

LAND FOR SALE

127.65+/- Acres, Winneshiek County, Iowa
Offered at \$702,075 or \$5,500 per acre

Highlights:

- Productive farmland, suitable for organic or non-organic, and natural drainage

L-1800364

Property Location: From Decorah, Iowa, take Middle Calmar road for five miles south, then turn east on 195th Street for one mile. Property is on the south side of the road.

Legal Description: Long legal on file, contact agent for details



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For additional information, please contact:

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Property Description: Productive farmland, no chemicals for many years. Could be organic. There is a live-stock confinement deed restriction on this farm.

Farm Data:

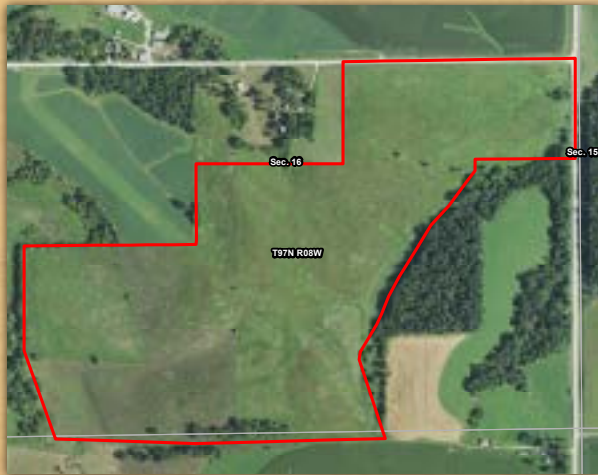
Cropland 98.90 acres
 Pasture 27.25 acres
 Other 1.50 acres
 Total 127.65 acres

FSA Information:

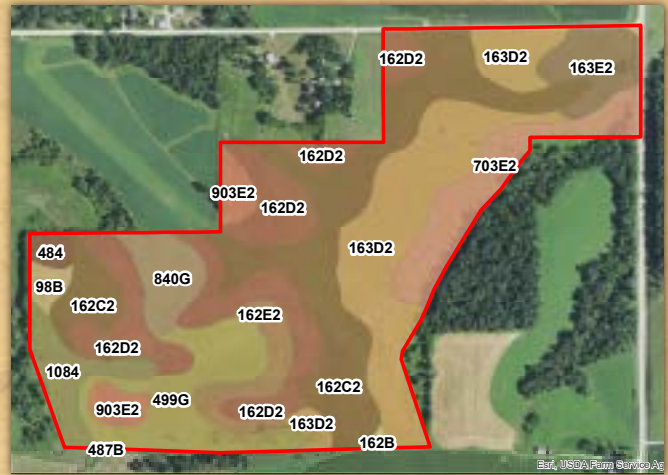
	<u>Base</u>	<u>Yield</u>
Oats	12.03 acres	59 bushels
Corn	46.37 acres	122 bushels

Taxes: \$2,546.62 or \$19.95 per acre

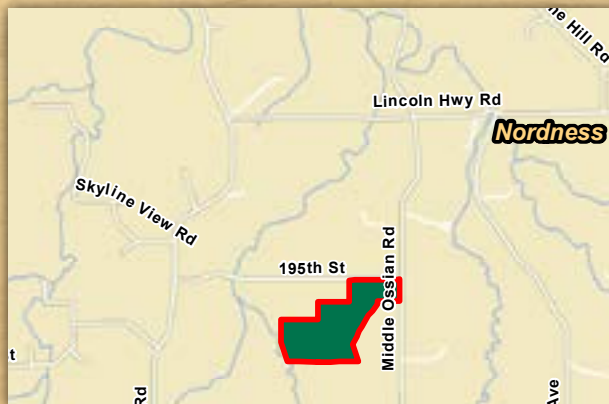
Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	IIIe	80	28.6
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	46	25.1
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	54	22.1
499G	Nordness silt loam, 14 to 40 percent slopes	VIIIs	5	12.5
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	IVe	8	10.4
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	IVe	35	5.8
1084	Bearpen-Lawson complex, 0 to 2 percent slopes, rarely flooded, overwash	IIw	86	5.4
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	VIIe	5	5.0
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	IVe	42	4.6
903E2	Frankville silt loam, 14 to 18 percent slopes, moderately eroded	IVe	11	3.6
98B	Huntsville silt loam, 2 to 5 percent slopes, occasionally flooded	IIe	88	1.4
484	Lawson silt loam, 1 to 3 percent slopes, occasionally flooded	IIw	83	1.3
162B	Downs silt loam, 2 to 6 percent slopes	IIe	90	0.3
487B	Otter-Worthen complex, 1 to 4 percent slopes	IIw	79	0.1
TOTAL			47.3	126.1



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.