

NORTHEAST IOWA APPRAISAL AND REAL ESTATE

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

FARM REAL ESTATE FOR SALE

BUHR FARM

Fayette County, Iowa

OWNERS: The Estate of Elmer L. Buhr

LEGAL DESCRIPTION:

THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 9 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA.

The farm is 2 miles north of Hawkeye, Iowa.

Asking Price: \$1,120,000 - \$7,157/acre (will consider acreage split)

Possession: Land - Negotiable but subject to the existing lease. Sellers will terminate the lease and the farm will be available for the 2012 growing season. Buyer will agree to continue the existing CRP programs.

PROPERTY DESCRIPTION

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

LAND:

ASSESSABLE ACRES: 156.48

TOTAL TILLABLE ACRES: 145.2

ACRES CROPPED: 134.7

CRP ACRES: 10.5

BUILDING SITE: 3.26

WATERWAY ACRES: 8.02

FSA FARM INFORMATION:

FSA Farm No. 1799 Tract No. 1175

FSA Corn Base 119.4 Yield 120

FSA Bean Base 15.3 Yield 42

AVERAGE CORN SUITABILITY RATING: 76.9

CRP Acres and Rental Rate:

CP21—8.6 acres Rental Rate: \$252.03 per acre Annual Payment: \$2,167
(Final payment year is 2020)

CP21—0.9 acres Rental Rate: \$252.00 per acre Annual Payment: \$227
(Final payment year is 2021)

CP8A—1.0 acres Rental Rate: \$253.20 per acre Annual Payment: \$253
(Final payment year is 2021)

REAL ESTATE TAXES: \$3,986/year.

TOPOGRAPHY: gently rolling—NHEL

DRAINAGE: Adequate on a normal year could use additional tile in some locations. No tile maps available.

BUILDING IMPROVEMENT DESCRIPTION:

1,621 sq. ft. 1 1/2 story frame house with 4 bedrooms and a full bathroom. Newer windows and vinyl siding.
20' x 24' two stall detached garage.

44' x 80 open front cattle shed used for storage. Two small Harvestors used for grain storage.

Building site can be split off and will be sold "as is". Buyer will be responsible for survey (if necessary) and septic system upgrade.

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

For more information contact:

Bruce D. Bemis

Northeast Iowa Appraisal and Real Estate

Business phone: 563-422-3285

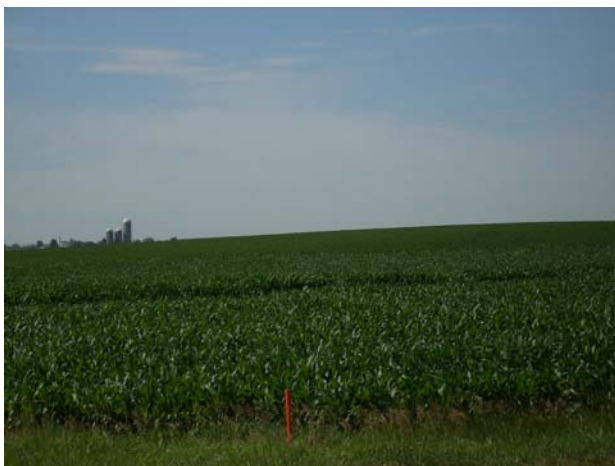
e-mail: bruce@neiar.com

Cell 563-380-6651

website - <http://www.neiar.com>

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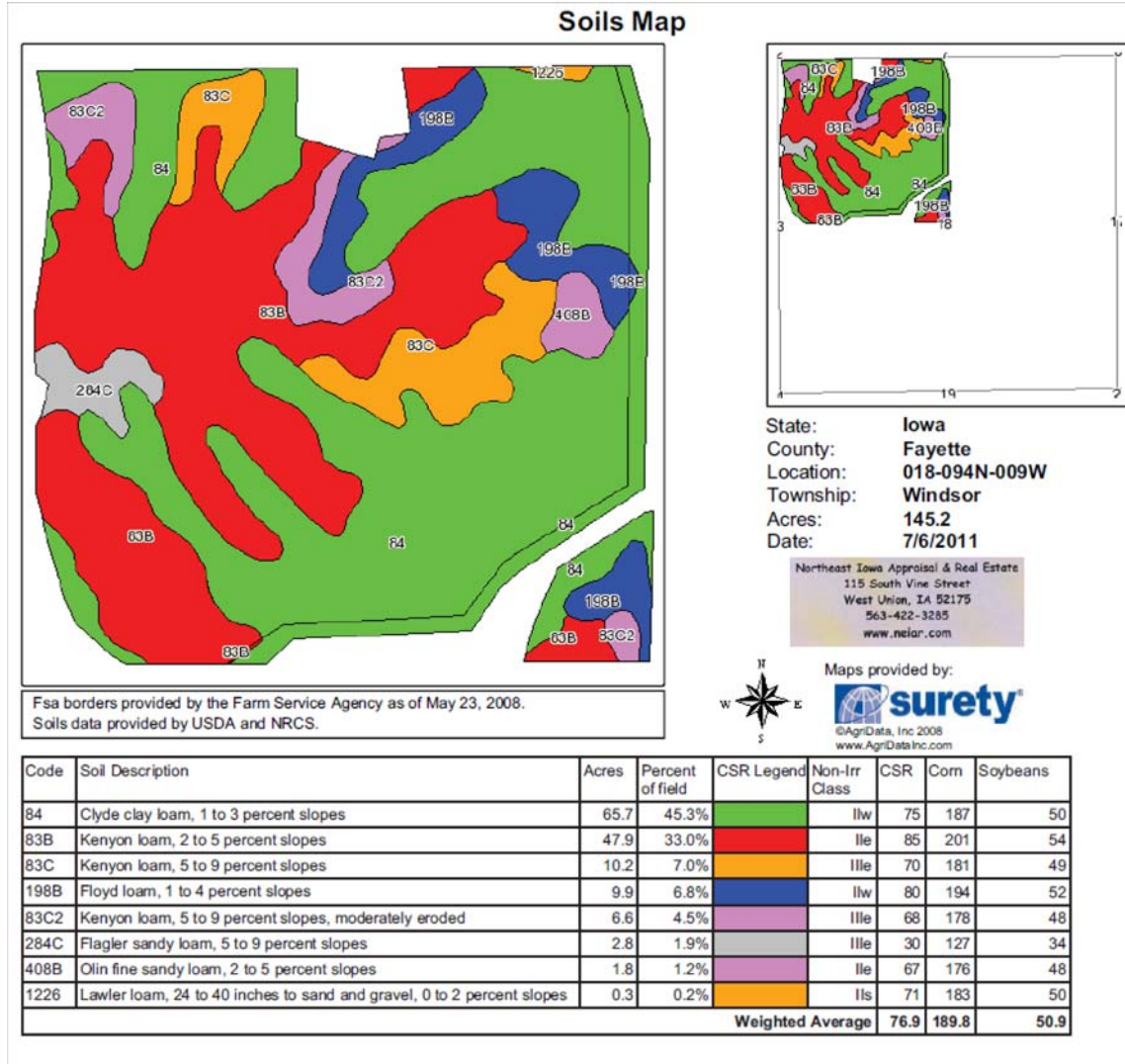
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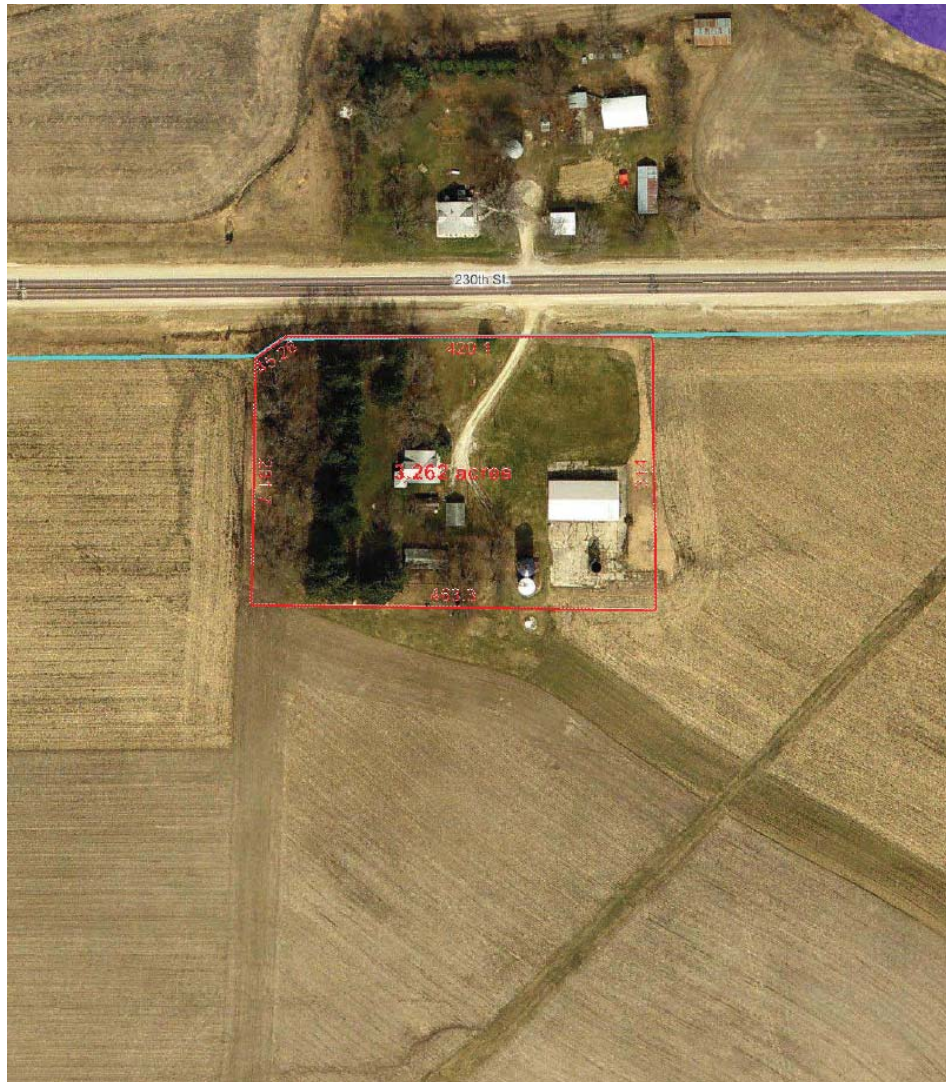
Buhr Farm



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Buhr Acreage



Possible acreage split of approximately 3.25 m/l acres offered at \$65,000.