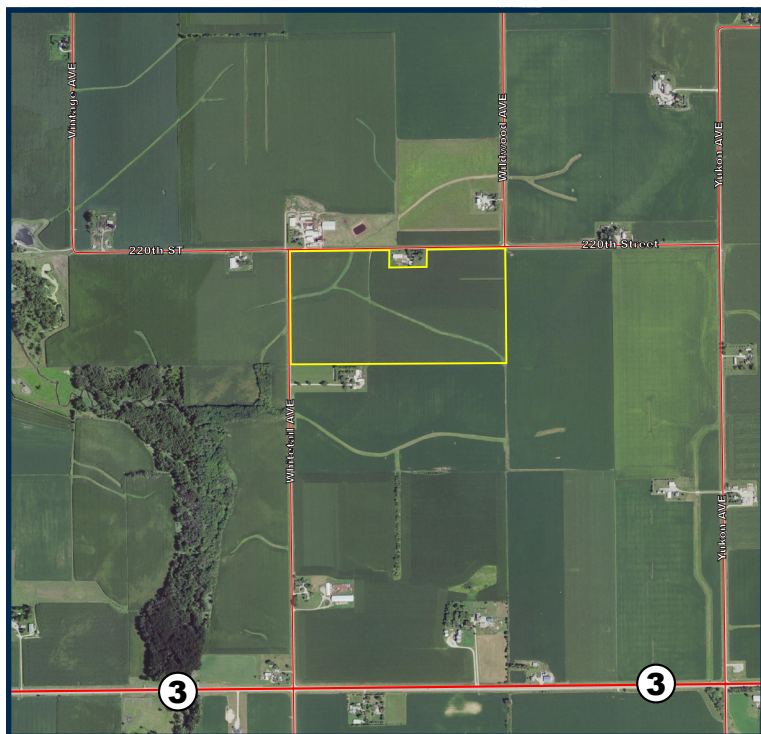


FARMLAND FOR SALE

Bremer County, Iowa



81± ACRES

Asking Price: \$1,377,000 - \$17,000/Acre

Property Description

A productive Bremer Co. farm that is nearly all tillable with a CSR2 of 88.5. Taxes are \$32.98/acre.

Acreage

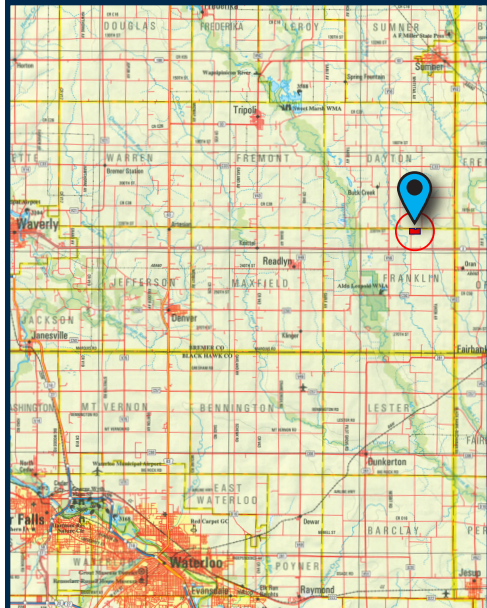
81± acres with 78.1± tillable acres.

Location & Directions

Section 2, Franklin Township, Bremer County (T91N-R11W)

- 5 miles east of Readlyn, Iowa.
- 19 miles NE of Waterloo, Iowa.

www.MurrayWiseAssociates.com



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**Murray Wise
ASSOCIATES LLC**

**214 North Main Street, P.O.
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AGENCY: Murray Wise Associates is the exclusive agent of the seller.

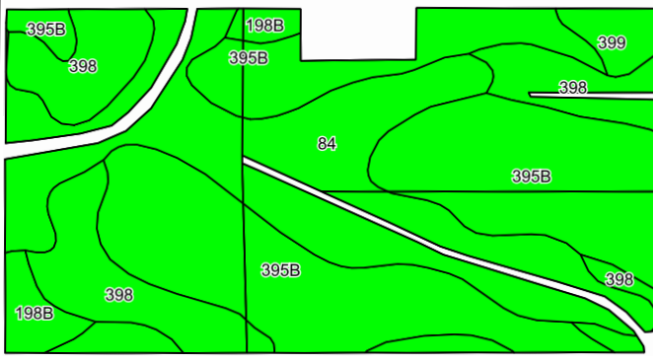
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FARMLAND FOR SALE

Bremer County, Iowa



Soil Map



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay Tons	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
395B	Marquis loam, 2 to 5 percent slopes	36.73	47.0%		Ile	91	89			89	89	71	75
84	Clyde silty clay loam, 0 to 3 percent slopes	22.48	28.8%		Ilw	88	76	4.4	193.5	90	90	74	85
398	Tripoli clay loam, 0 to 2 percent slopes	13.94	17.8%		Ilw	82	81			67	67	44	62
198B	Floyd loam, 1 to 4 percent slopes	2.61	3.3%		Ilw	89	80			85	81	63	85
399	Readlyn silt loam, 1 to 3 percent slopes	2.41	3.1%		lw	91	91			79	79	54	65
Weighted Average					1.97	88.5	83.6	1.3	55.6	*n 84.9	*n 84.8	*n 66.3	*n 75.6



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