



**340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT

**54 Taxable Acres
 Clayton County, Iowa**

OWNER: BUDWEG UNIFIED DEVELOPMENT, L.L.C.

LOCATION: Approximately 1 ½ miles NE of Millville on C9Y – Great River Road

LEGAL: A portion of Lot 1 in the NE ¼ of the SW ¼, Government Lot 6 and Lot 2 of Government Lot 7 in Section 11, Township 91 North, Range 2 West of the 5th P.M., Clayton County, Iowa.

PRICE/TERMS: \$220,000 (\$4,074 per acre)

RE TAXES: 2009-2010, payable 2010-2011, \$1,418 on 54 net acres

POSSESSION: Negotiable

CRP INFO: FSA #6219

Contract	Acres	Rate/Acre	AnnualPmt	Contract Period
2134 C	3.2	\$177.40	\$568.00	11/01/01 – 09/30/16
3530	32.6	\$263.06	\$8,576.00	02/01/10-09/30/24
Annual Payment			\$9,144.00	

AVERAGE CSR: 82.4 Per AgriData (cropland)

BUILDINGS: None

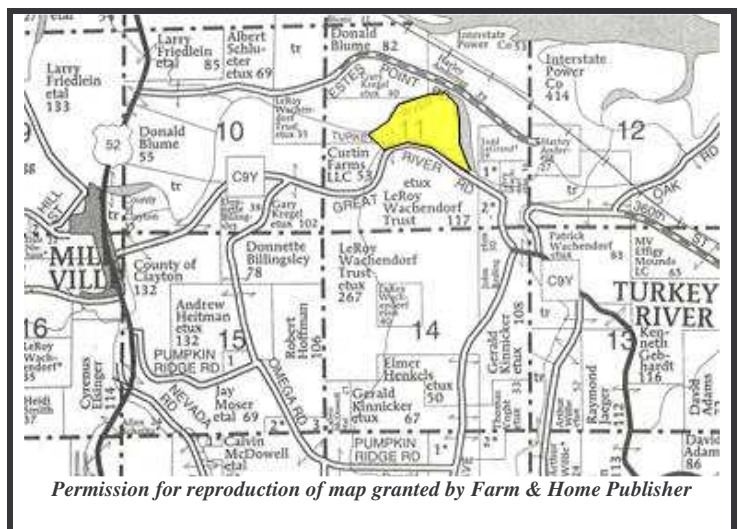
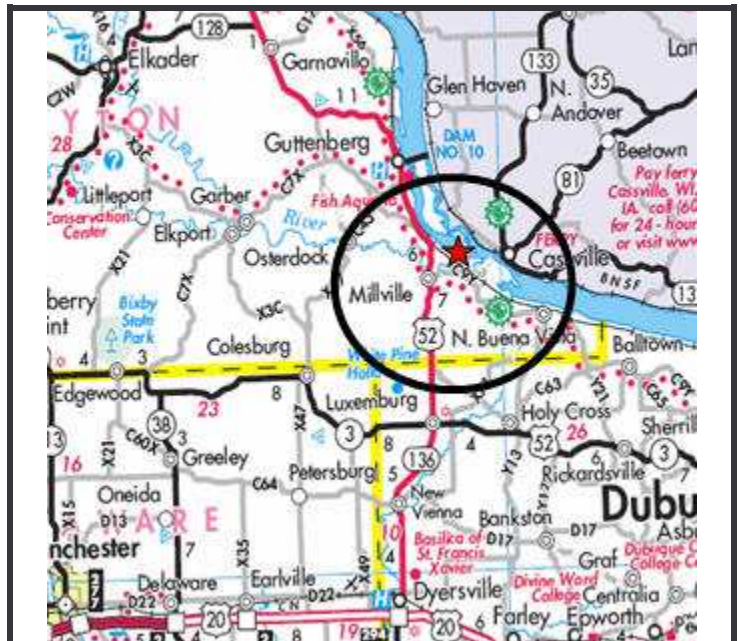
WELL: NONE

HIGHLY ERODIBLE CLASSIFICATION: Non Highly Erodible Land (NHEL)

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COMMENTS: Rare opportunity to purchase a property with access to the Mississippi River, (due to its Turkey River frontage just before the Turkey goes to the Mississippi), that offers long term CRP contracts totaling over \$9,000 in income with enhanced wildlife recreational opportunities along with the Whitetail deer habitat that the timber/river naturally provides. Good access with two field entrances on the southeast end and towards the north end off paved road C9Y, also called Great River Road.

The current owner can opt out of the CRP contracts providing Buyer the flexibility for row crop production on the highly productive and high CSR soils, while still enjoying the wildlife habitat this location offers.

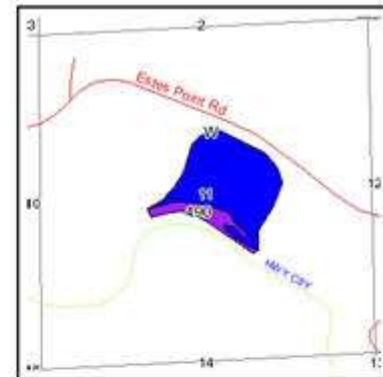
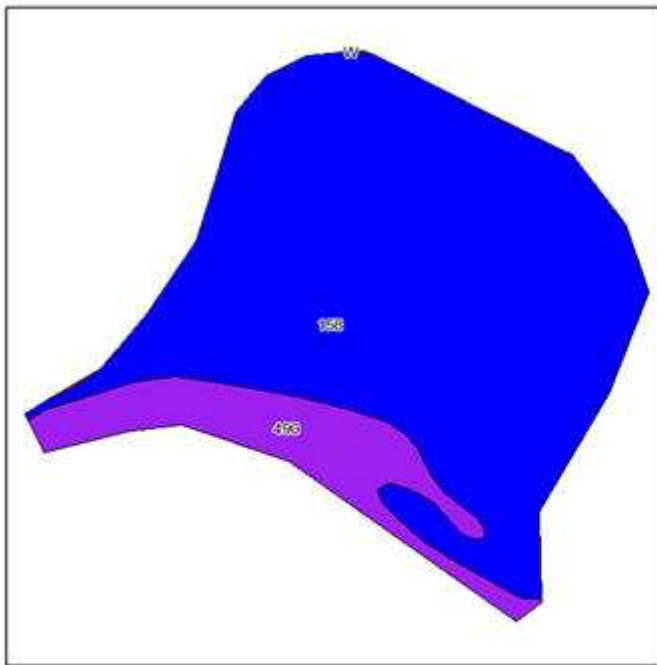


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AERIAL



SOIL MAP



State: Iowa
 County: Clayton
 Location: 011-091N-002W
 Township: Millville
 Acres: 51.8
 Date: 9/23/2010



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
158	Dorchester silt loam, 0 to 2 percent slopes	44	85.0%		IIw	85	202	55
490	Caneek silt loam, 0 to 2 percent slopes	7.7	14.9%		IIIw	68	179	48
W	Water	0.1	0.1%			0		
Weighted Average						82.4	198.4	53.9

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