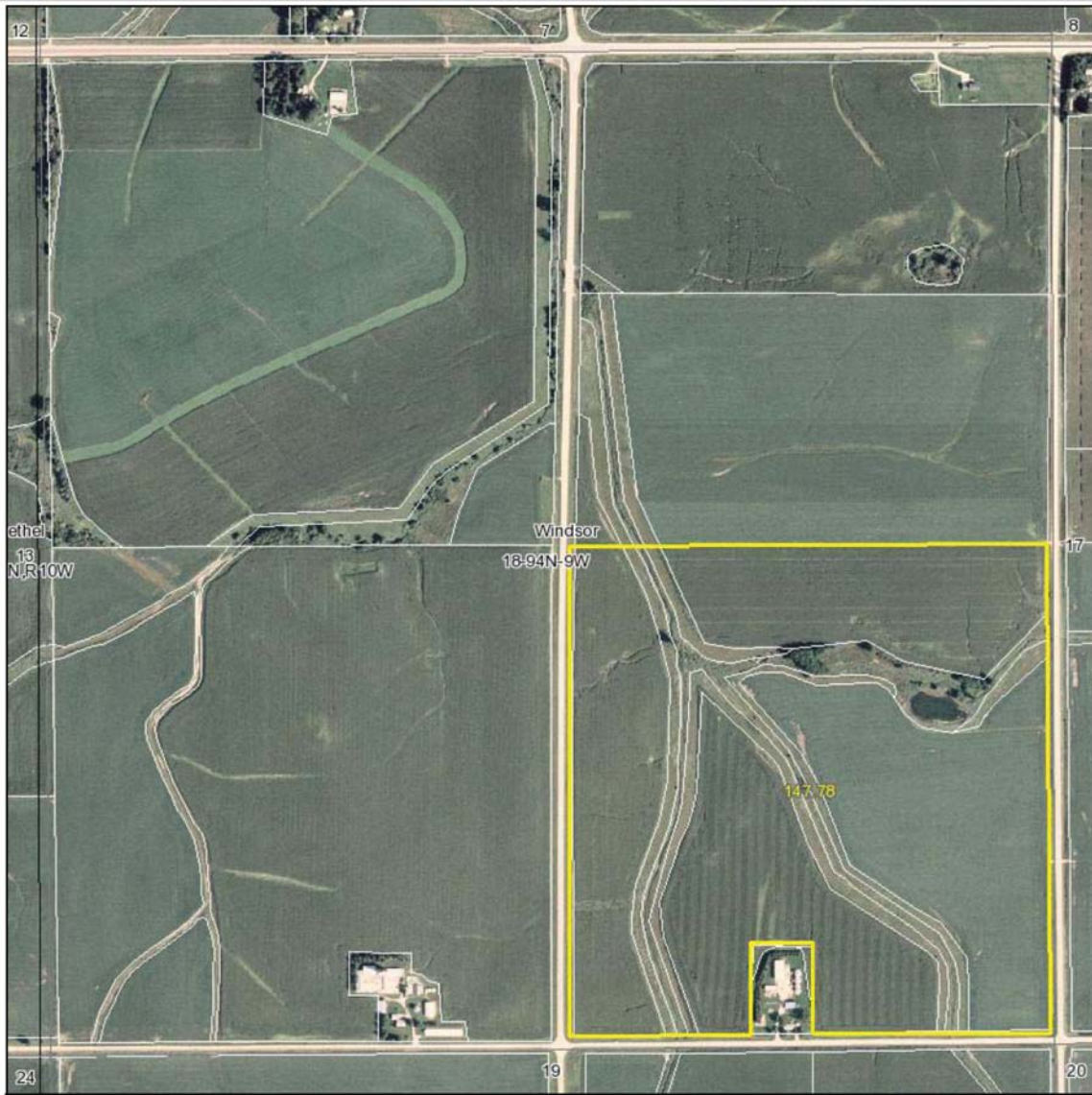
Koehn Farm Location Map



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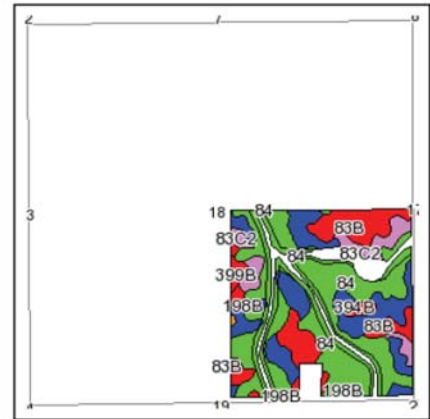
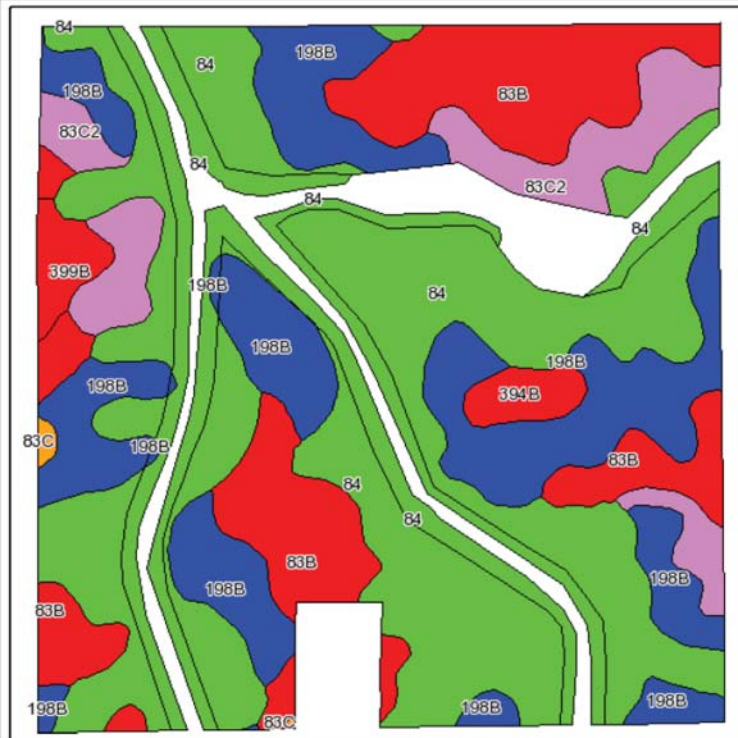
Koehn Farm Section Map



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Koehn Farm Soil Map



State: Iowa
County: Fayette
Location: 018-094N-009W
Township: Windsor
Acres: 134.6
Date: 5/18/2010



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
84	Clyde clay loam, 1 to 3 percent slopes	65.1	48.4%		IIw	75	187	50
198B	Floyd loam, 1 to 4 percent slopes	31	23.0%		IIw	80	194	52
83B	Kenyon loam, 2 to 5 percent slopes	23.9	17.8%		Ile	85	201	54
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	10.6	7.9%		IIIe	68	178	48
399B	Readlyn loam, 2 to 5 percent slopes	1.9	1.4%		Ile	85	201	54
394B	Ostrander loam, 2 to 5 percent slopes	1.8	1.3%		Ile	85	201	54
83C	Kenyon loam, 5 to 9 percent slopes	0.3	0.2%		IIIe	70	181	49
Weighted Average						77.6	190.8	51.1

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Koehn Farm Tillable Acres

