



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: 161.78 acres MOL**

<b>TOTAL ACRES:</b>	<b>161.78</b>
<b>PRICE:</b>	<b>\$1,320,000.00</b>

**Price Per Acre:** \$8,159.00  
**Owner:** Summit Farms, LLC & Rts Farms, LLC  
**Operator:**  
**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

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

**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:**

**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.

**To Contact Listing Agent:**

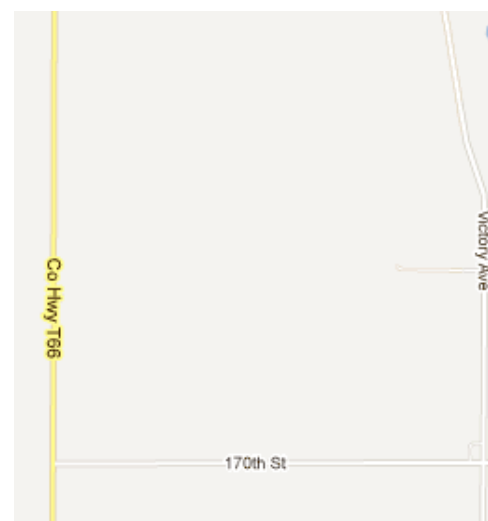
Reed Kuper: 641-425-8617

**Comments & Building Information:**

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

**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.