



700 6th Ave., DeWitt, IA 52742  
 Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



**We are pleased to present: 150 acres MOL**

<b>TOTAL ACRES:</b>	<b>150</b>
<b>PRICE:</b>	<b>\$350,000.00</b>

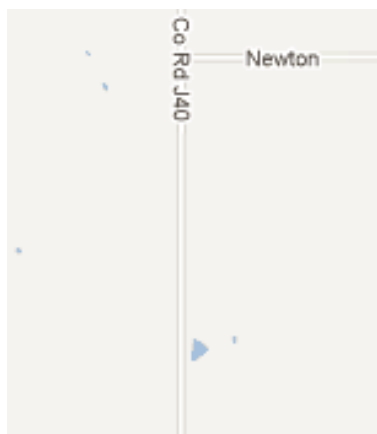
**Price Per Acre:** \$2,333.33  
**Owner:** Edwin Linneman GST Trust  
**Operator:** Aldo Smaniotto  
**County & State:** Wayne Co., IA  
**Location:** About 1 mile Northeast of Promise City, IA  
**Possession Date:** At closing, subject to Tenant's rights  
**Drainage Info:** Natural  
**Average CSR:** 38.2  
**Taxable Acres:** 145.94  
**Net RE Taxes:** \$1,724.00  
**Taxes payable in:** 2011/2012  
**Topography:** Rolling

**Legal Description:**

SE 1/4 of NW 1/4 and NW 1/4 of SE 1/4 and West 1/2 of NE 1/4 of Section 23, Township 69 North, Range 20 West of the 5th P.M. except 9.65 acres on East side of road.  
 (See attached for full legal description)

**Comments & Building Information:**

- Approximately 7 tillable acres planted in alfalfa grass on West 40 acres
- There is an access easement for the farm to the West on the South side of the West 40 acres
- The acreage on the East side (9.65 acres) is not part of this farm sale offering



**F.S.A. Information:**

<b>Farmland:</b>	144.2	<b>Corn Base:</b>	66.9
<b>Crop Acres:</b>	94.7	<b>Corn Yield:</b>	98
<b>CRP Acres:</b>	41.2	<b>Soybean Base:</b>	3.5
<b>Wheat Base:</b>	—	<b>Soybean Yield:</b>	23
<b>Wheat Yield:</b>	—		

**Approximate Breakdown of Acres:**

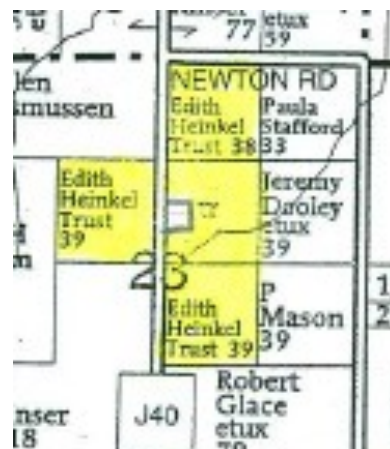
**Total Acres:** 150  
**Tillable Acres:** 94.7  
**CRP Acres (MPL):** 41.2  
**Farmstead:** —  
**Roads:** 4.4  
**Waterways:** 9.7  
**Timber:** —  
**Pasture:** —

**To Contact Listing Agent:**

**Jim Kedley: 563-212-5401**

**Lease/CRP Information:**

94.7 acres leased for \$155 per acre. Open for 2013 crop year.



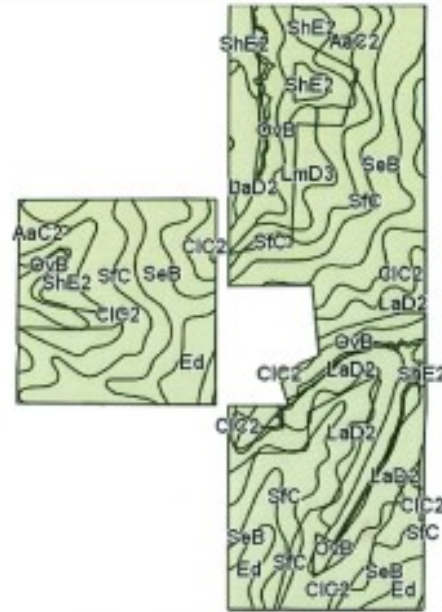


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***Your Farmland  
 Specialist!***



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
CiC2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	31.4	21.8%	IVw	25	3.6	2.2	109	44	29
SfC	Seymour silty clay loam, 5 to 9 percent slopes	28.4	19.7%	IIIe	40	7	4.2	129	52	35
SeB	Seymour silt loam, 2 to 5 percent slopes	22.2	15.4%	IIIe	60	7.3	4.4	156	62	42
LaD2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	17.5	12.1%	IVe	15	4.9	2.9	95	38	26
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	15.6	10.8%	Ile	60	9.6	3.8	156	62	42
ShE2	Shelby loam, 14 to 18 percent slopes, moderately eroded	13.2	9.2%	IVe	38	6.9	4.1	126	50	34
Ed	Edina silt loam	6.5	4.5%	IIIw	60			156	62	42
LmD3	Lamoni soils, 9 to 14 percent slopes, severely eroded	4.4	3.0%	VIe	5	3.5	2.1	82	33	22
AaC2	Adair loam, 5 to 9 percent slopes, moderately eroded	3.9	2.7%	IIIe	30	5.5	3.3	116	46	31
AsD3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	1	0.7%	Ve	20	3.6	2.7	102	41	28
Weighted Average					38.2	5.8	3.3	126.5	50.6	34.1

**Contact:  
 Jim Kedley  
 563-212-5401**

The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or its employees.