



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**54 Taxable Acres
Clayton County, Iowa**

OWNER: Darrel Davison

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: \$189,000 (\$3,500 per acre)

RE TAXES: 2011-2012, payable 2012-2013. Entire property has been approved for Forest Reserve; therefore it is property tax exempt.

POSSESSION: Negotiable

CRP INFORMATION: FSA #6219

CONTRACT	ACRES/ PRACTICE	RATE/ACRE	ANNUAL PMT	CONTRACT PERIOD
2134E	3.2 CP-22	\$177.40	\$568.00	9/30/2016 Buffer Strips
3530B	32.6 CP-31	\$263.06	\$8,576.00	9/30/2024 Tree Planting
Annual Payment			\$9,144.00	

FSA INFORMATION: FSA #6219
Total Cropland 35.8 acres

AVERAGE CSR: 82.4 Per AgriData (cropland)

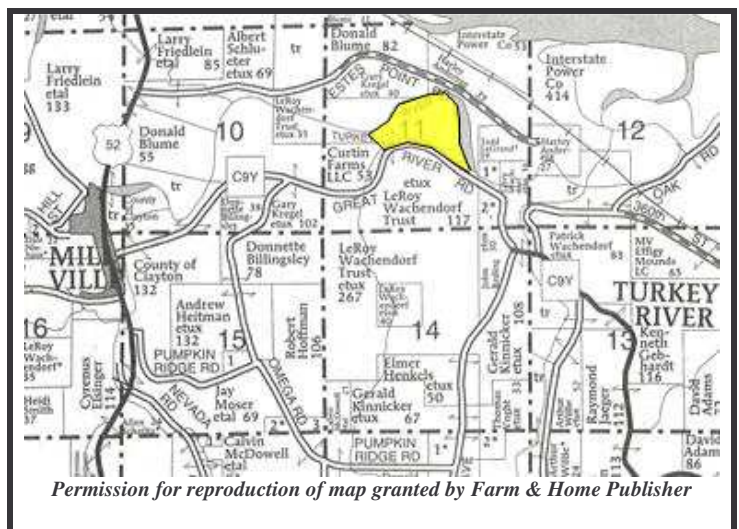
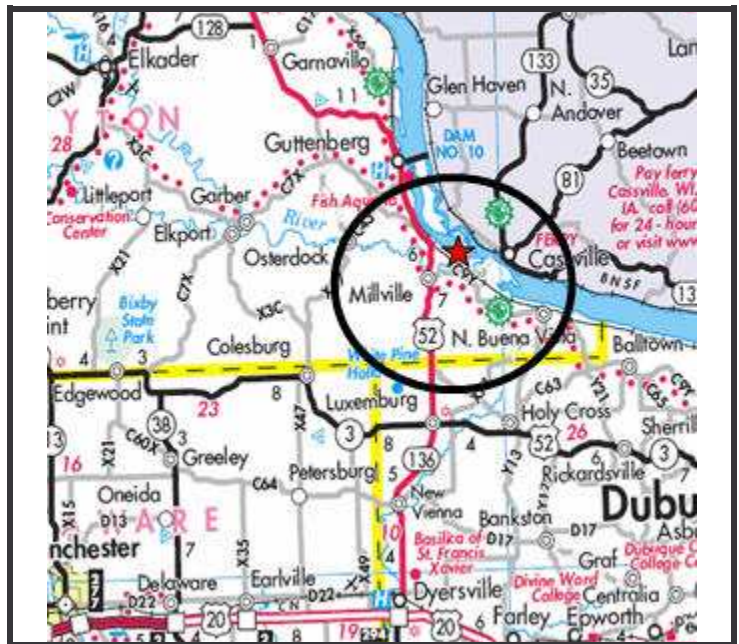
BUILDINGS: None

WELL: NONE

HIGHLY ERODIBLE CLASSIFICATION: Non Highly Erodible Land (NHEL)

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 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.

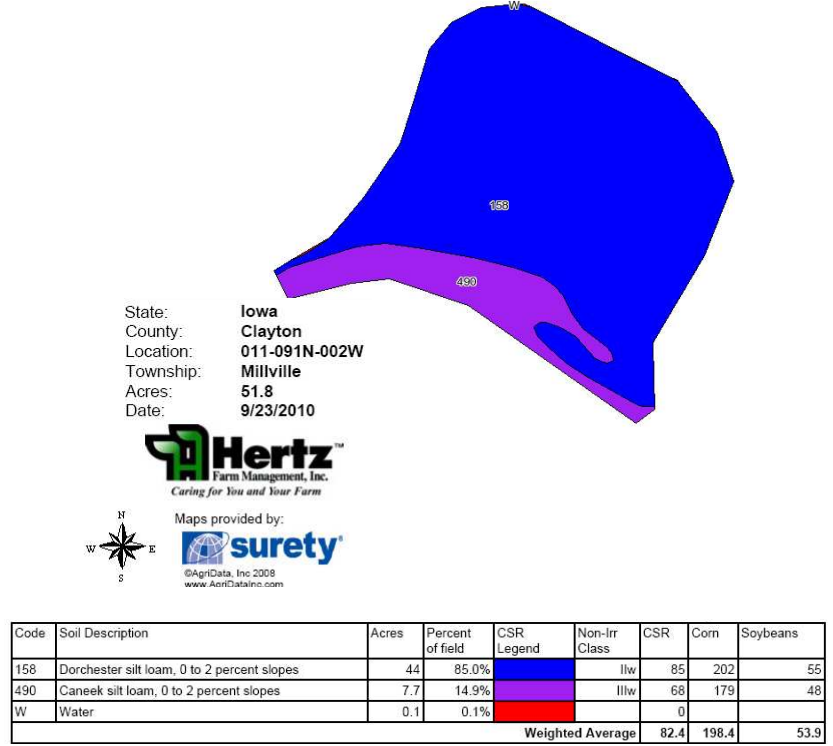
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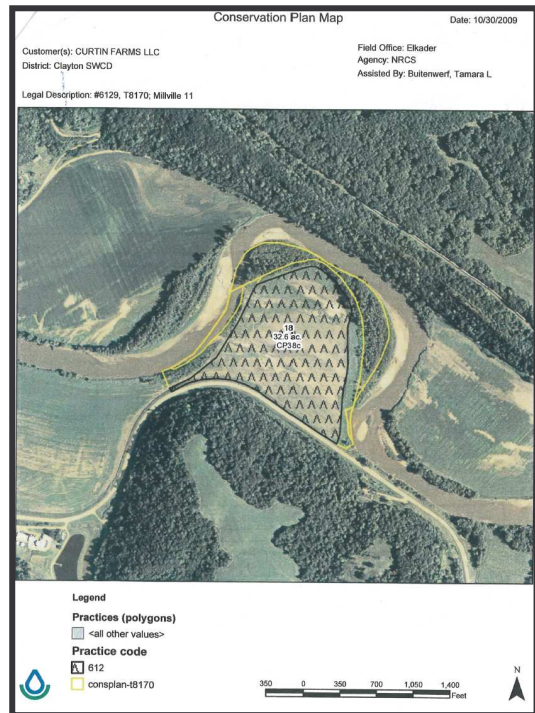
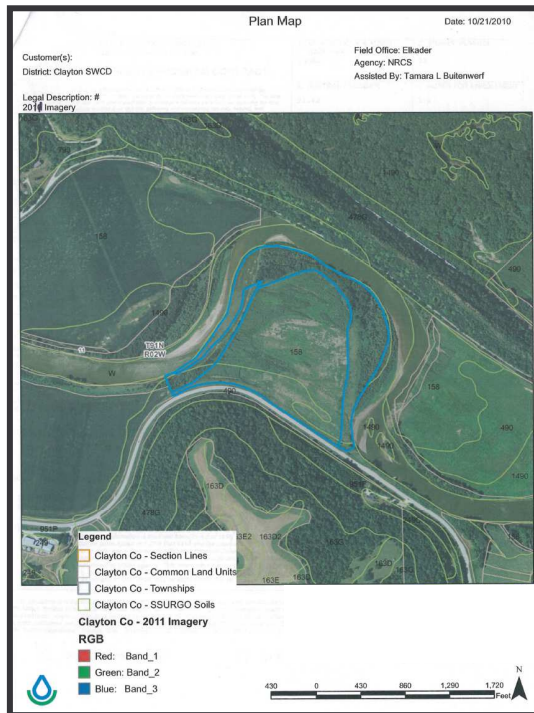
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Aerial and Soils Map



CRP Contract 2134E

CRP Contract 3530B



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