



700 6th Ave., DeWitt, IA 52742
 Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



We are pleased to present: 115 acres MOL

TOTAL ACRES:	115 (subject to survey)
PRICE:	\$750,000.00

Price Per Acre: \$6,522
Owner: Henzen
Operator:
County & State: Scott Co., IA
Location: 1 mile North of Dixon
Possession Date: At closing
Drainage Info: Natural and Tile
Average CSR: 56.2
Taxable Acres: To be determined after survey
Net RE Taxes: To be determined after survey
Taxes payable in: 2010
Topography: Gently rolling

Legal Description:

Approximately 115 acres in the West 1/2 of Section 1, Township 80 North, Range 1 East of the 5th P.M. Exact legal to be determined by survey.

Comments & Building Information:

Nearly all tillable crop ground, good return on investment. Good productive soils, predominantly Dockery and Fayette.

F.S.A. Information:

Farmland:	115	Corn Base:	110.7 (est.)
Crop Acres:	114 (est.)	Corn Yield:	113 (est.)
CRP Acres:	0	Soybean Base:	2.0 (est.)
Wheat Base:		Soybean Yield:	40 (est.)
Wheat Yield:			

Approximate Breakdown of Acres:

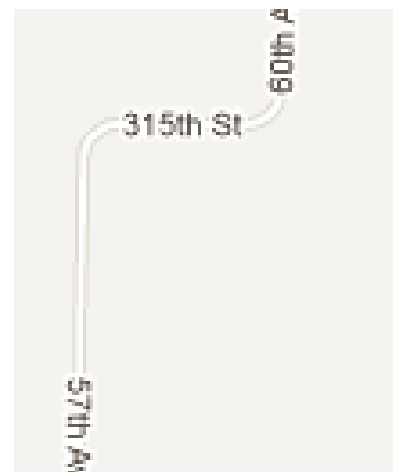
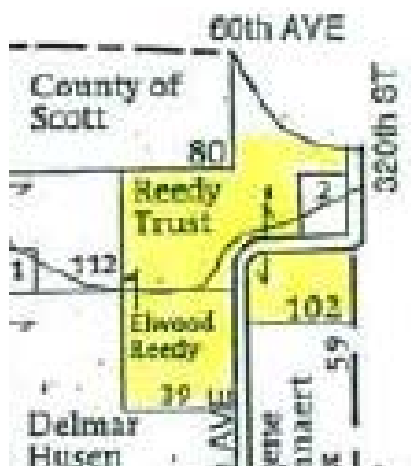
Total Acres: 115
Tillable Acres: 114 (est.)
CRP Acres:
Farmstead:
Roads: 1 (est.)
Waterways:
Timber:
Pasture:

To Contact Listing Agent:

Douglas Yegge: 563-320-9900

Lease/CRP Information:

Lease open for 2013.



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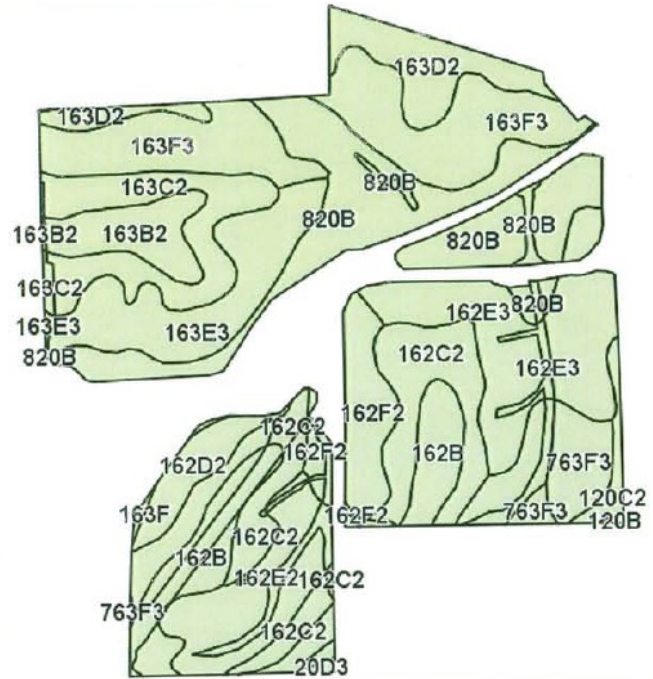


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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
820B	Dockery silt loam, 2 to 5 percent slopes	17.5	14.9%	IIw	75		5.4	188	75	51
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	16	13.7%	VIe	25	6.7	4	121	48	33
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.9	11.0%	IIIe	73	10.5	6.3	186	74	50
162E3	Downs silty clay loam, 14 to 18 percent slopes, severely eroded	12	10.3%	VIe	45	8.1	4.8	148	59	40
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	8.8	7.6%	VIe	45	7.4	4.5	148	59	40
162B	Downs silt loam, 2 to 5 percent slopes	8.5	7.3%	IIe	90	11.1	6.6	209	84	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.9	6.8%	IIIe	68	9.8	5.9	179	72	48
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	7.6	6.5%	IVe	53	8.6	5.2	159	64	43
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.1	5.2%	IIIe	58	9.2	5.5	165	66	45
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	6	5.1%	VIe	21	6.4	3.8	115	46	31
162F2	Downs silt loam, 18 to 25 percent slopes, moderately eroded	5.2	4.5%	VIe	33	7.9	4.8	132	53	36
163B2	Fayette silt loam, 2 to 5 percent slopes, moderately eroded	4	3.5%	IIe	83	10.2	6.1	199	80	54
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.7	2.3%	IIIe	63	9.8	5.9	172	69	46
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	1.1	1.0%	IIIe	78	11.1	6.6	192	77	52
163F	Fayette silt loam, 18 to 25 percent slopes	0.2	0.2%	VIe	30	7.6	4.5	128	51	35
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	0.2	0.1%	IVe	58	9.5	5.7	165	66	45
120B	Tama silty clay loam, 2 to 5 percent slopes	0.1	0.1%	IIe	95	11.7	7	215	86	58
Weighted Average					56.2	7.4	5.2	163.2	65.2	44.1

Contact:

Doug Yegge 563-320-9900