



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



We are pleased to present: 80 acres MOL in Cedar County, IA

TOTAL ACRES:	80
PRICE:	\$1,000,000.00

Price Per Acre: \$12,500.00
Owner: Quinn
Operator:
County & State: Cedar Co., IA
Location: Southwest of Lowden
Possession Date: To be agreed
Drainage Info: Tile and Natural
Average CSR: 88.6
Taxable Acres: 75
Net RE Taxes: \$2,114.00
Taxes payable in: 2011/2012
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	81.8	Corn Base:	76.4
Crop Acres:	81.8	Corn Yield:	144
CRP Acres:	0	Soybean Base:	1.1
Wheat Base:		Soybean Yield:	47
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 80
Tillable Acres: 79.8
CRP Acres: 0
Farmstead:
Roads: 0.2
Waterways:
Timber:
Pasture:

Legal Description:

East 1/2 Northwest 1/4 Section 20, Township 81 North, Range 1
 West of the 5th P.M.

To Contact Listing Agent:

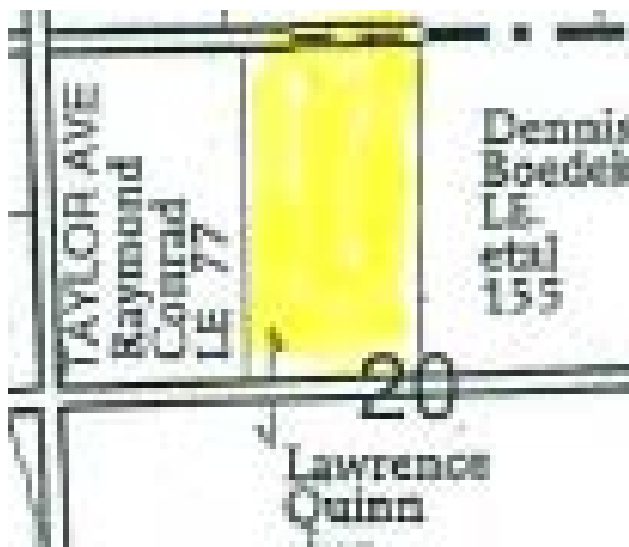
Douglas R. Yegge 563-320-9900

Comments & Building Information:

Quality soils, predominantly Tama, Muscatine and Downs.

Lease/CRP Information:

Excellent one-year cash lease in place.



TOTAL REALTY CO.

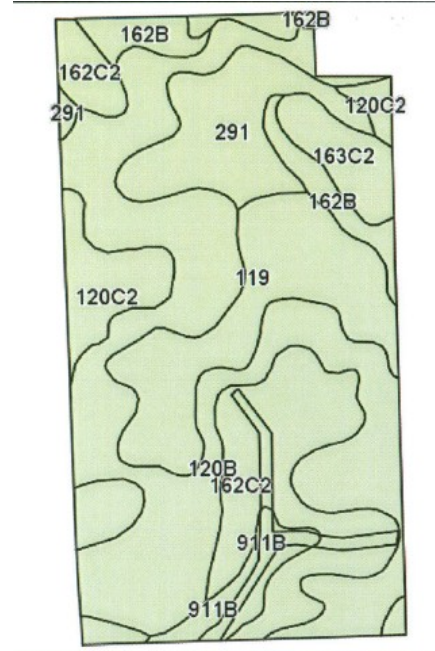


700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

*Your Farmland
Specialist!*



We are pleased to present: 80 acres MOL in Cedar Co., IA



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	31.7	38.8%	Ile	95	11.7	7	216	86	58
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	13.9	17.0%	IIle	73	10.5	6	187	75	50
119	Muscatine silty clay loam, 0 to 2 percent slopes	12.1	14.8%	I	100	11.4	6.8	223	89	60
291	Atterberry silt loam, 0 to 2 percent slopes	8	9.8%	I	90	9.3	5.8	210	84	57
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	6.5	8.0%	IIle	78	11.1	6.6	193	77	52
162B	Downs silt loam, 2 to 5 percent slopes	3.7	4.5%	Ile	90	11.1	6.4	210	84	57
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3.2	3.9%	IIle	68	9.8	5.9	180	72	49
911B	Colo-Ely complex, 2 to 5 percent slopes	2.7	3.3%	Ile	85	6.8	4.3	203	81	55
Weighted Average					88.6	10.9	6.5	207.8	82.9	55.9

Contact:
Doug Yegge 563-320-9900