



700 6th Ave., DeWitt, IA 52742  
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[www.totalrealtyco.com](http://www.totalrealtyco.com)



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

<b>TOTAL ACRES:</b>	<b>115</b>
<b>PRICE:</b>	<b>\$1,020,000.00</b>

**Price Per Acre:** \$8,869.57  
**Owner:** Robinson  
**Operator:** Robinson  
**County & State:** Cedar Co., IA  
**Location:** Southeast of Clarence  
**Possession Date:** To be agreed  
**Drainage Info:** Natural and Tile  
**Average CSR:** 66.8  
**Taxable Acres:** 115  
**Net RE Taxes:** \$2,206.00  
**Taxes payable in:** 2011/2012  
**Topography:** Gently rolling

**Legal Description:**

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.

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

<b>Farmland:</b>	109.8	<b>Corn Base:</b>	102.4
<b>Crop Acres:</b>	105	<b>Corn Yield:</b>	135
<b>CRP Acres:</b>	4.8	<b>Soybean Base:</b>	2.6
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	43
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

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

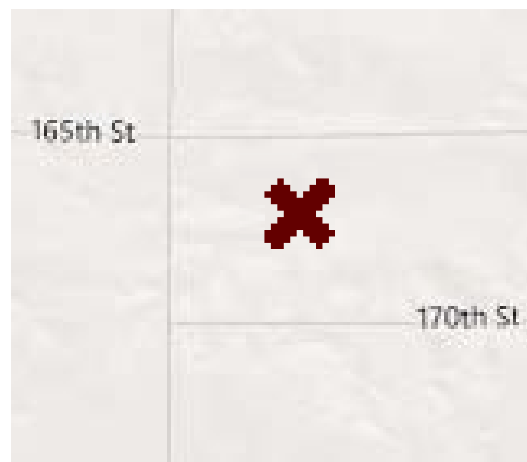
**To Contact Listing Agent:**

**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.



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