

SEALED BID LAND AUCTION

- Beautiful Recreational Property
- Timber Income Opportunities
- 4 Miles NE of Wadena
- 14 Miles SE of West Union

INFORMATION BOOKLET



BID SUBMISSION DEADLINE
Wednesday, October 11th at 12 PM (NOON) CT

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Call (800) 607-6888 or email adam.meyer@mwallc.com with any questions.

SEALED BID LAND AUCTION

- Beautiful Recreational Property
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- 4 Miles NE of Wadena
- 14 Miles SE of West Union



BID SUBMISSION DEADLINE
Wednesday, October 11th at 12 PM (NOON) CT



Murray Wise
ASSOCIATES LLC

800-607-6888

www.MurrayWiseAssociates.com



PROPERTY INFORMATION

253.39± Acres of Northeastern Iowa recreational land. The property boasts abundant opportunities for the outdoorsman. Prime hunting acres with a stream to attract bountiful wildlife activity make this property a wonderful recreational investment. The property is also highlighted with quality timber ground including beautiful black walnut trees with appealing income potential.

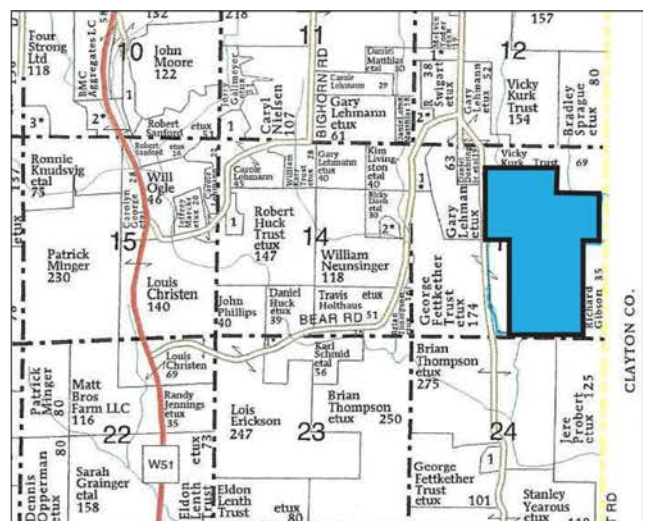
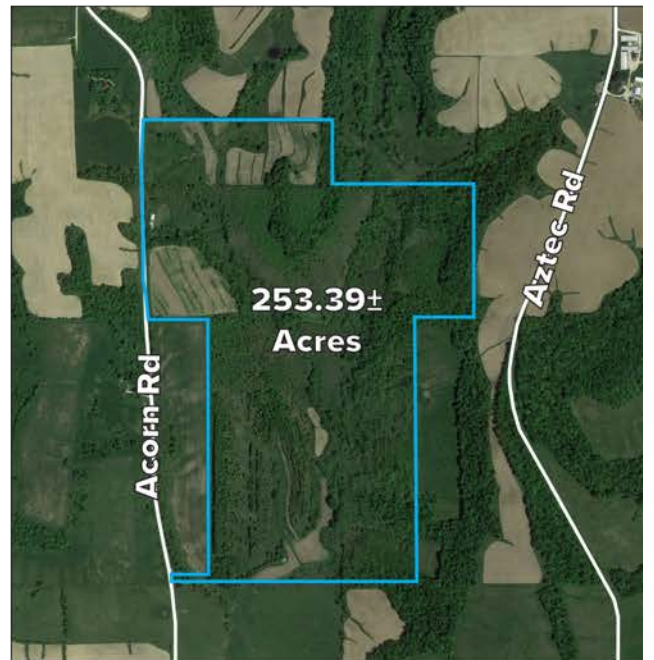
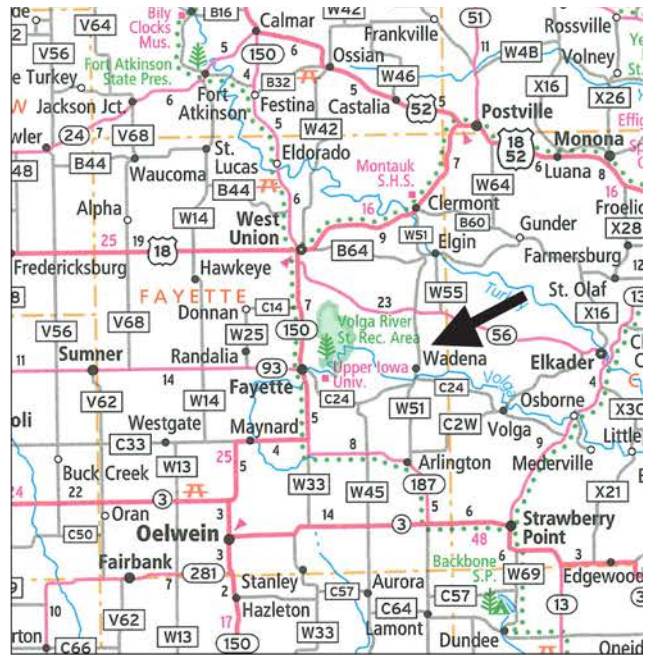
Ample road frontage along Acorn Road allows for great access to the property. This secluded outdoor oasis also includes an approximately 2,000 square foot house with living quarters. With many possibilities for recreation, the property makes a great place to kick back, unplug, and enjoy all nature has to offer.

Located in Section 13 of Illyria Township, Fayette County, Iowa.

Bid Submission Deadline:

Wednesday, October 11th at 12 PM (NOON) CT
Sealed Bid Auction

www.MurrayWiseAssociates.com





BID SUBMISSION DEADLINE

Wednesday, October 11th at 12 PM (NOON) CT

TERMS & CONDITIONS

PROCEDURE: The property will be offered as a single tract in a sealed bid auction format. Bids must be submitted via DocuSign or e-mail on the official bid form and accompanied by a signed Real Estate Purchase Agreement, both of which may be obtained from auction company. Bids must be submitted to auction company by 12:00 PM (NOON) CT on Wednesday, October 11, 2023. Auction company will notify winning bidder, if any, no later than 5:00 PM CT on Friday, October 13, 2023. Seller reserves the right to accept or reject any or all bids. If a tie occurs, both bidders will be contacted and be allowed to increase their bid. Other than in the aforementioned event of a tie, all bids are considered to be final and bidders will not be given an opportunity to raise a bid. Bidders are encouraged to submit their best offer.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due via a wire transfer within 24 hours of the Seller's acceptance of the high bid. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before November 14, 2023.

POSSESSION: Possession will be given at closing.

TITLE: Seller will provide an Abstract of Title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: The 2023 taxes due shall be paid by Seller. Seller shall credit Buyer at closing for said taxes, based on the most recent ascertainable tax figures. Buyer is responsible for 2024 and all subsequent taxes.

INCOME & EXPENSES: All 2023 property income shall be retained by Seller and all 2023 expenses shall be the responsibility of the Seller.

SURVEY: No survey work shall be performed.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

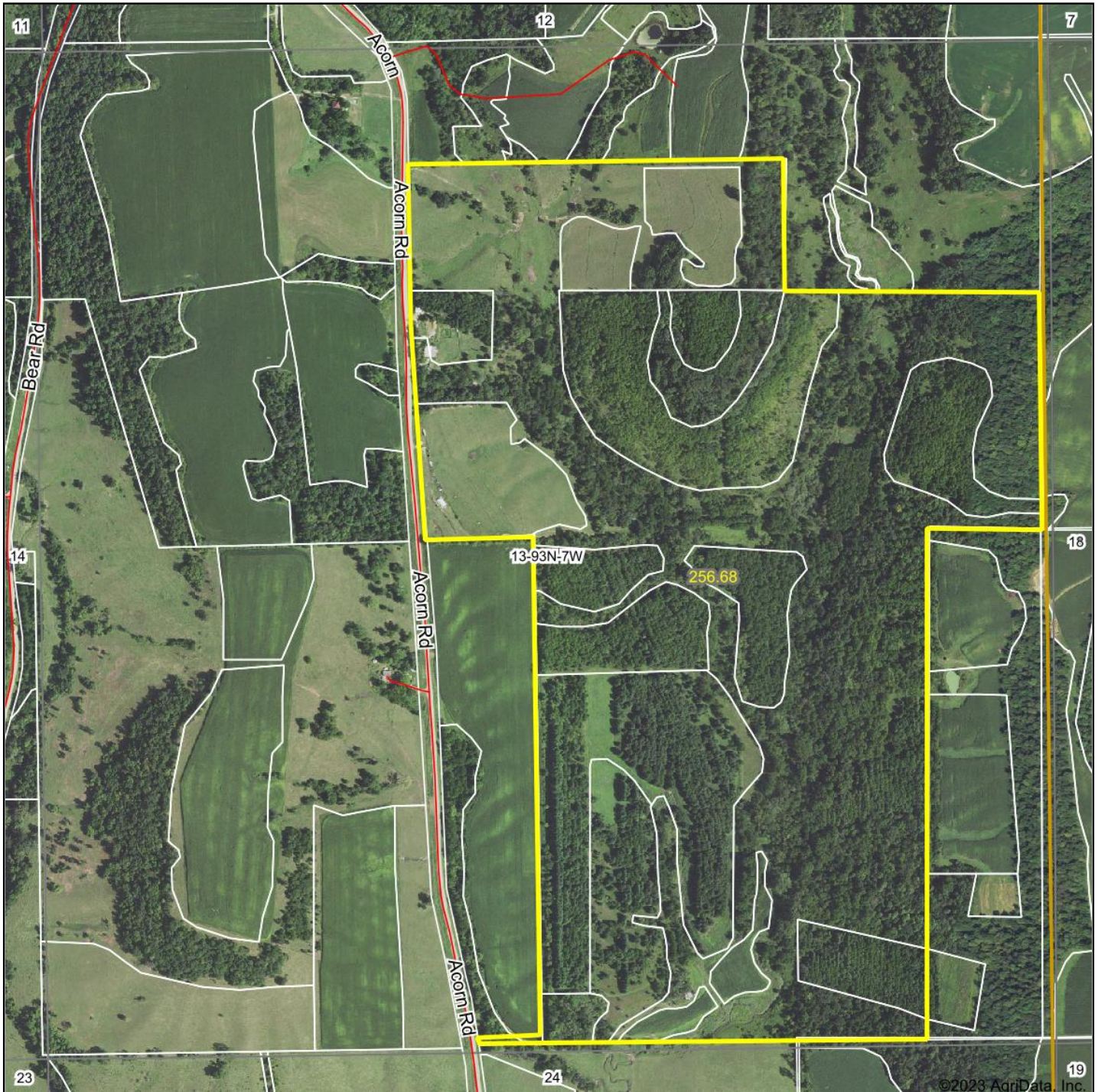
DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if submitted bids are not received in advance of the bid submission deadline, either due to internet failure, delivery service failure or some other unforeseen circumstance.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

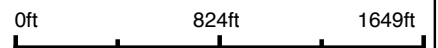
SELLER: Daniel H. Duehring



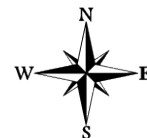
Aerial Map



Boundary Center: 42° 52' 6.91, -91° 36' 47.43



13-93N-7W
Fayette County
Iowa

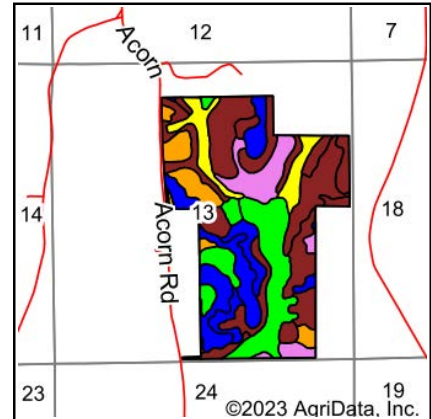
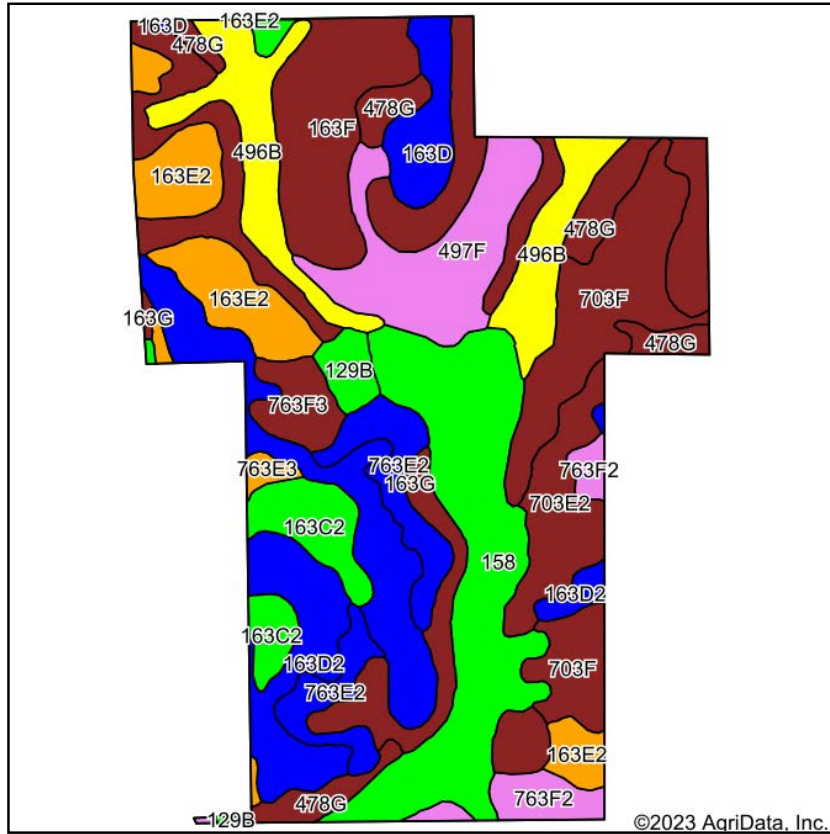


8/1/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **13-93N-7W**
 Township: **Illyria**
 Acres: **256.68**
 Date: **8/1/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
158	Dorchester silt loam, 0 to 2 percent slopes	33.83	13.2%		llw	81		71	59	52	71
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	30.30	11.8%		llle	46	58	78	78	66	62
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	25.57	10.0%			5	5	10	10	6	3
703F	Dubuque silt loam, 18 to 25 percent slopes	22.85	8.9%		Vle	6		42	42	35	30
496B	Dorchester-Volney complex, 2 to 5 percent slopes	19.27	7.5%		llw	62	25	60	52	43	57
163G	Fayette silt loam, 25 to 40 percent slopes	18.24	7.1%		Vlle	5	20	20	20	17	10
163F	Fayette silt loam, 18 to 25 percent slopes	17.06	6.6%		Vle	21	30	62	62	43	48
497F	Fayette-Dubuque-Jacwin complex, 14 to 25 percent slopes	16.64	6.5%		Vle	25	5	61	59	51	48
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	16.51	6.4%		IVe	35	48	74	74	61	58
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	12.36	4.8%		IVe	8		48	48	47	41
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	12.06	4.7%		IVe	46	45	69	69	59	63
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.89	3.5%		llle	72	68	81	81	69	66
163D	Fayette silt loam, 9 to 14 percent slopes	6.73	2.6%		llle	49	60	82	82	71	70
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	5.80	2.3%		Vle	28	29	55	55	38	47
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	4.71	1.8%		Vle	22	25	50	50	35	40

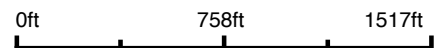
All boundary lines and acreages are approximated

8 | TOPOGRAPHY MAP - CONTOURS

Topography Contours



Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 880.8
 Max: 1,138.6
 Range: 257.8
 Average: 975.3
 Standard Deviation: 53.48 ft



8/1/2023

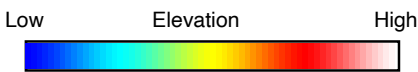
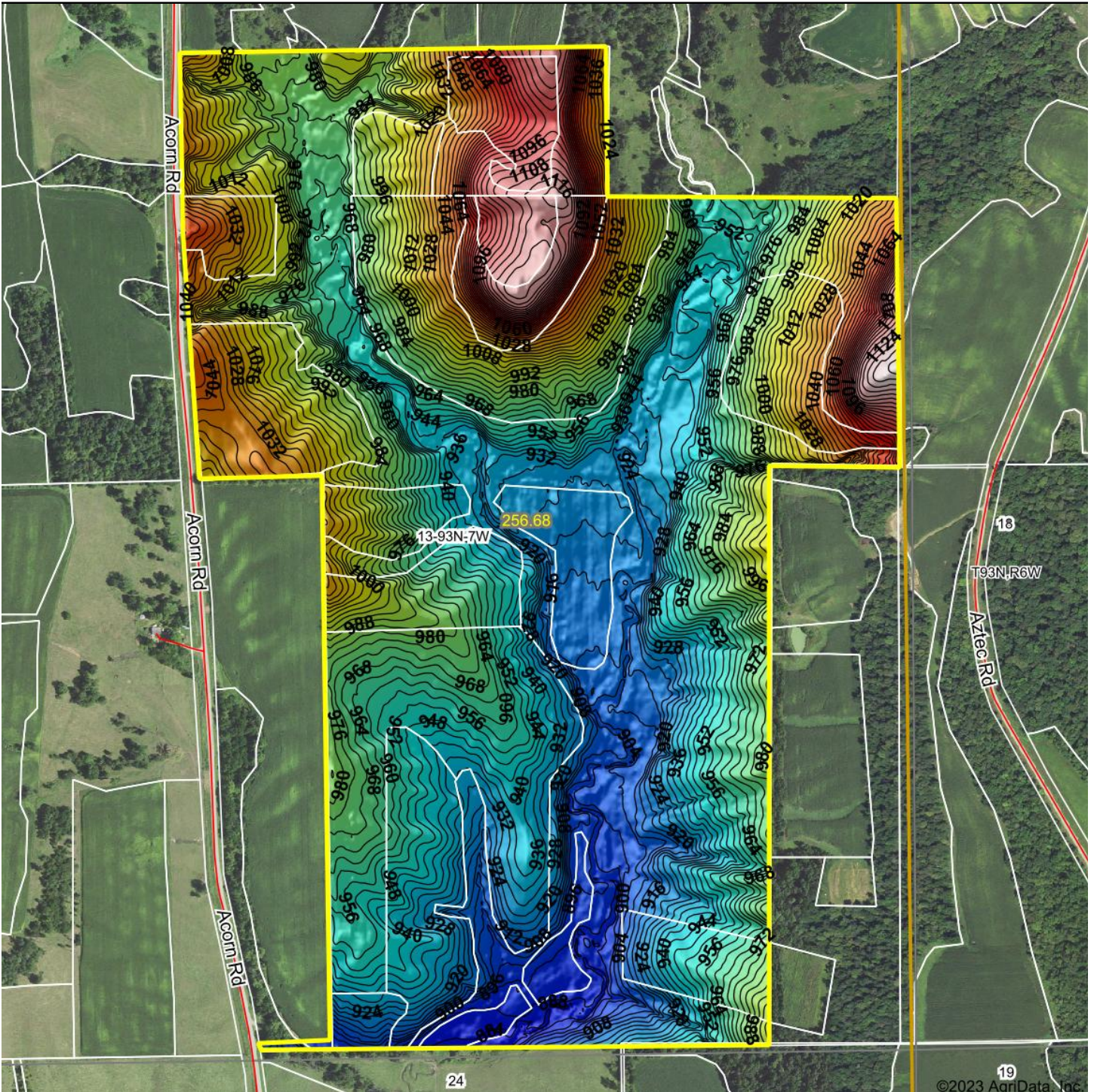
13-93N-7W
Fayette County
Iowa

Boundary Center: 42° 52' 6.91, -91° 36' 47.43

Field borders provided by Farm Service Agency as of 5/21/2008

All boundary lines and acreages are approximated

Topography Hillshade



Murray Wise
ASSOCIATES LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem

Interval(ft): 4

Min: 880.8

Max: 1,138.6

Range: 257.8

Average: 975.3

Standard Deviation: 53.48 ft

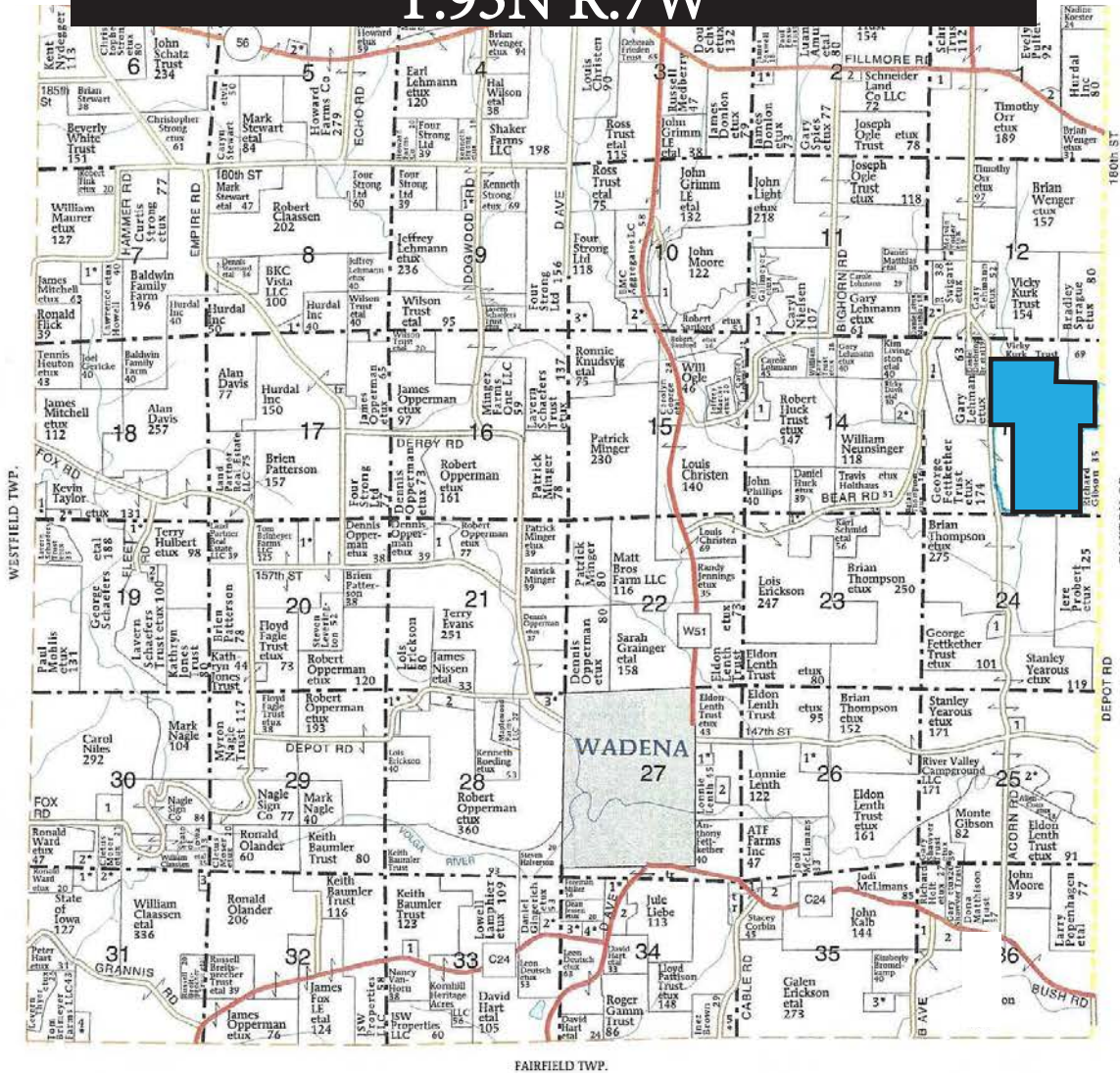


8/1/2023

13-93N-7W
Fayette County
Iowa

Boundary Center: 42° 52' 6.91, -91° 36' 47.43

Illyria Township T.93N R.7W



ILLYRIA TOWNSHIP		SECTION 23		SECTION 34	
1 ORR, KENNETH	9	1 HUCK, DANIEL ETUX	5	1 JESSEN, DEAN ETUX	21
2 PULFER, DAVID	5	1 VANHORN, NANCY	9	2 AVENIR INC	9
SECTION 2		SECTION 24		SECTION 35	
1 HERSHBERGER, FREEMAN ETUX	6	1 YEARJUS, ANDY	5	3 PATTISON TRUST, LLOYD ETUX	13
2 ILLYRIA COMMUNITY CHURCH	6	2 KNICKERBOCKER, ALAN ETUX	34	4 LAMPHIER, LOWELL ETUX	8
SECTION 3		SECTION 25		SECTION 36	
1 MCMURRAY, CAITLIN ETVIR	5	1 LENTH, LANE ETAL	18	1 FETTKETHER CONST INC	11
SECTION 4		SECTION 26		SECTION 37	
1 LIVINGSTON, KIM ETUX	11	2 ATF FARMS INC	17		

Fayette County, IA

Summary

Parcel ID 1213200007
 Alternate ID
 Property Address
 Sec/Twp/Rng 13-93-7
 Brief Legal Description S 1/2 NW NE & SE NE NW
 (Note: Not to be used on legal documents)
 Document(s) QCD: 2014-122 (2014-01-15)
 DED: 2006-20 (2006-01-03)
 CON: 2005-4100
 PLT: 12-M
 Gross Acres 29.50
 Exempt Acres N/A
 Net Acres 29.50
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NFV ILLYRIA TWP
 School District NFV

Owners

Primary Owner	Secondary Owner	Mailing Address
---------------	-----------------	-----------------

Land

Lot Area 29.50 Acres ; 1,285,020 SF

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$20,630	\$16,360	\$16,360	\$16,980	\$16,980
= Total Assessed Value	\$20,630	\$16,360	\$16,360	\$16,980	\$16,980

Taxation

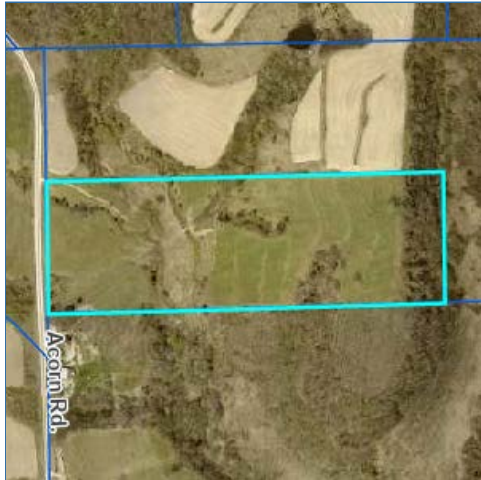
	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
Classification	Agriculture	Agriculture	Agriculture
Taxable Value	\$14,567	\$14,268	\$13,836
x Levy Rate (per \$1000 of value)	23.07815	23.19972	22.74212
= Gross Taxes Due	\$336.18	\$331.01	\$314.66
- Credits	(\$15.75)	(\$13.51)	(\$12.44)
= Net Taxes Due	\$320.00	\$318.00	\$302.00

12 | TAX INFORMATION

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$160	Yes	2023-03-30	4400
	September 2022	\$160	Yes	2022-09-30	
2020	March 2022	\$159	Yes	2022-03-23	4362
	September 2021	\$159	Yes	2021-10-01	
2019	March 2021	\$151	Yes	2021-03-25	4312
	September 2020	\$151	Yes	2020-09-28	
2018	March 2020	\$150	Yes	2020-03-31	4285
	September 2019	\$150	Yes	2019-09-28	
2017	March 2019	\$141	Yes	2019-03-22	4359
	September 2018	\$141	Yes	2018-09-27	
2016	March 2018	\$164	Yes	2018-03-31	4219
	September 2017	\$164	Yes	2017-09-07	
2015	March 2017	\$165	Yes	2017-03-30	4174
	September 2016	\$165	Yes	2016-09-23	
2014	March 2016	\$134	Yes	2016-03-31	4146
	September 2015	\$134	Yes	2015-09-30	

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

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Developed by
 Schneider
 GEOSPATIAL

Fayette County, IA

Summary

Parcel ID 1213400005
Alternate ID
Property Address 16680 Acorn Rd.
 Wadena
 13-93-7
Sec/Twp/Rng
Brief Legal Description E 1/2 SE NW; S 1/2 NE; 2 RD E HY SE SW; SE EX E 35AC,
 (Note: Not to be used on legal documents)
Document(s) QCD: 2014-122 (2014-01-15)
 DED: 2004-1083 (2004-03-29)
 REC: 200-456
 PLT: 12-M
Gross Acres 223.89
Exempt Acres 159.52 (FRR)
Net Acres 64.37
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NFV ILLYRIA TWP
School District NFV



Owners

Primary Owner **Secondary Owner** **Mailing Address**

Land

Lot Area 223.89 Acres; 9,752,648 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Metal Post Frame
Architectural Style N/A
Year Built 2018
Condition Observed
Grade [what's this?](#) 5
Roof Mt/ Gable
Flooring Vinyl
Foundation Conc
Exterior Material None
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 2,032 SF
Attic Type Attic SF (Obsv); 240 SF
Number of Rooms 4 above; 0 below
Number of Bedrooms 1 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Appliances
Central Air No
Heat No
Fireplaces 1 Freestanding;
Porches
Decks
Additions 1 Story Metal Post (512 SF);
Garages 1,024 SF - Att Metal Post Fr (Built 1995);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
1	Barn - Pole	#1 HAY STORAGE IN SW SE	33	100	1900

14 | TAX INFORMATION

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$63,610	\$50,390	\$50,390	\$52,350	\$52,350
+ For Resv	\$104,350	\$82,840	\$82,840	\$85,960	\$85,960
+ Bldg(S)	\$710	\$510	\$510	\$590	\$590
+ Adwlg	\$67,370	\$53,450	\$53,450	\$73,430	\$23,170
= Total Assessed Value	\$236,040	\$187,190	\$187,190	\$212,330	\$162,070

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
Classification	Agriculture	Agriculture	Agriculture
Taxable Value	\$74,255	\$85,907	\$55,898
x Levy Rate (per \$1000 of value)	23.07815	23.19972	22.74212
= Gross Taxes Due	\$1,713.67	\$1,993.02	\$1,271.24
- Credits	(\$160.50)	(\$154.18)	(\$148.20)
= Net Taxes Due	\$1,554.00	\$1,838.00	\$1,124.00

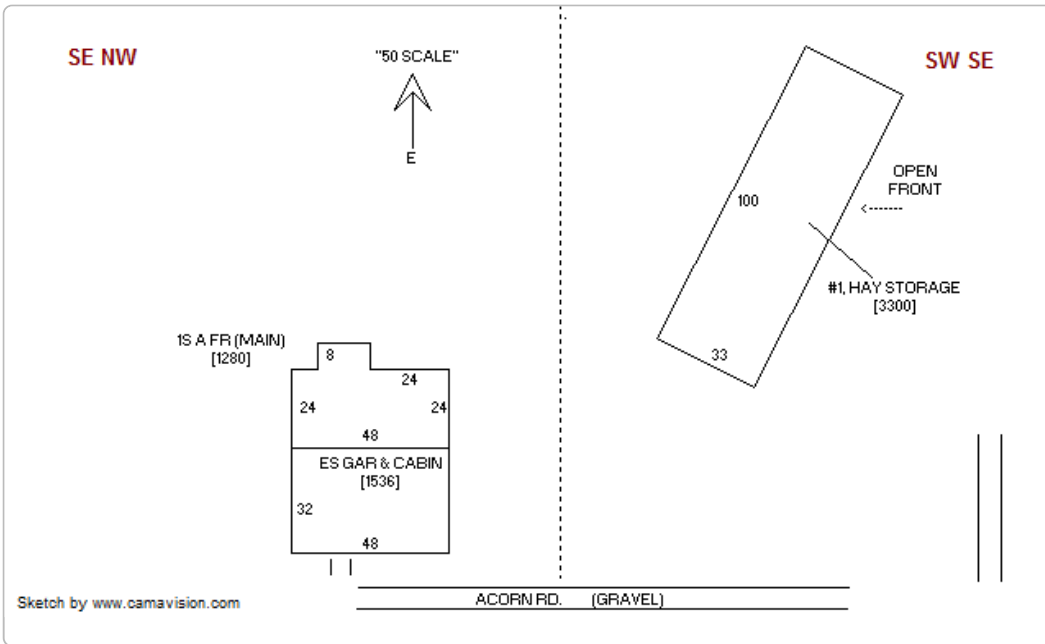
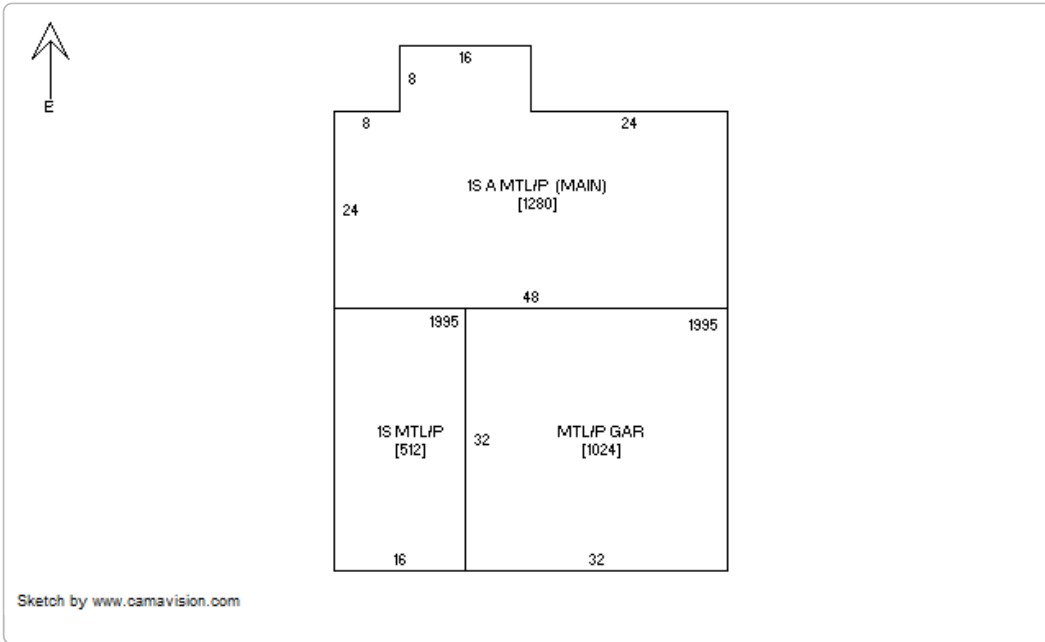
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$777	Yes	2023-03-30	4401
	September 2022	\$777	Yes	2022-09-30	
2020	March 2022	\$919	Yes	2022-03-23	4363
	September 2021	\$919	Yes	2021-10-01	
2019	March 2021	\$562	Yes	2021-03-25	4313
	September 2020	\$562	Yes	2020-09-28	
2018	March 2020	\$552	Yes	2020-03-31	4286
	September 2019	\$552	Yes	2019-09-28	
2017	March 2019	\$520	Yes	2019-03-22	4361
	September 2018	\$520	Yes	2018-09-27	
2016	March 2018	\$713	Yes	2018-03-31	4220
	September 2017	\$713	Yes	2017-09-07	
2015	March 2017	\$711	Yes	2017-03-30	4175
	September 2016	\$711	Yes	2016-09-23	
2014	March 2016	\$676	Yes	2016-03-31	4147
	September 2015	\$676	Yes	2015-09-30	

Photos



Sketches



16 | TAX INFORMATION

Map



No data available for the following modules: Commercial Buildings, Yard Extras, Tax Sale Certificates.

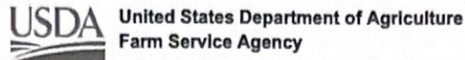
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Developed by
 **Schneider**
GEO SPATIAL

IOWA
 FAYETTE
 Form: FSA-156EZ



FARM : 4369
 Prepared : 7/25/23 3:23 PM CST
 Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
255.86	30.87	126.87	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	126.87	0.00		0.00	0.00	96.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 7330

Description : P 8 SEC 13 ILLYRIA
 FSA Physical Location : IOWA/FAYETTE
 ANSI Physical Location : IOWA/FAYETTE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
255.86	30.87	126.87	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	126.87	0.00	0.00	0.00	96.00	0.00



Fayette County, Iowa



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

Wetland Determination Identifiers

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

Tract Cropland Total: 30.87 acres

2023 Program Year
Map Created February 21, 2023

Farm 4369
Tract 7330
NI

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Standing Timber Appraisal

Conducted For:

Date of Appraisal: June 23, 2023

Location: Part of Sec. 13, T93N R7W
Illyria Twp., Fayette Co., IA

Description of Area: This appraisal was conducted on approximately 186 forested acres on the above referenced property. The timber is mainly located on gently rolling slopes, with some parts that are steep and rocky. It has a nice, large bottomland that is all planted in trees with a stream that comes through it. There are two main drainages that come in from the north and combine into one main creek towards the lower half of the property. The timber is divided into three main stands based on the overall quality and age of the trees within those stands. The only invasive species of any significance in this timber is garlic mustard. There was an area in the north and furthest east corner that had Black Locust. This species should gradually die off with Locust borer and because it is sun loving won't continue to be large component of the area.

Appraisal Method: Trees were considered to have current merchantable value if they had a minimum diameter of 18" when measured at 4.5' above the ground. Values were assigned to the species based on results of current timber sales being conducted by Geode Forestry, Inc. on trees of similar species and quality

Because 100% inventory of all the merchantable trees was not feasible, plots were taken throughout to determine the approximate number of merchantable trees/acre along with the main species, age and quality of those trees of value. The boundaries of these parcels were determined based on change in species composition, age-class, and quality. The approximate boundaries of these areas are identified on the attached map. Using these identified stand boundaries, acres of timber in each parcel were measured. The areas were all walked through with notes being taken on slope aspects, species composition, age class of trees, overall health of trees, etc. From this information an average number of merchantable trees/acre was assigned along with an average merchantable board foot volume for those trees.

This timber is predominantly a first succession forest type. In Iowa, our original upland forest composition was Oak/Hickory. These trees grew up as a single-age stand because they are shade *intolerant* species. Over the years, as these intolerant trees die or are selectively harvested, the openings created will quickly close up with surrounding trees and therefore only shade tolerant species were able to survive. These shade tolerant species include Maple, Basswood, Bitternut Hickory, Elm, and Ironwood. Depending how dense the forest is you also have Ash, Black Cherry, Hackberry, Black Oak, Red Oak and a few others that are able to persist if there are spots of filtered light. In this timber there are shade tolerant, second successional species present, such as Basswood. However, they are insignificant in numbers at this time.

As the individual stands are described, please keep in mind that not every single tree observed in each of these areas will be mentioned. Only the most commonly occurring will be included in the stand descriptions.

Individual Stand Description and Values

Stand A (39 acres) This stand is located on soils that are less productive. The terrain is rocky and steeper than the other areas. The merchantable trees are large, mostly 20"- 26" Bur Oak, Red Oak, Black Oak, Basswood, Black Cherry, Elm, White Oak, Shagbark Hickory and some Black Walnut. The understory in most of these areas are trees in the 4"-10" size class and species such as Bitternut Hickory, Hackberry, Ironwood, Elm, Basswood and Black Cherry. **Current merchantable value of this stand is approximately \$44,500.**

Stand B (34 acres) This stand has more gradual slopes with better quality soils. The merchantable trees are 22"-26" Black Walnut, Hackberry, Bur Oak, Red Oak, Basswood, Hickory, and Black Cherry. There are groups of 26"+ Cottonwoods adjacent to the stream in different areas. The understory includes Bitternut Hickory, Hackberry, Boxelder, Basswood, Ironwood and Elm. **Current merchantable value of this stand is approximately \$220,500.**

Stand C (113 acres) This stand is made up of all the tree plantings that were done in the early 1990's. The upland tree plantings have a nice mix of Red Oak, Swamp White Oak, Black Oak along with Black Walnut and Ash. The Ash have either died or shows evidence of having the Emerald Ash Borer. While this is unfortunate for species diversity, those dead trees are providing a lot of canopy room for the adjacent trees to move into.

The plantings on the southwest side of the property have White Pine mixed in them which has also done excellent amongst the hardwoods. It adds a neat dimension to the property in aesthetics and wildlife habitat.

The bottomland plantings are much heavier to Black Walnut with other trees that have come in naturally such as Cottonwood, Boxelders and Elm.

The majority of these trees in these plantings are in the 8-14" size class. Because they are not currently merchantable in size, there is no assigned monetary value. However, with continued forest management, they should have potential for a commercial thinning in 20+ years.

Summary: The total current merchantable value of the standing timber on the property, as defined above, is estimated at \$265,000.00. This is an estimate based on a sampling of merchantable trees throughout. Keep in mind, this estimated value is if every merchantable tree on the property was cut and sold. As Foresters though, this would not be our recommendation because many of the trees would be sold prematurely before they reached economic maturity. A sale of 120-140 of the biggest Black Walnuts (22"+) should sell for over \$120,000. While this is around 45% of the estimated overall value, it would be a very small percentage of the merchantable trees.



SEC. 13, T93N/R7W, ILLYRIA TWP., FAYETTE CO. IOWA

STANDING TIMBER APPRAISAL: JUNE 23, 2013

- Stand A - 39 Acres
- Stand B - 34 Acres
- Stand C - 113 Acres

Disclaimer: The figures in this appraisal are an estimate only, based on sample plots made in the field, and projecting the stocking levels, species and quality over the forest stand acres. Note that a tree was considered merchantable if it had a minimum dbh (diameter at breast height, 4.5' above the ground) of 18". This does NOT mean we necessarily recommend harvesting these trees. Also be aware that the prices per board foot attributed to each species are subject to change at any time depending on market conditions. The decision to purchase a property should be based on a number of factors, one of which can include the value of standing timber.