



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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**WE ARE PLEASED TO PRESENT
396 Acres m/l
Clayton County, Iowa**

OWNER: Jeff Lincoln

LOCATION: Northeast of Colesburg, Iowa.

LEGAL: 396 acres including house and buildings located at 32274 390th Street, Edgewood, Iowa, in Sections 22, 26, and 35, Township 91 North, Range 3 West of the 5th P.M., Clayton County.

PRICE/TERMS: \$1,608,400.00 - 10% with offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011, \$7,039.94 net, on 366.13 taxable acres. (+36.2 non-taxable acres currently in Forest Reserve)

POSSESSION: Negotiable

SCHOOL DIST: Edgewood/Colesburg Comm Schools

FSA INFO: #6056

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	136.4	116	146
Soybeans	2.9	30	36
Oats	21.2	58	45
Total Base	160.5		

Total Cropland 228.6

AVERAGE CSR: 46 Average CSR on entire 228.6 cropland acres in Sec 22, 26 & 35.

SOIL FERTILITY: Fertility sample results upon request.

HIGHLY ERODIBLE CLASSIFICATION: All crop land acres are designated as Highly Erodible Land (HEL).

FOREST RESERVE: 36.2 acres in SE part of Section 35 put into Forest Reserve in 1983.

CSP: The farm is currently participating in the Conservation Security Program (CSP). The CSP contract expires September 30, 2014 and has the following annual payments remaining to be paid to owners:

Year:	2010	2011	2012	2013	2014
Payment:	\$14,072	\$13,983	\$13,983	\$13,983	\$13,983

There is no guarantee that the CSP contract can be assigned to any particular Buyer. In order for the CSP contract to be assigned, Buyer must qualify for the CSP Program. CSP rules do not allow the contract to be split. Contract details are available upon request.

BUILDINGS: Two separate building sites and cattle facilities. Contact our office for additional information.

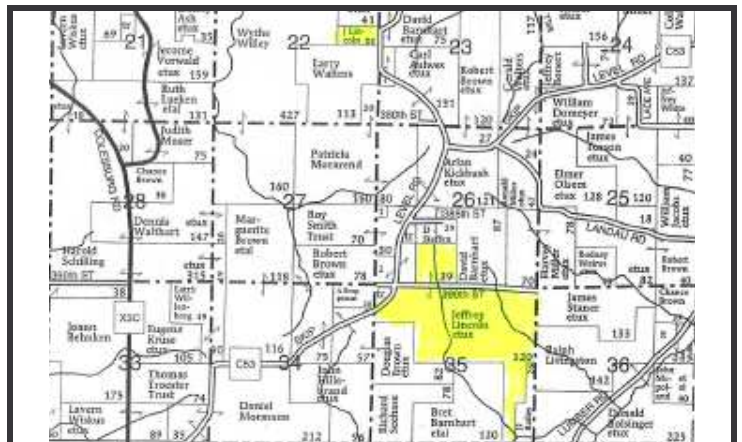
WELLS: At both building sites.

COMMENTS: Excellent opportunity to purchase a cattle feeding facility designed for one person to operate/manage. On the larger/newer east facility cattle are fed in 3 separate lots containing 75-80 head plus the 480 – 500 head of cattle in the 75 x 240 mono slope building.

The smaller farmstead to the west has the capacity to feed approximately 150 head.

This entire operation is flexible enough to change from the current 900 – 920 head capacity at one time cattle feeding operation, back to a 57 stanchion dairy complete with mattresses, pipeline, and 1,000 bulk tank. Either way, this has been a well maintained, efficient, clean operation. Seller is willing to sell newer facilities only with negotiable acres if Buyer desires.

The standard practice of the right ½ rule for fencing applies on this entire farm except the west fenceline of the pond pasture, where an agreement has been made for the Seller to maintain the left ½ of the fence.



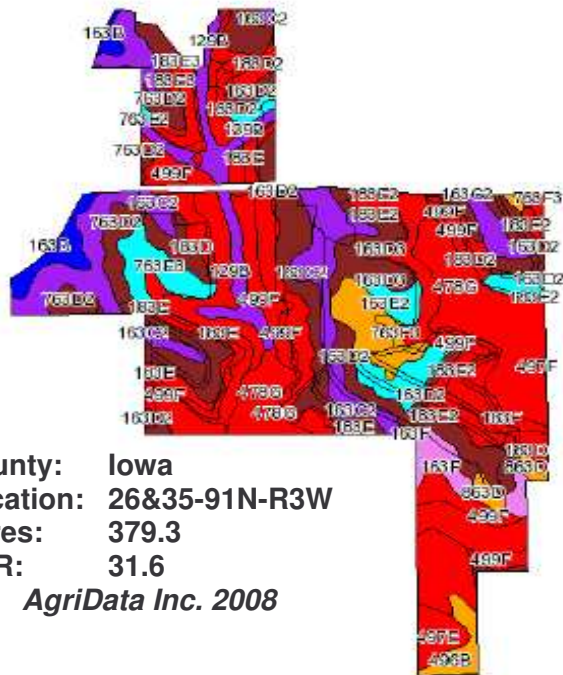
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

Sec 26 & 35-91N-3W (Mallory)



BUILDINGS:

Cattle Shed	50 x 36 with 36 x 54 open lot
Cattle Shed	50 x 42 with 50 x 52 open lot
Cattle Shed	240 x 75 mono slope built 2004
Machine Shed	72 x 42 with attached 36 x 42 heated shop
Machine Shed	50 x 36
Pole Hay Shed	44 x 10
Storage Building	40 x 20
Steel Grain Bin	15 x 36 (18,000 bu) with dryer, 4-bit stirrator and power sweep auger Mostly new underground electrical on this property.



County: Iowa

Location: 26&35-91N-R3W

Acres: 379.3

CSR: 31.6

AgriData Inc. 2008

Sec 22-91N-3W (Mallory)



DWELLING: NW NE Sec 35; 32274 390th Street

1 ½ Story frame house built in 1900. 1,415 sq ft of living area. 2 bedrooms. New full basement. 1 full bath. Forced air gas heat. Vinyl siding; asphalt roof. 32x40 detached garage/shop built in 1996.

BUILDINGS:

Machine Shed	72 x 40 with cement walls and floor
Cattle Shed	52 x 36
Cattle Shelter	42 x 30 located in cattle lot
Machine Shed	64 x 50
Steel Grain Bin	6,000 bushel with dryer, 2 auger stirrator



County: Iowa

Location: 22-91N-R3W

Acres: 23.8

CSR: 55.6

AgriData Inc. 2008