

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



# We are pleased to present: 161.78 acres MOL

TOTAL ACRES:	161.78
PRICE:	\$1,320,000.00
Price Per Acre:	\$8,159.00
Owner:	Summit Farms, LLC & Rts Farms, LLC
<b>Operator:</b>	
County & State:	Floyd Co., IA
Location:	Approximately 2.5 miles SW of Colwell
Possession Date:	To be agreed
Drainage Info:	Natural
Average CSR:	74.1
Taxable Acres:	159.78
Net RE Taxes:	\$3,254.00
Taxes payable in:	2010/2011
Topography:	Level to gently rolling

## Legal Description:

Part of S 1/2 NW 1/4 & part of N 1/2 SW 1/4 all in Section 21, Township 96 North, Range 15 West of the 5th P.M.

## Comments & Building Information:

Good quality soils, gently rolling farm, terraces to prevent erosion, located in a very strong farming community.



	<u>F.S.A. Information:</u>						
Farmland:	161.78	Corn Base:	87.1				
Crop Acres:	151.2	Corn Yield:	109				
CRP Acres:	0	Soybean Base:	61.0				
Wheat Base:		Soybean Yield:	34				
Wheat Yield:							

## Approximate Breakdown of Acres:

Total Acres:	161.78
Tillable Acres:	151.16
CRP Acres:	0
Farmstead:	
Roads:	
Waterways:	3.72
Timber:	6.9
Pasture:	

To Contact Listing Agent:

Reed Kuper: 641-425-8617

## Lease/CRP Information:

Leased for 2012, open for the 2013 crop season.



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



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn		Soybeans
		39.1	24.5%	lle	79	7.4	6.1	192	77	52
171B	Bassett loam, 2 to 5 percent slopes		A CALENCE	-	77	7.4	4.4	189	76	51
84	Clyde silty clay loam, 0 to 3 percent slopes	36.7		0.000				185	74	50
198B	Floyd loam, 1 to 4 percent slopes	32.9			-			169		
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	25.9	16.2%	Ille	62		5.7			
	Racine loam, 5 to 9 percent slopes, moderately eroded	.6.4	4.0%	llle	62	6.9	5.6			
482C2		5.6	3.5%	lle	79	7.4	5.6	192	77	52
471B	Oran loam, 2 to 5 percent slopes		2.5%		89	8.1	6.3	205	82	55
399	Readlyn loam, 0 to 2 percent slopes			-	-			192	77	52
398	Tripoli silty clay loam, 0 to 2 percent slopes		3 1.8%						-	1.021
394B	Ostrander loam, 2 to 5 percent slopes	2.	1 1.3%	lle	84	7.8				
	Racine Ioam, 2 to 5 percent slopes	1.	5 1.09	6 lle	79	7.3	3 5.9	192	-	-
482B		1.	2 0.7%	6	1 84	7.6	5.8	198	79	53
471	Oran loam, 0 to 2 percent slopes	1.	-	-			3.8	157	63	3 42
777B	Wapsie loam, 2 to 5 percent slopes		1 0.6%	-	-			-	-	1 50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.			-			-	-	
0010			Weighted	Average	e 74.	2 7.4	4 5.5	185.4	4 74.4	4 50.3



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