

NORTHEAST IOWA APPRAISAL & REAL ESTATE

115 South Vine Street, West Union, IA 52175 563)422-3285

www.neiar.com

Jay C. Jensen, Broker (cell—563-920-1248)

info@neiar.com

FARM FOR SALE

OWNERS: Kenneth J. Miller Estate & Minnie L. Miller Unified Credit Trust

Miller Farm Listing Price: \$3,310,000 or \$12,480 per acre

Closing and possession: Closing will be negotiable and possession will be at closing. The farm is open for the 2022 crop year. The current lease has been terminated.

LOCATION: Sections 31 & 32 of Union Township, Fayette County, Iowa on paved county road 190th Street. Iowa State Highway 150 (Lincoln Road) borders the farm on the east side.

LAND:

ASSESSABLE ACRES: 265.23 (estimate)

TOTAL TILLABLE ACRES: 264.74 (estimate)

FSA FARM INFORMATION:

FSA Farm No. 7346 Tract No. 1995

FSA Farmland: 264.74 acres (estimate)

FSA Cropland: 264.74 acres (estimate)

Effective Cropland: 248.60 acres (estimate)

CRP Cropland: 16.14 acres

Corn Base Acres: 179.20 acres

PLC Corn Yield: 149 bu./acre

Soybean Base Acres: 68.60 acres

PLC Soybean Yield: 47 bu./acre

This farm has good quality soils and has been well cared for by the owners and tenants of the land. The average CSR2 is 86.80 being in the Kenyon-Clyde-Floyd general soil association. The major soil types are Kenyon loam, Floyd loam, Clyde-Floyd complex and Clyde clay loam. The waterways are enrolled in the Conservation Reserve Program until fall of 2022. The farm is all tillable with the small building site of approximately 2.75 acres in size to be split from the farmland. This includes the building site and around 1 acre of farmland. The estimated assessable acres are 265.23 after the potential building site split. There are approximately 264.74 acres of FSA cropland with 248.60 being effective cropland and 16.14 acres in CRP (Conservation Reserve Program).

AVERAGE CORN SUITABILITY RATING: 86.80
(CSR2 per AgriData, Inc.)

REAL ESTATE TAXES: \$9,778 per year for 2021-2022

TOPOGRAPHY: gently rolling

DRAINAGE: adequate

FARM LEASE: The current farm lease has been properly terminated and the farmland is free to farm for the 2022 crop year.

CRP Information: Contract # 4345B Contract Period: 10-1-2012 to 9-30-2022

Field#	Practice	Acres		
2	CP8A	3.04		
3	CP8A	4.98		
4	CP8A	5.58		
8	CP8A	2.54	Total Acres: 16.14	Annual Payment: \$4,067

*Buyer must accept and succeed to the CRP contract.

****Note: All FSA information provided, is believed to be accurate, but is not guaranteed. Potential buyers**

Information used in this prospectus was gained from sources deemed reliable. Northeast Iowa Appraisal and Real Estate does not guarantee the enclosed information and invites you to make your own inspection.

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LAND PHOTOS:



View from 190th Street



View from 190th Street



View from 190th Street



View from 190th Street



View from Lincoln Road



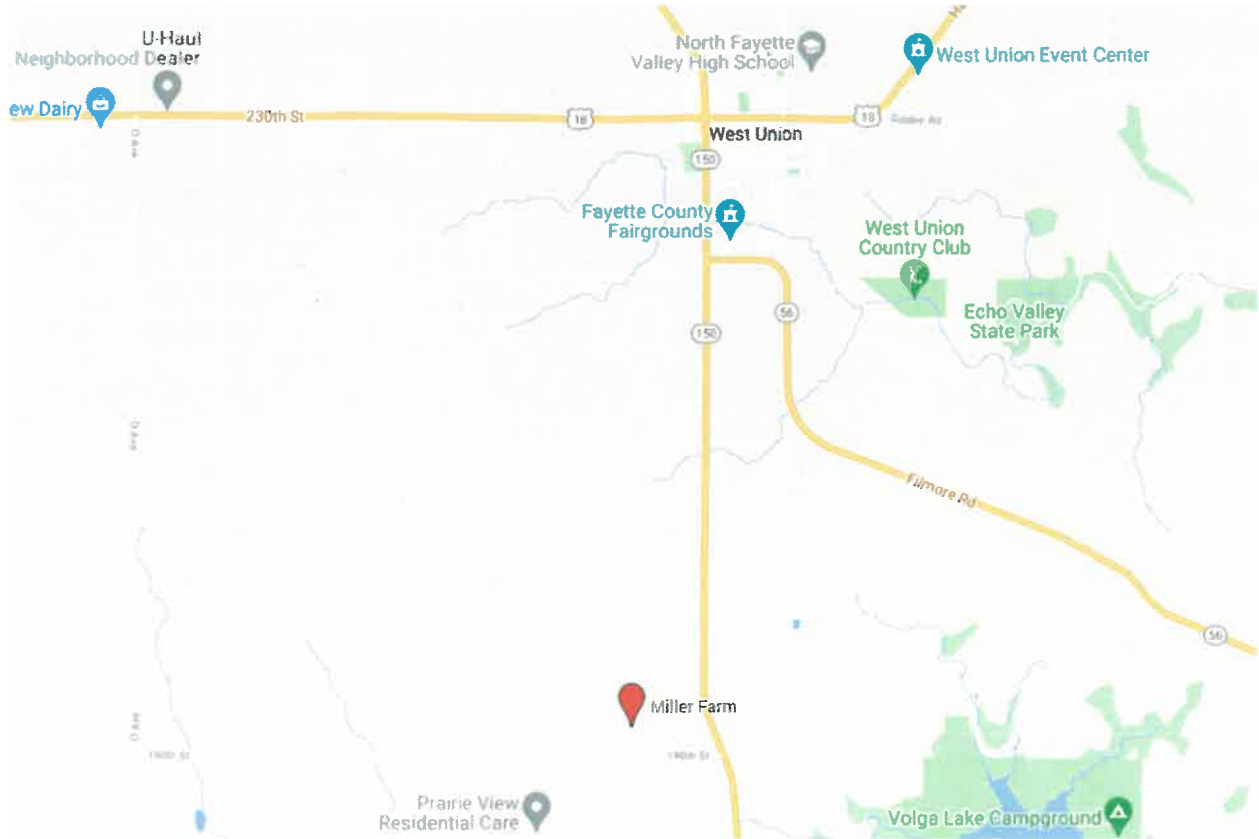
View from Lincoln Road

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NORTHEAST IOWA APPRAISAL & REAL ESTATE

115 SOUTH VINE STREET
WEST UNION, IOWA 52175
563-422-3285

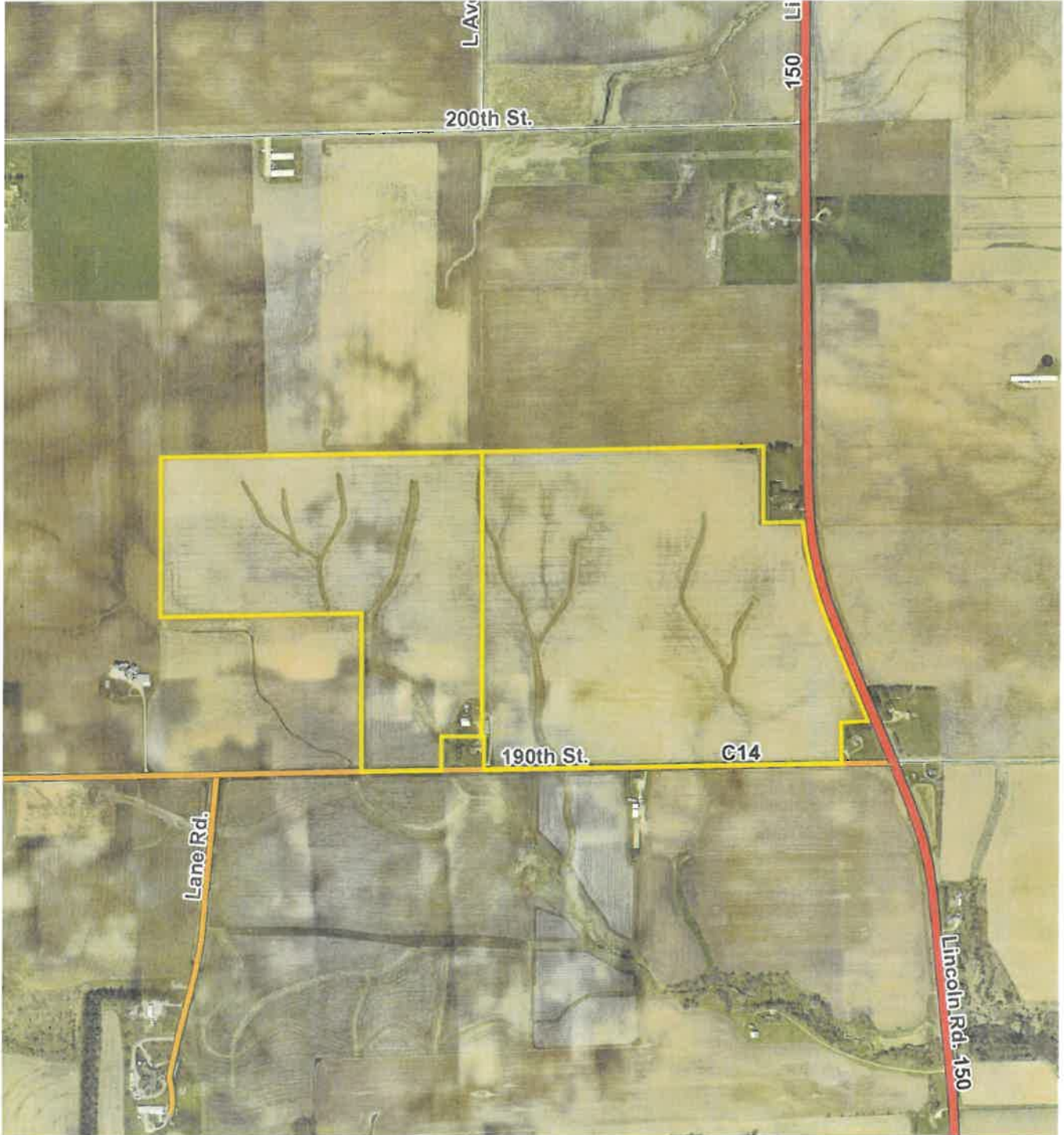
Miller Farm Sections 31 & 32 Union Township Location Maps



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Union Township Land - Assessor's Plat



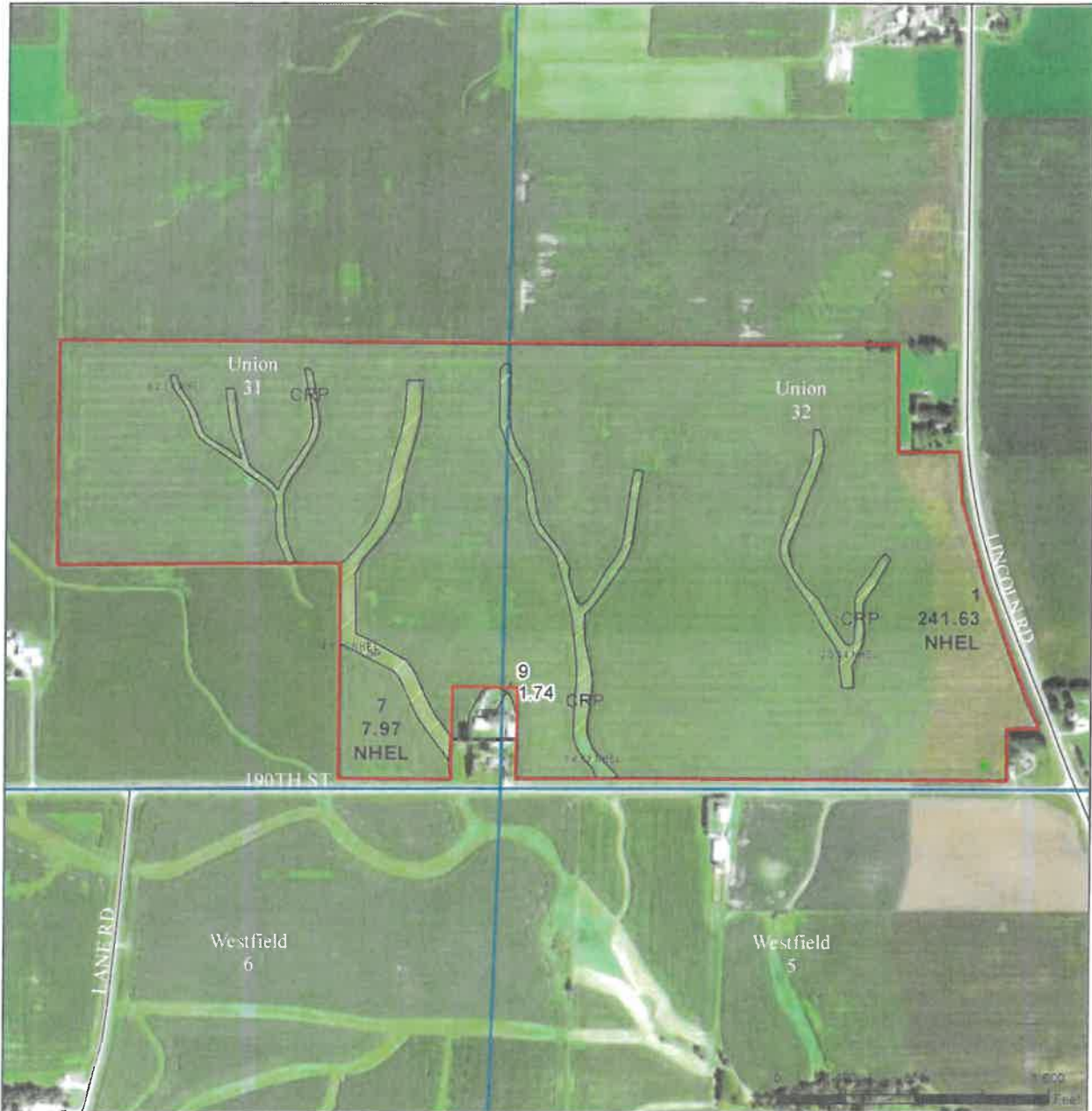
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Union Township Land - FSA Aerial Photo



Fayette County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 265.74 acres

2021 Program Year

Map Created March 16, 2021

Farm 7346

Tract 1995

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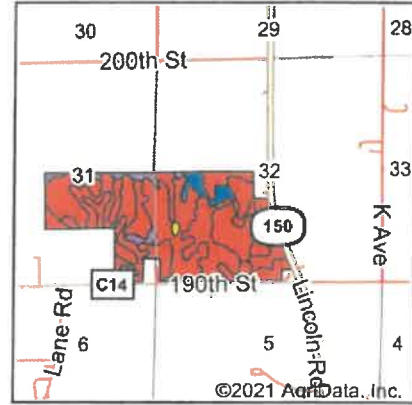
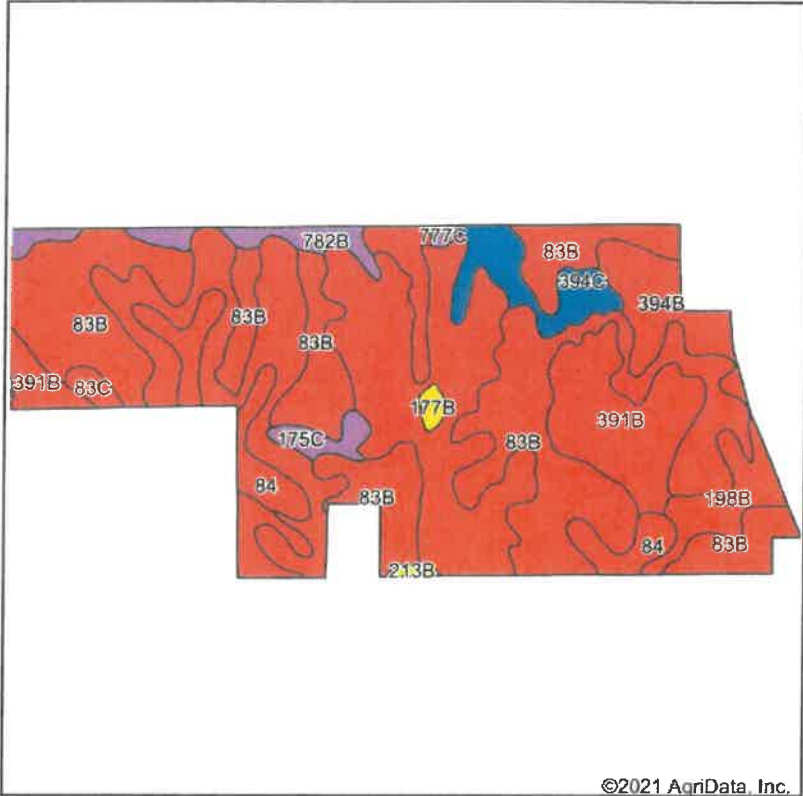
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Union Township Land - Soil Map

Soils Map



State: **Iowa**
County: **Fayette**
Location: **32-94N-8W**
Township: **Union**
Acres: **264.74**
Date: **11/17/2021**

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Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
83B	Kenyon loam, 2 to 5 percent slopes	107.15	40.5%		lle	90	85	
198B	Floyd loam, 1 to 4 percent slopes	83.07	31.4%		llw	89	80	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.48	9.2%		llw	87	73	
84	Clyde clay loam, 0 to 3 percent slopes	14.41	5.4%		llw	88	75	
394B	Ostrander loam, 2 to 5 percent slopes	11.50	4.3%		lle	88	85	
394C	Ostrander loam, 5 to 9 percent slopes	9.85	3.7%		llle	83	70	
782B	Donnan loam, 2 to 5 percent slopes	6.81	2.6%		lle	43	50	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.30	1.2%		llle	45	40	
83C	Kenyon loam, 5 to 9 percent slopes	1.80	0.7%		llle	85	70	
177B	Saude loam, 2 to 5 percent slopes	1.09	0.4%		lls	55	59	
777C	Wapsie loam, 5 to 9 percent slopes	0.66	0.2%		llle	40	33	
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	0.62	0.2%		lle	53	74	
Weighted Average						2.06	86.8	79.4

**IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.