

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

MINGER FARM

Fayette County, Iowa

OWNERS: Patrick and Karen Minger

LEGAL DESCRIPTION:

LOT 2 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT LOT 10) ALL IN SECTION 22, TOWNSHIP 93 NORTH, RANGE 7 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA.

The farm is located one mile north of Wadena on County Blacktop W51 or Cedar Road.

Asking Price: \$395,000 \$3,415/Acre

Possession: At Closing

PROPERTY DESCRIPTION

LOCATION: Section 22 of Illyria Township, Fayette County, Iowa

LAND:

ASSESSABLE ACRES: 115.65
TOTAL TILLABLE ACRES: 69.6
ACRES CROPPED: 8.2
CRP ACRES: 61.4
TIMBER ACRES: 46.0

FSA FARM INFORMATION:

FSA Farm No. 3151 Tract No. 2699
Corn Base: 5.1 Oat base 3.1

AVERAGE CORN SUITABILITY RATING: 56.7

CRP Contract until September 30, 2012 with an annual rate of \$6,754 or \$110/acre.

REAL ESTATE TAXES: \$1,566 per year

TOPOGRAPHY: gently rolling to steep

DRAINAGE: adequate.

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:

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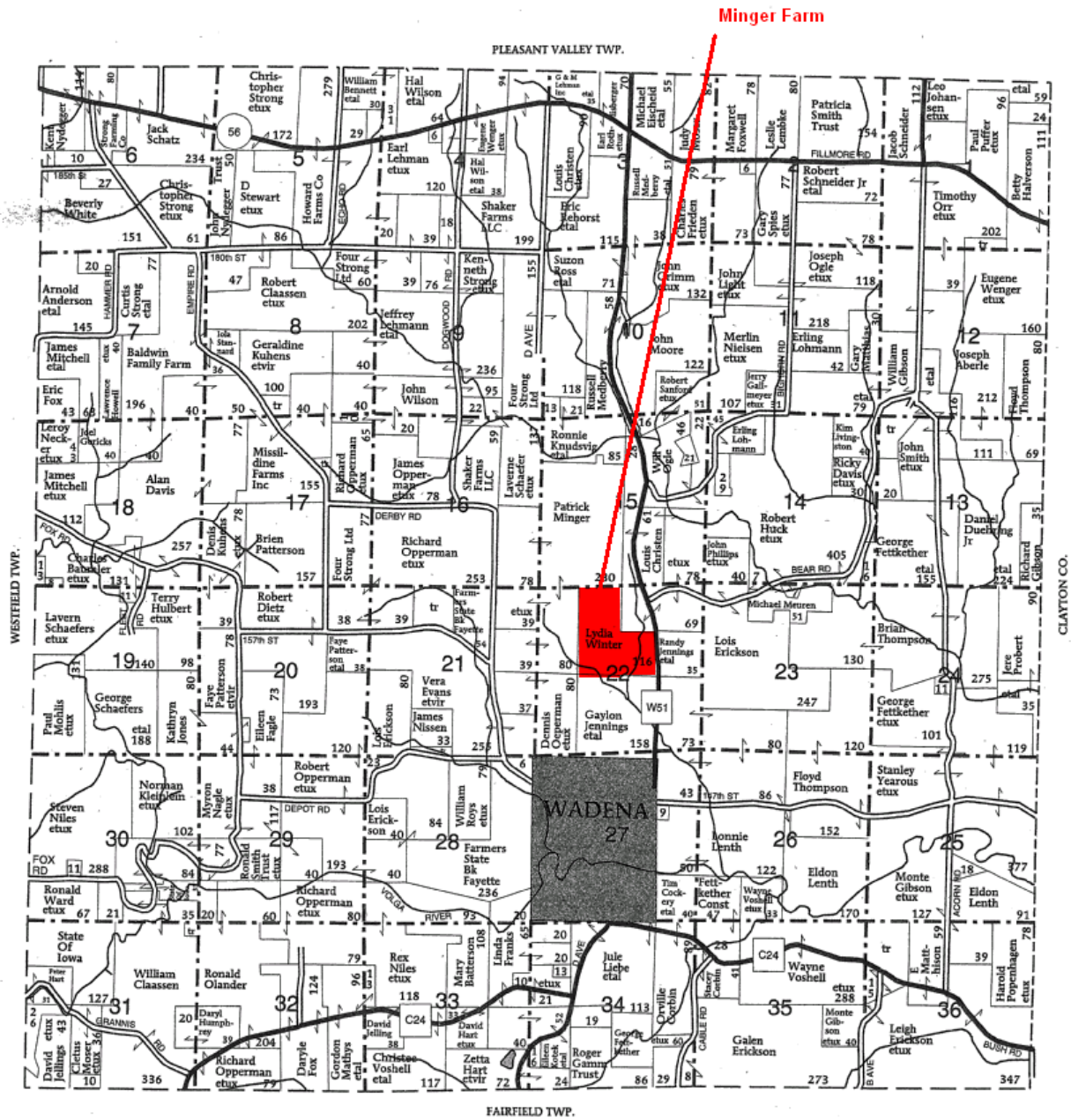
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Minger Farm

T-93-N

ILLYRIA PLAT
(Landowners)

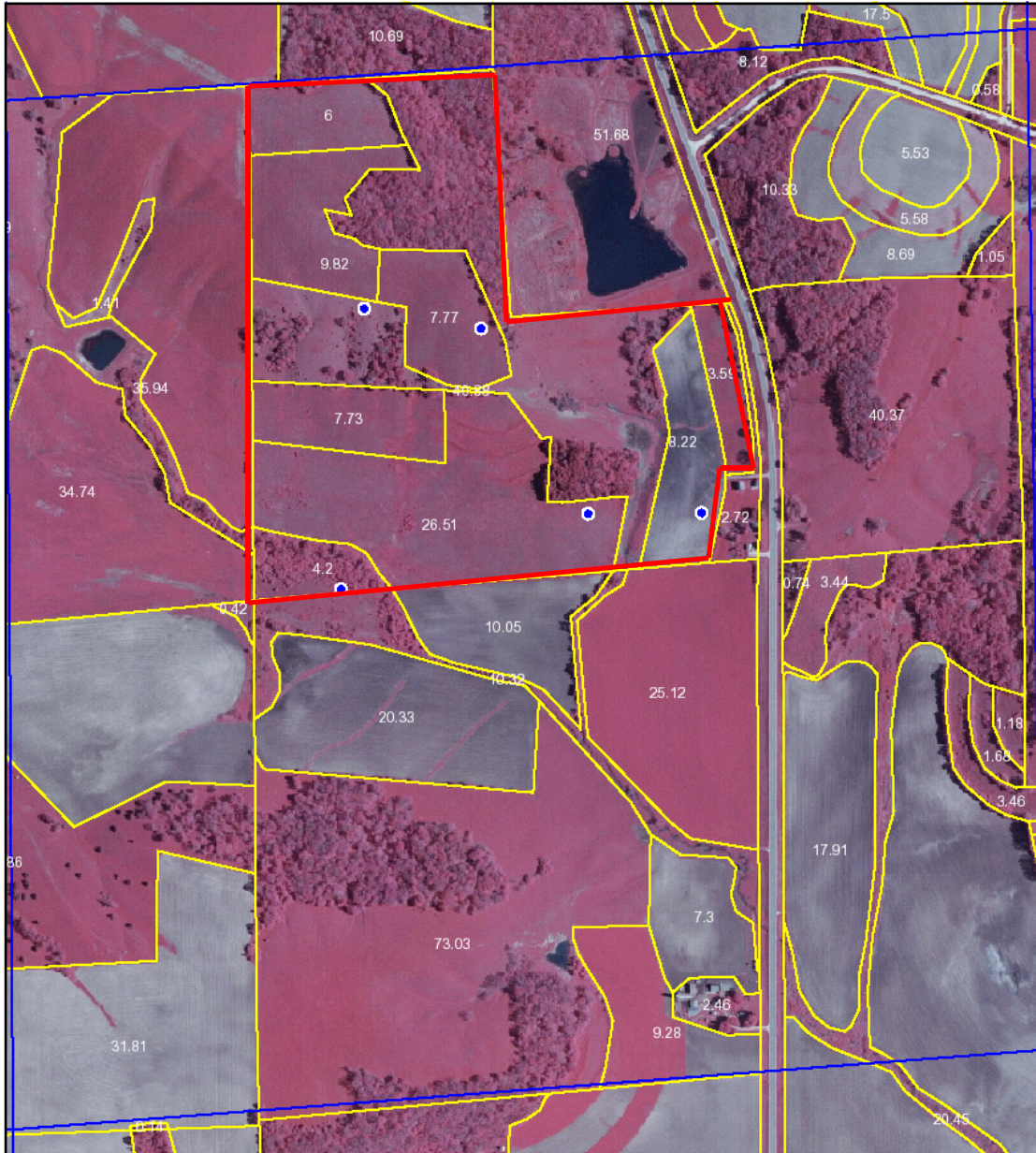
R-7-W



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Minger Farm FSA Map

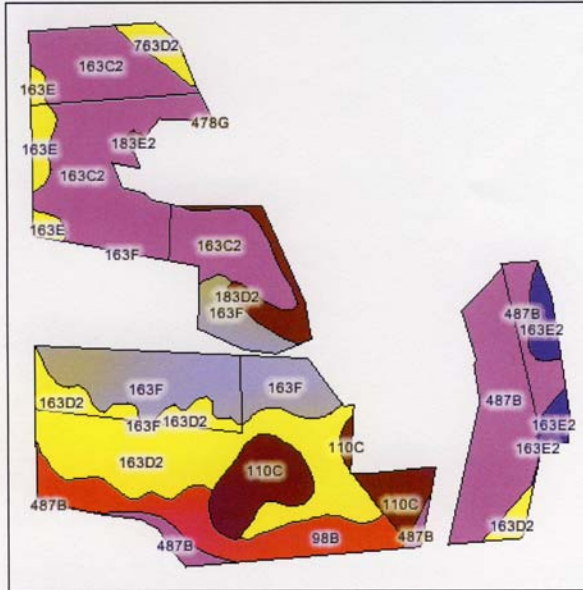


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Minger Farm Soil Map and Corn Suitability Ratings

Soils Map



State: **IA**
County: **Fayette**
Location: **22-93N-7W**
Township: **Illyria**
Acres: **69.6**



Maps provided by:
surety
© AgriData, Inc. 2007
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Fsa borders provided by the Farm Service Agency.
Soils data provided by USDA and NRCS.

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded		17.3	24.9%	Ille	68	9.9	5.9	172	3.4	83	5.7	46
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded		13.8	19.8%	Ille	58	9.2	5.5	162	3.2	78	5.4	43
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes		10.5	15.1%	Illw	68	8.9	5.3	182	3.6	88	6.1	49
163F	Fayette silt loam, 18 to 25 percent slopes		10.1	14.5%	Vle	30	7.5	4.5	0	2.6	0	4.4	0
98B	Huntsville silt loam, 2 to 5 percent slopes		6.2	8.9%	Ille	90	11.2	6.7	196	3.9	95	6.5	53
110C	Lamont fine sandy loam, 5 to 14 percent slopes		5.4	7.8%	Ille	27	6.1	3.7	108	2.2	52	3.6	29
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded		1.9	2.7%	IVe	48	8.0	4.8	140	2.8	67	4.7	37
183D2	Dubuque silt loam, 20 to 30 inches to limestone, 9 to 14 percent slopes, moderately eroded		1.8	2.6%	IVe	15	5.9	3.5	104	2.1	50	3.4	27
163E	Fayette silt loam, 14 to 18 percent slopes		1.5	2.2%	IVe	50	8.4	5.0	145	2.9	70	4.9	39
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded		1.0	1.4%	Ille	56	8.9	5.3	156	3.1	75	5.2	41
183E2	Dubuque silt loam, 20 to 30 inches to limestone, 14 to 18 percent slopes, moderately eroded		0.1	0.1%	Vle	5	5.1	3.1	0	1.8	0	3.0	0
Weighted Average						56.7	8.9	5.3	140	3.2	68	5.3	37

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Minger Farm Property Photographs



Looking west from Cedar Road



Half way to the top looking southeast