

700 6th Ave., DeWitt, IA 52742

Phone: 563-659-8185 Fax: 563-659-8189

www.totalrealtyco.com



We are pleased to present: 115 acres MOL in Cedar Co., IA

TOTAL ACRES:	115		F.S.A. Information:			
PRICE:	\$1,020,000.00	Farmland:	109.8	Corn Base:	102.4	
Price Per Acre:	\$8,869.57	Crop Acres:	105	Corn Yield:	135	
Owner:	Robinson	CRP Acres:	4.8	Soybean Base:	2.6	
Operator:	Robinson	Wheat Base:		Soybean Yield:	43	
County & State:	Cedar Co., IA	Wheat Yield:				

Possession Date: To be agreed

Drainage Info: Natural and Tile

Average CSR: 66.8
Taxable Acres: 115

Location:

Net RE Taxes: \$2,206.00

Taxes payable in: 2011/2012

Topography: Gently rolling

Legal Description:

Southeast of Clarence

N 1/2 SW 1/4 and SE 1/4 SW 1/4 of Section 1, all in Township 81 North Range 2 West of the 5th P.M. excepting acreage

Comments & Building Information:

Rolling farm with good soils, well maintained. Waterways in excellent shape.



Approximate Breakdown of Acres:

Total Acres:	115
Tillable Acres:	105
CRP Acres:	4.8
Farmstead:	
Roads:	3
Waterways:	2.2
Timber:	

Pasture:

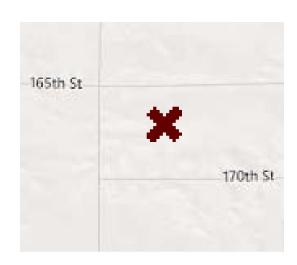
To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Seller wishes to lease the farm at \$350 per acre.

There are 4.8 acres in CRP. The CRP lease expires 9/30/2019.



TOTAL REALTY CO.



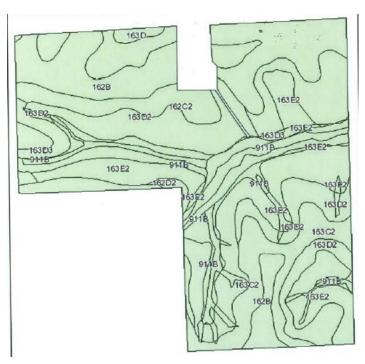
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Specialist!



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Oats	Soybeans
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	25.7	22.4%	IVe	48	8	4.8	153	61	41
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	22.4	19.4%	Ille	73	10.5	6	187	75	50
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	18.5	16.1%	lile	58	9.8	5.7	166	66	45
911B	Colo-Ely complex, 2 to 5 percent slopes	15.7	13.7%	lle	85	6.8	4.3	203	81	55
162B	Downs silt loam, 2 to 5 percent slopes	13.3	11.6%	lle	90	11.1	6.4	210	84	57
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	9.4	8.2%	Ille	68	9.8	5.9	180	72	49
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	8.7	7.5%	IVe	56	8.6	5.2	164	66	
163D	Fayette silt loam, 9 to 14 percent slopes	0.8	0.7%	Ille	60	9.5	5.7	169	68	46
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.5	0.4%	Ille	63	9.8	5.7	173	69	47
	Weighted Average			66.8	9.2	5.4	178.4	71.3	48.1	

Contact: Doug Yegge 563-320-9900