



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



We are pleased to present: 114.62 acres MOL

TOTAL ACRES:	114.62
PRICE:	\$836,000.00

Price Per Acre: \$7,294.00
Owner: Summit Farms, LLC & Rts Farms, LLC
Operator:
County & State: Floyd Co., IA
Location: Approximately 1.5 miles SW of Colwell
Possession Date: To be agreed
Drainage Info: Natural
Average CSR: 69.5
Taxable Acres: 112.87
Net RE Taxes: \$2,026.00
Taxes payable in: 2010/2011
Topography: Level to gently rolling

Legal Description:

Part of E 1/2 SW 1/4 & part of W 1/2 SE 1/4 all located in Section 16, Township 96 North, Range 15 West of the 5th P.M.

Comments & Building Information:

Good location on hard surface road, NE of Charles City, good natural drainage with terraces in place

F.S.A. Information:

Farmland:	114.62	Corn Base:	63.0
Crop Acres:	106.7	Corn Yield:	112
CRP Acres:	0	Soybean Base:	37.4
Wheat Base:		Soybean Yield:	34
Wheat Yield:			

Approximate Breakdown of Acres:

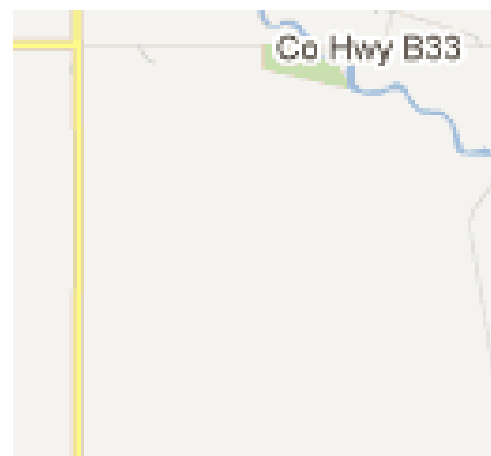
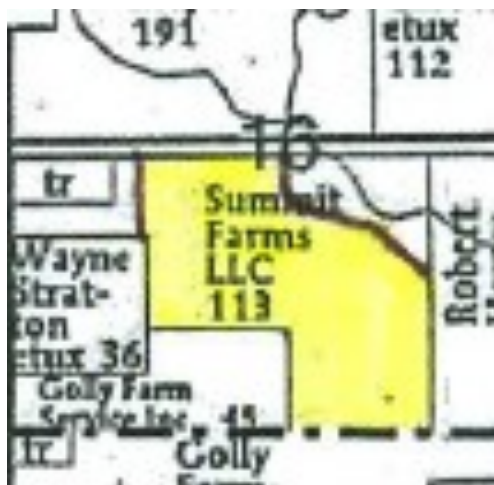
Total Acres: 114.62
Tillable Acres: 106.65
CRP Acres: 0
Farmstead:
Roads: 0.43
Waterways:
Timber: 7.54
Pasture:

To Contact Listing Agent:

Reed Kuper: 641-425-8617

Lease/CRP Information:

Leased for 2012, open for the 2013 crop season.



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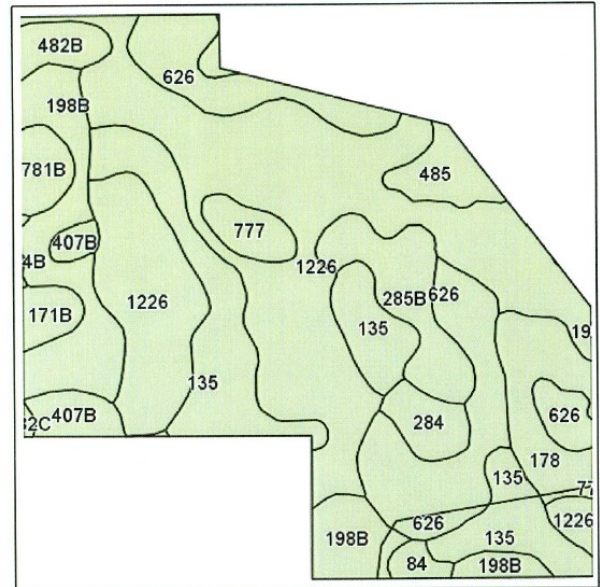


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*Your Farmland
Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	42.2	37.1%	Ils		71	6.5	5.1	182	73	50
135	Coland clay loam, 0 to 2 percent slopes	16.3	14.3%	IIw		80	7	4.1	193	77	52
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	15.8	13.8%	Ils		66	6.6	5.1	174	70	47
198B	Floyd loam, 1 to 4 percent slopes	12.2	10.7%	IIw		74	7.5	5.7	185	74	50
285B	Burkhardt sandy loam, 2 to 5 percent slopes	5.8	5.0%	IIIs	Ile	25	2.5	2.1	119	48	32
178	Waukee loam, 0 to 2 percent slopes	5.5	4.8%	Ils		79	6.8	5.5	192	77	52
485	Spillville loam, 0 to 2 percent slopes	3	2.6%	IIw		92	8	6.1	209	84	56
407B	Schley silt loam, 1 to 4 percent slopes	2.6	2.3%	IIw		69	6.8	5.2	178	71	48
284	Flagler sandy loam, 0 to 2 percent slopes	2.3	2.0%	IIIs		50	4.5	3.7	153	61	41
777	Wapsie loam, 0 to 2 percent slopes	2	1.8%	Ils		58	4.6	3.8	163	65	44
482B	Racine loam, 2 to 5 percent slopes	1.9	1.7%	Ile		79	7.3	5.9	192	77	52
781B	Lourdes loam, 2 to 5 percent slopes	1.9	1.7%	Ile		60	6	5	166	66	45
171B	Bassett loam, 2 to 5 percent slopes	1.5	1.3%	Ile		79	7.4	6.1	192	77	52
84	Clyde silty clay loam, 0 to 3 percent slopes	0.9	0.8%	IIw		77	7.4	4.4	189	76	51
482C	Racine loam, 5 to 9 percent slopes	0.2	0.1%	IIle		64	6.9	5.6	171	68	46
784B	Riceville silt loam, 1 to 4 percent slopes	0.1	0.1%	IIw		50	5.9	4.6	153	61	41
Weighted Average						70	6.5	4.9	180	72.1	48.9

Contact:
Reed Kuper 641-425-8617