

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

MULFORD FARM

Fayette County, Iowa

OWNERS: The Leo John Mulford Revocable Trust

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 91 NORTH, RANGE 8 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA, EXCEPT PARCELS "A" AND "B" THEREOF.

The farm is 8 miles east of Oelwein, Iowa.

Asking Price: \$784,000 - \$7,000/acre

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

PROPERTY DESCRIPTION

LOCATION: Section 24 of Scott Township, Fayette County, Iowa

LAND:

ASSESSABLE ACRES: 112.3

TOTAL TILLABLE ACRES: 108 m/l

ACRES CROPPED: 95 m/l

CRP ACRES: 13 m/l

WATERWAY ACRES: 4 m/l

AVERAGE CORN SUITABILITY RATING: 69.1

FSA FARM INFORMATION:

FSA Farm No. 1649 Tract No. 2332

FSA Farmland, cropland, total CRP and base acres will be determined by the FSA office after the sale and splits on the property.

Direct Corn Yield: 137 bu./acre

CRP Acres and Rental Rate:

CP21—12.41 acres Rental Rate: \$250.34 per acre Annual Payment: \$3,104

(Final payment year is 2020 unless removed by sellers)

CP8A—0.74 acres Rental Rate: \$197.68 per acre Annual Payment: \$146

(Final payment year is 2012 unless removed by sellers)

REAL ESTATE TAXES: Determined after the splits.

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

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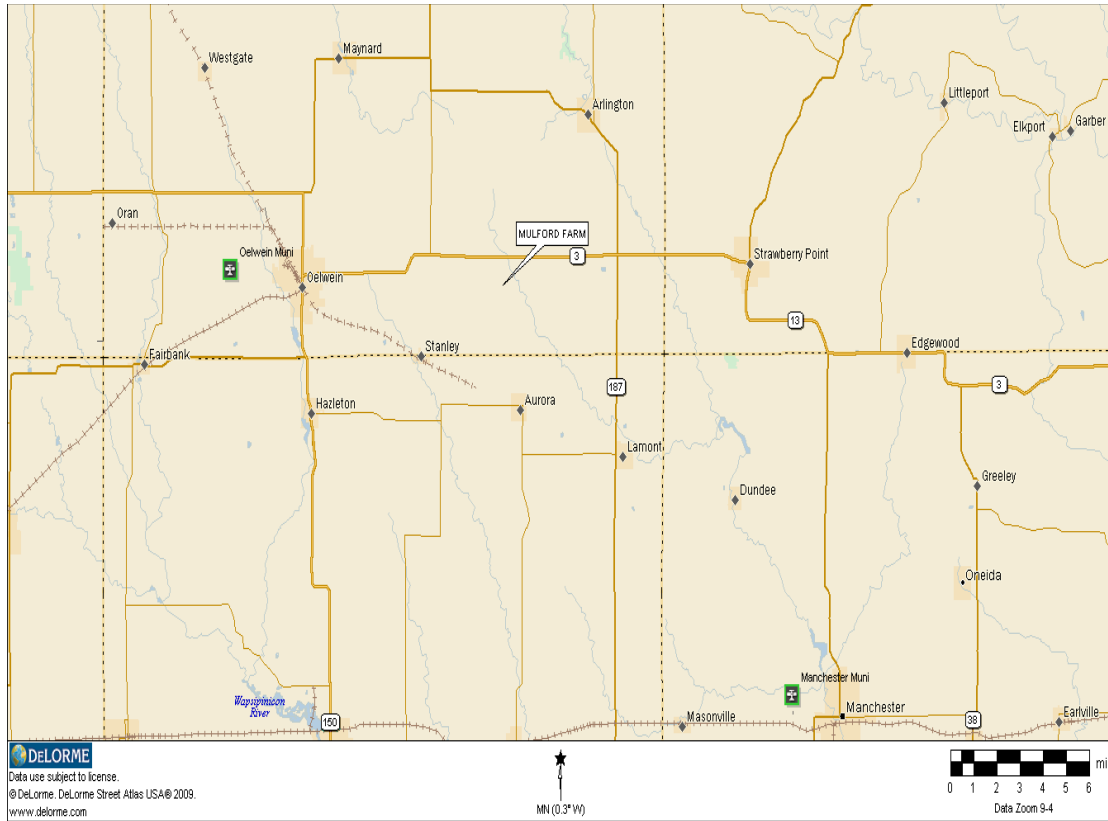
website - <http://www.neiar.com>

Cell phone: 563-380-6651

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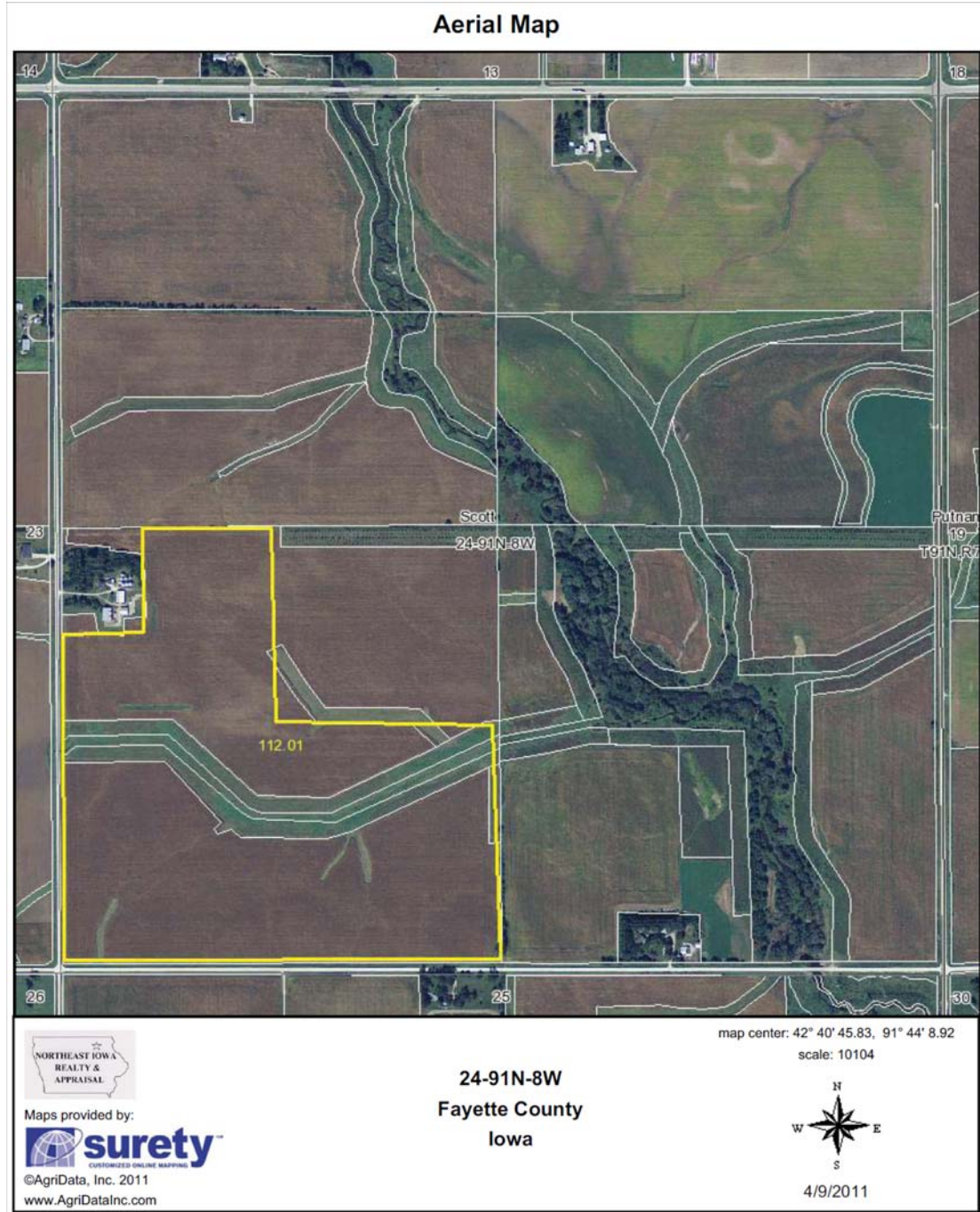
Mulford Farm Location Map



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Mulford Farm Section Map

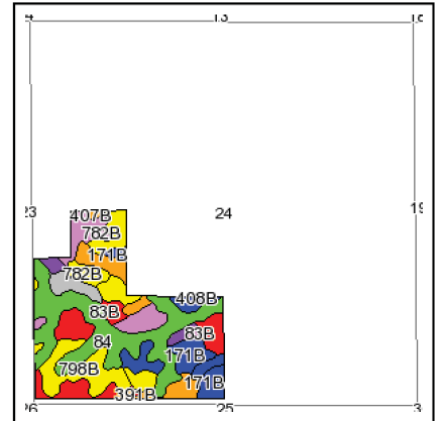
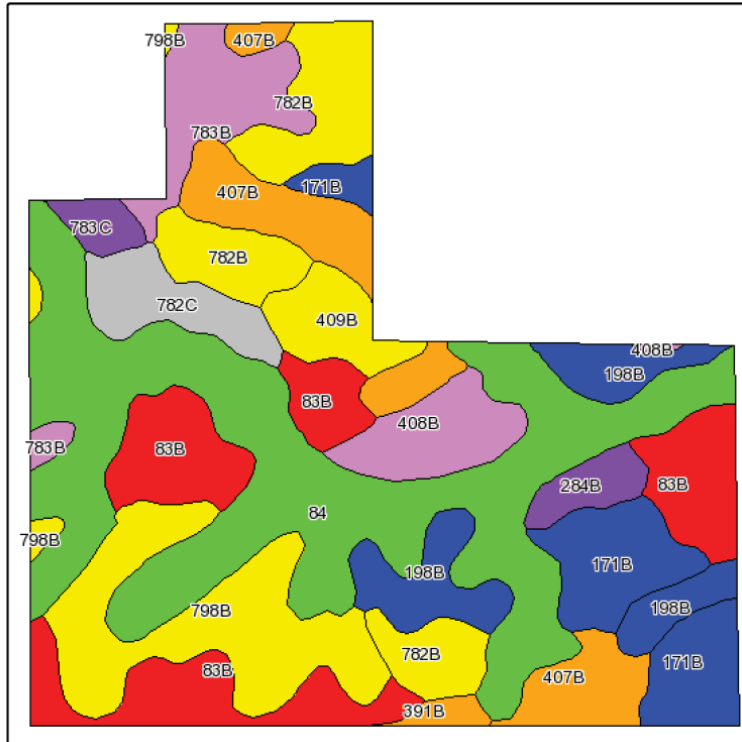


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Mulford Farm

Soils Map



State: **Iowa**
County: **Fayette**
Location: **024-091N-008W**
Township: **Scott**
Acres: **112**
Date: **4/9/2011**



Maps provided by:



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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	32.5	28.9%		Ilw	75	187	50
83B	Kenyon loam, 2 to 5 percent slopes	14.8	13.2%		Ile	85	201	54
798B	Protivin loam, 1 to 4 percent slopes	11.5	10.3%		Ile	55	160	43
782B	Donnan loam, 2 to 5 percent slopes	9.6	8.6%		Ile	50	154	42
407B	Schley loam, 1 to 4 percent slopes	8.8	7.8%		Ilw	72	183	49
171B	Bassett loam, 2 to 5 percent slopes	8.4	7.5%		Ile	80	194	52
198B	Floyd loam, 1 to 4 percent slopes	7	6.2%		Ilw	80	194	52
783B	Cresco loam, 2 to 5 percent slopes	5.2	4.7%		Ile	65	174	47
408B	Olin fine sandy loam, 2 to 5 percent slopes	4	3.6%		Ile	67	176	48
782C	Donnan loam, 5 to 9 percent slopes	3.6	3.3%		Ille	33	131	35
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	3	2.7%		Ille	56	162	44
284B	Flagler sandy loam, 2 to 5 percent slopes	1.7	1.6%		Ille	45	147	40
783C	Cresco loam, 5 to 9 percent slopes	1.2	1.0%		Ille	45	147	40
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.7	0.6%		Ilw	73	185	50
Weighted Average						69.1	179.3	48.2