



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: 80 acres MOL**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$550,000.00</b>

**Price Per Acre:** \$6,875.00  
**Owner:** Summit Farms, LLC & Rts Farms, LLC  
**Operator:**  
**County & State:** Floyd Co., IA  
**Location:** 2.5 miles Southwest of Colwell  
**Possession Date:** To be agreed  
**Drainage Info:** Natural  
**Average CSR:** 74.1  
**Taxable Acres:** 79  
**Net RE Taxes:** \$1,236.00  
**Taxes payable in:** 2011/2012  
**Topography:** Level to gently rolling

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

<b>Farmland:</b>	80	<b>Corn Base:</b>	26.8
<b>Crop Acres:</b>	63.8	<b>Corn Yield:</b>	107
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	6.8
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	36
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

**Total Acres:** 80  
**Tillable Acres:** 63.8  
**CRP Acres:**  
**Farmstead:**  
**Roads:** 1  
**Waterways:**  
**Timber:** 15.2  
**Pasture:**

**Legal Description:**

E 1/2 NW 1/4 Section 24, Township 96 North, Range 15 West of the 5th P.M.

**Comments & Building Information:**

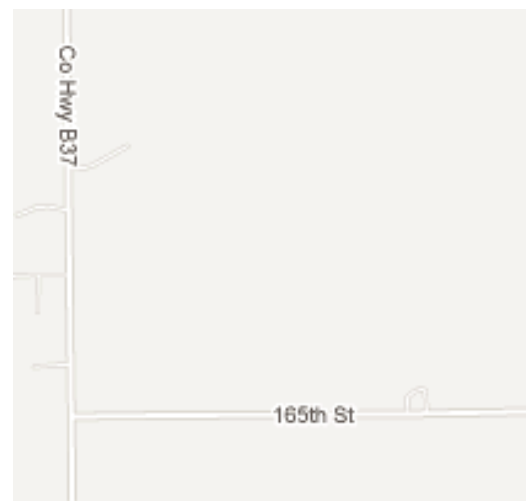
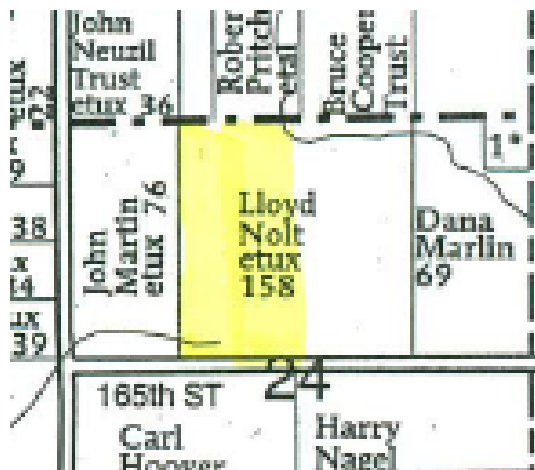
Good quality soils with good natural drainage, strong farming community

**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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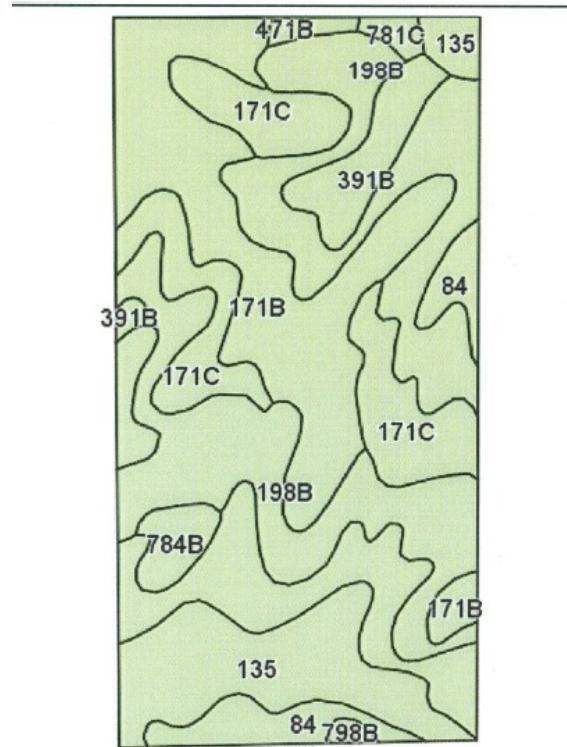


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*Your Farmland  
Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	23.9	29.9%	IIw	74	7.5	5.7	185	74	50
171B	Bassett loam, 2 to 5 percent slopes	16.7	20.9%	Ile	79	7.4	6.1	192	77	52
84	Clyde silty clay loam, 0 to 3 percent slopes	12.5	15.6%	IIw	77	7.4	4.4	189	76	51
171C	Bassett loam, 5 to 9 percent slopes	10.8	13.5%	IIIe	64	7.1	5.9	171	68	46
135	Coland clay loam, 0 to 2 percent slopes	9.7	12.1%	IIw	80	7	4.1	193	77	52
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.5	4.4%	IIw	73	7.3	4.8	184	74	50
784B	Riceville silt loam, 1 to 4 percent slopes	1.5	1.9%	IIw	50	5.9	4.6	153	61	41
781C	Lourdes loam, 5 to 9 percent slopes	0.6	0.7%	IIIe	40	5.8	4.7	139	56	38
781B	Lourdes loam, 2 to 5 percent slopes	0.3	0.4%	Ile	60	6	5	166	66	45
798B	Protivin clay loam, 1 to 4 percent slopes	0.3	0.3%	IIw	55	6.3	4.8	159	64	43
471B	Oran loam, 2 to 5 percent slopes	0.2	0.3%	Ile	79	7.4	5.6	192	77	52
Weighted Average					74.1	7.3	5.3	185.1	74.1	50

**Contact:**  
**Reed Kuper 641-425-8617**