



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

**587 Acres m/l  
Clayton County, Iowa**

**OWNERS:** Wythe Willey Estate, Susan H. Willey and Farmers State Bank – Co-Executor

**LOCATION:** Approximately 3 miles north of Colesburg.

**LEGAL:** Sections 22, 27, T-91N, R-3W, Clayton County, Iowa.

**PRICE/TERMS:** \$1,643,600.00 (\$2,800 per acre)  
10% with offer and balance in cash at closing.

**RE TAXES:** 2009-2010 payable 2010-2011 - \$3,496 net acres, \$5.96 per acre. There are 547.09 taxable acres, and an additional 40 acres enrolled in the Forest Reserve Program and therefore property tax exempt.

**POSSESSION:** Negotiable

**SCHOOL DIST:** Edgewood-Colesburg

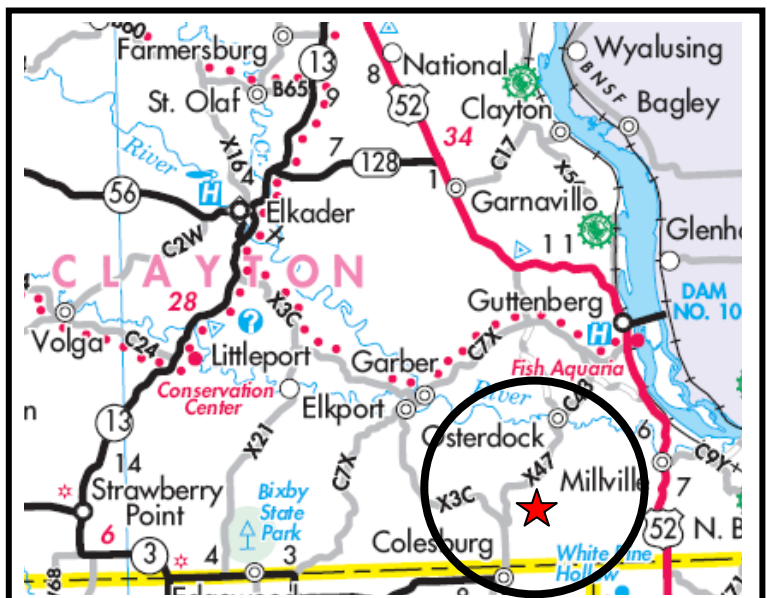
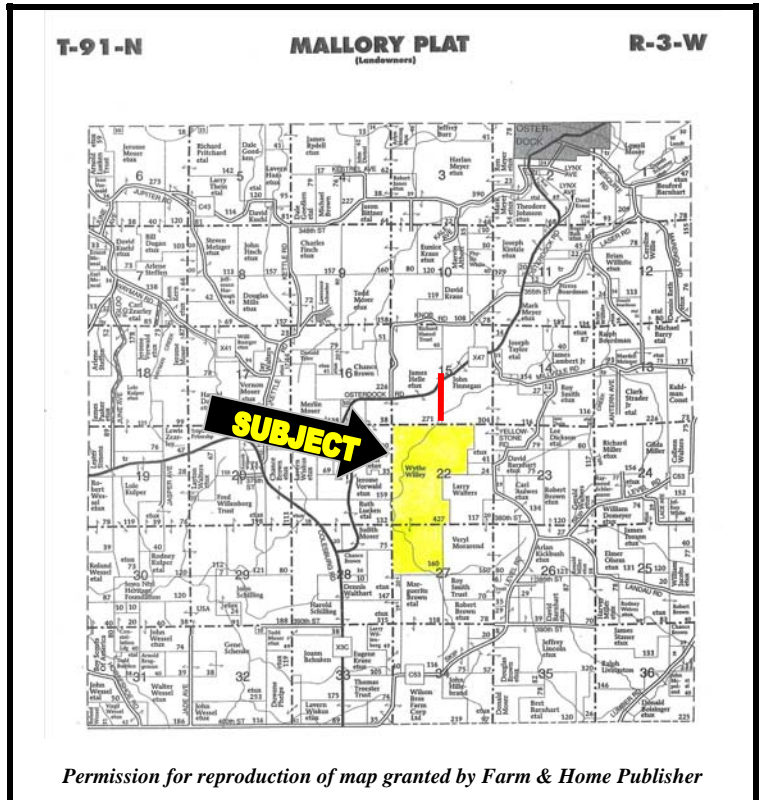
**AVERAGE CSR:** 16.28 per Clayton Co. Assessor on taxable acres.

**FSA INFORMATION:** Farm #4032 Tract #6484  
 Cropland 62.7 Acres all currently enrolled in CRP  
 Corn Base 17.5 Acres  
 Direct/CC Corn Yield 116/116 Bu/Acre  
 Wheat Base 9.0 Acres  
 Wheat Yield 36 Bu/Acre  
 Oats Base 17.0 Acres  
 Oats Yield 52 Bu/Acre

**BUILDINGS:** Livestock Barn: 22' x 40' – 880 square ft.

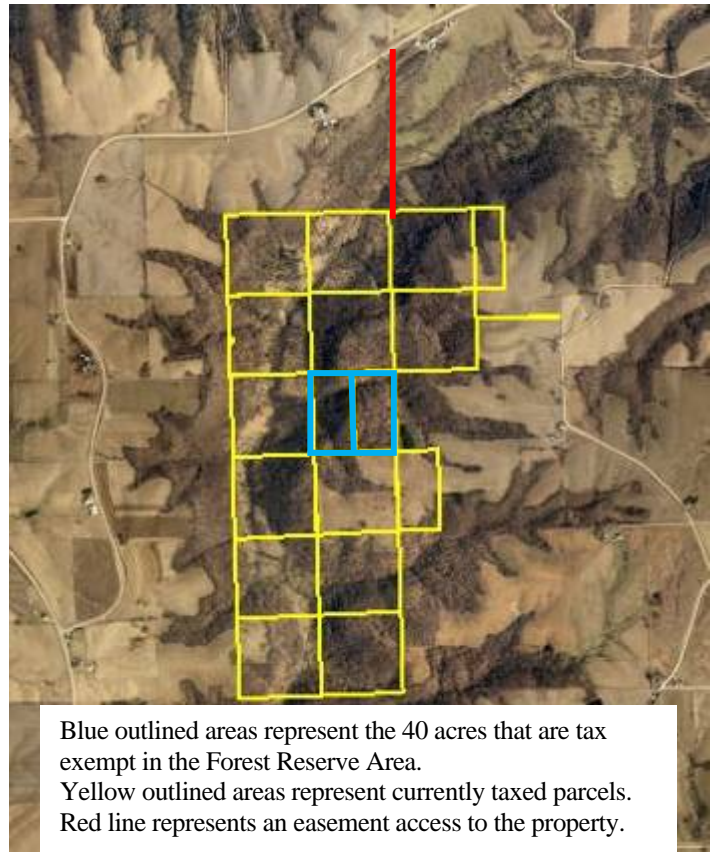
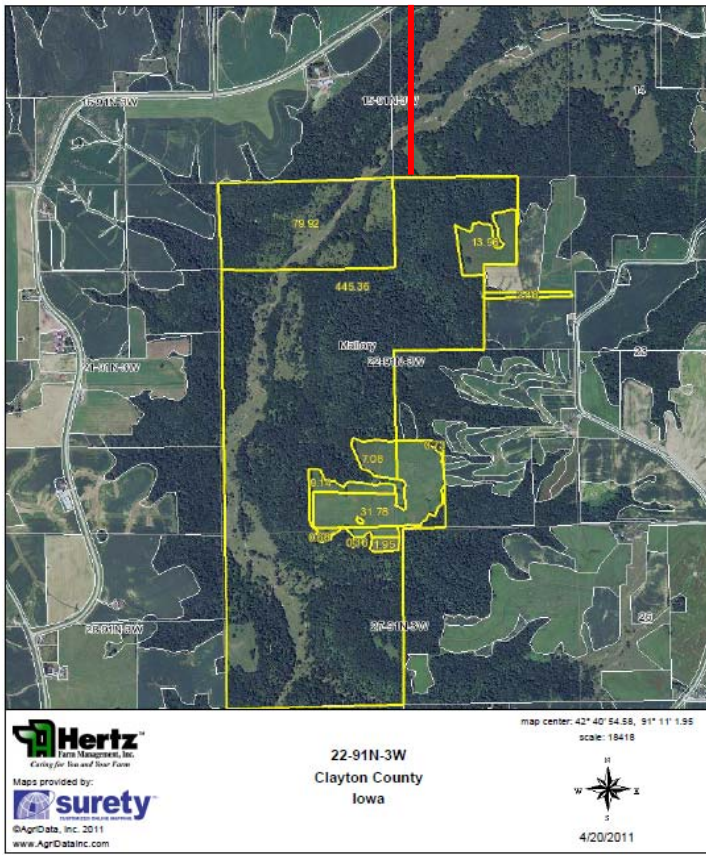
**CONSERVATION RESERVE PROGRAM:** Farm #4032  
The 62.7 acres in the CRP Program at an annual rent of \$208 per acre or \$13,041.60 annually. The contract extends through September 30, 2025.

**COMMENTS:** This is a rare opportunity to purchase a large secluded tract of land that includes hard wood timbers, CRP and a trout stream (Pecks Creek). All kinds of habitat for an abundance of wildlife and nature. The CRP is scheduled to be seeded as soon as weather permits this spring at Seller's expense.



## AERIAL MAP

## FOREST RESERVE AREA



Blue outlined areas represent the 40 acres that are tax exempt in the Forest Reserve Area.  
 Yellow outlined areas represent currently taxed parcels.  
 Red line represents an easement access to the property.

## CRP MAPS

