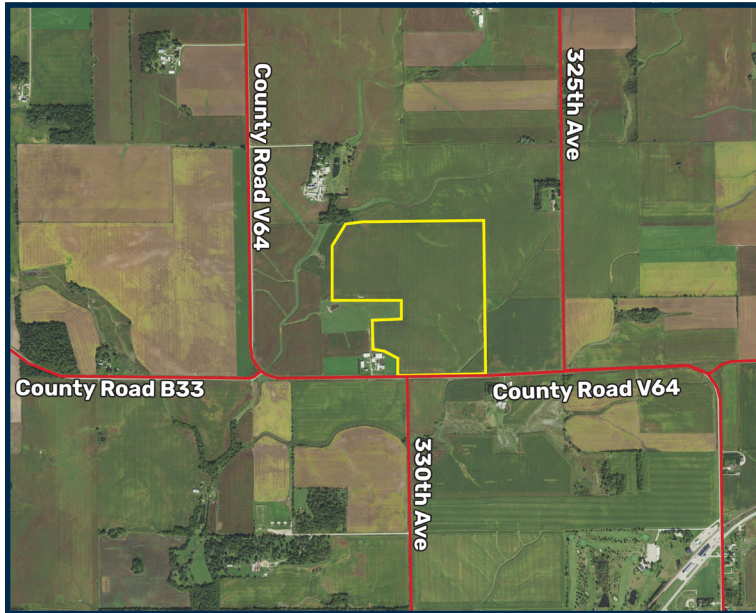


FARMLAND FOR SALE

Winneshiek County, Iowa



125± ACRES

Asking Price: \$1,562,500 - \$12,500/Acre

Property Description

A productive Winneshiek Co. farm that is nearly all tillable with a CSR2 of 74.8.

Acreage

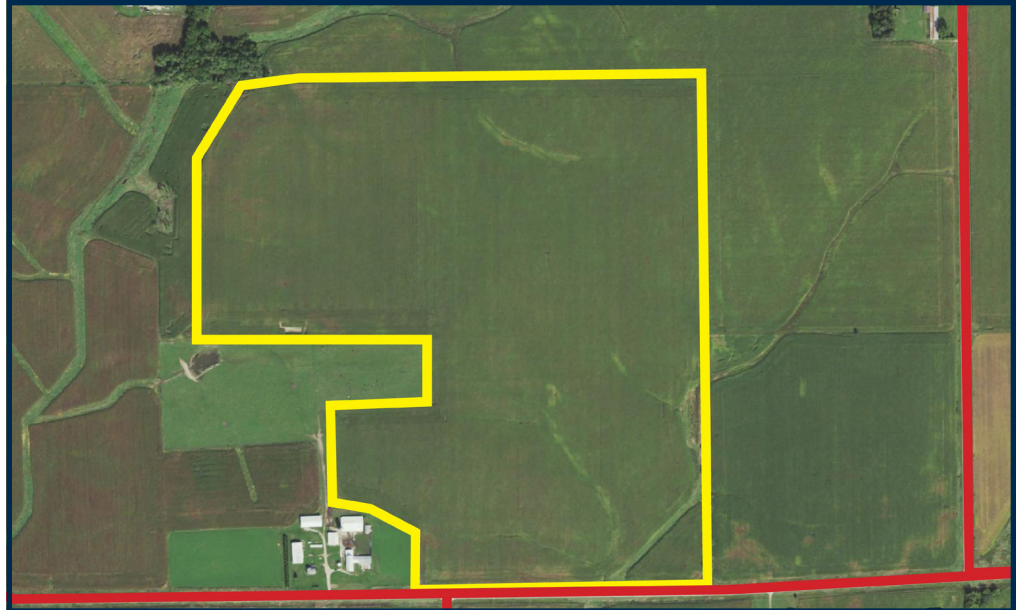
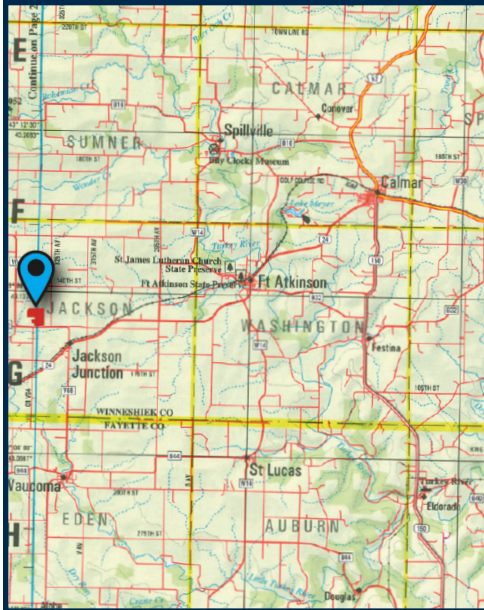
125± assessed acres with 125± tillable acres.

Location & Directions

Sections 17 & 20, Jackson Township, Winneshiek County (T96N-R10W)

- Directly adjacent to the N side of Jackson Junction
- 17.5 miles SE of Cresco

www.MurrayWiseAssociates.com



John Kirkpatrick

Lic. # B22570000
Office: (515) 532-2878
Email: john@mwallc.com



Murray Wise
ASSOCIATES LLC

214 North Main Street, P.O.
Clarion, IA 50525

(515) 532-2878
MurrayWiseAssociates.com

Kurt Leistikow

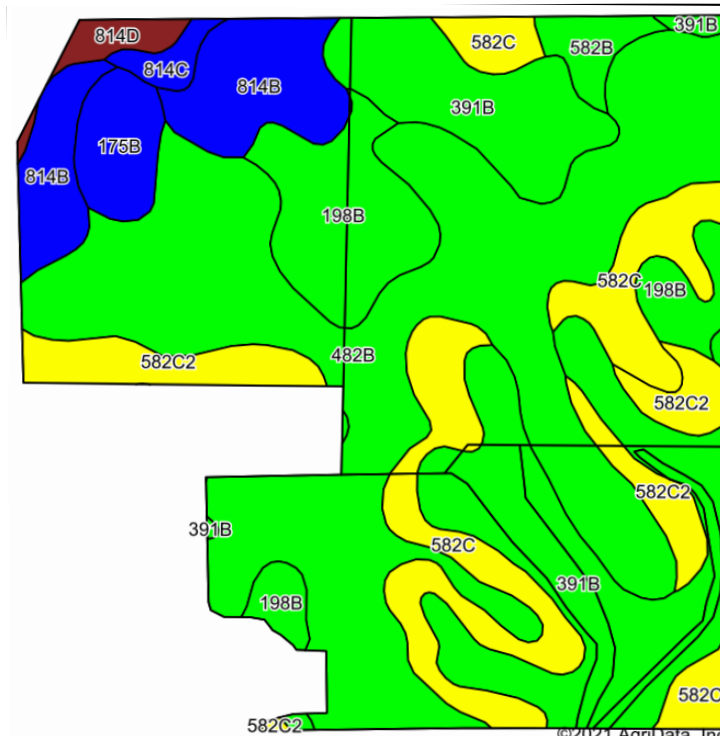
Attorney
Office: (319) 553-3400
Email: kurt@llolle.net

FARMLAND FOR SALE

Winneshiek County, Iowa



Soil Map



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
482B	Racine loam, 2 to 5 percent slopes	48.42	38.7%		Ile	76	78	67	67	47	57
391B	Clyde-Floyd complex, 1 to 4 percent slopes	26.48	21.1%		Ilw	87	73	88	86	70	85
582C	Kasson loam, 5 to 9 percent slopes	15.36	12.3%		IIIe	69	64	79	79	54	64
198B	Floyd loam, 1 to 4 percent slopes	11.18	8.9%		Ilw	89	78	85	81	63	85
814B	Rockton loam, 2 to 5 percent slopes	9.04	7.2%		Ile	52	57	66	66	64	53
582C2	Kasson loam, 5 to 9 percent slopes, eroded	7.28	5.8%		IIIe	66	62	74	74	49	55
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.29	2.6%		IIIe	50	54	63	63	54	37
582B	Kasson loam, 2 to 5 percent slopes	1.79	1.4%		Ile	75	78	80	80	54	65
814D	Rockton loam, 9 to 14 percent slopes	1.35	1.1%		IVe	23	13	63	63	61	50
814C	Rockton loam, 5 to 9 percent slopes	1.06	0.8%		IIIe	47	38	65	65	63	52
Weighted Average					2.24	74.8	71.1	*n 74.9	*n 74.1	*n 56.1	*n 65.3



Murray Wise
ASSOCIATES LLC

214 North Main Street, P.O.
Clarion, IA 50525
(515) 532-2878
MurrayWiseAssociates.com

AGENCY: Murray Wise Associates is the exclusive agent of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the brokerage company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.