



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



We are pleased to present: 215 acres MOL

TOTAL ACRES:	215
PRICE:	\$258,000.00

Price Per Acre: \$1,200.00
Owner: ASC, LLC
Operator: Mente
County & State: Clinton Co., IA
Location: Southeast of Wheatland, IA
Possession Date: To be agreed
Drainage Info: Natural
Average CSR: 74.5
Taxable Acres: 215
Net RE Taxes: \$4,440.00
Taxes payable in: 2010
Topography: Level

F.S.A. Information:

Farmland:	215	Corn Base:	0.8
Crop Acres:	188	Corn Yield:	121
CRP Acres:	0	Soybean Base:	
Wheat Base:		Soybean Yield:	
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	215
Tillable Acres:	188
CRP Acres:	0
EWP-FPE	213.7
Restoration Acres:	
Roads:	1.3

Legal Description:

A tract of land in the North 1/2 of Section 15, Township 81 North, Range 1 East of the 5th P.M.

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Comments & Building Information:

Located adjacent to the Wapsi River. Excellent hunting available.

Lease/CRP Information:

This land has been entered into the EWP Floodplain Easement Program. The new owner will receive cost share money for seeding the property.



TOTAL REALTY CO.

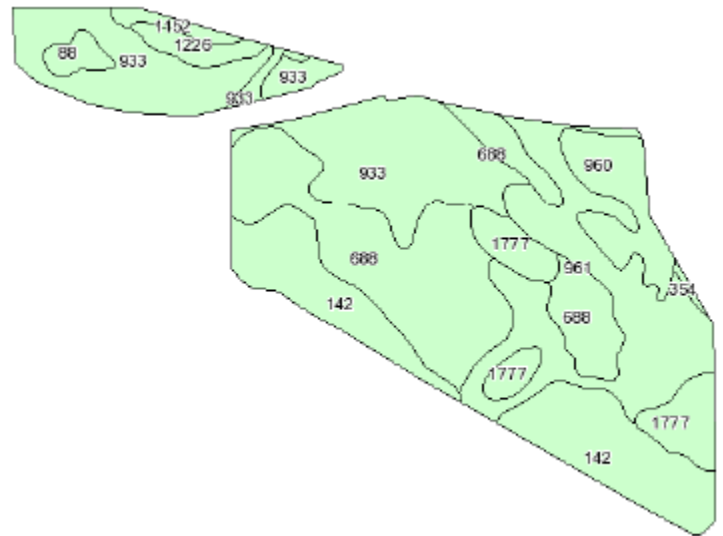


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*Your Farmland
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
933	Sawmill silty clay loam, 0 to 2 percent slopes	46.1	24.4%	IIw	80			190	76	51
688	Kozta silt loam, 0 to 2 percent slopes	45.1	23.8%	I	85	10.3	6.2	197	79	53
961	Ambraw silty clay loam, 0 to 2 percent slopes	33.5	17.7%	IIw	47			145	58	39
142	Chaseburg silt loam, 0 to 2 percent slopes	32.8	17.3%	IIw	88		6	201	80	54
1777	Wapsie variant loam, 0 to 2 percent slopes	12.4	6.5%	IIs	64	7.5	4.9	168	67	45
960	Shaffton loam, 0 to 2 percent slopes	11	5.8%	IIw	62	8.7	4.1	166	66	45
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.4	1.8%	IIs	74	8.4	5.1	185	74	50
88	Nevin silty clay loam, 0 to 2 percent slopes	2.4	1.3%	I	92	10.9	6.7	206	82	56
1152	Marshan clay loam, 0 to 2 percent slopes	2.1	1.1%	IIw	70	6.5	3.9	177	71	48
354	Aquolls, ponded	0.5	0.2%	VIIw	5			89	36	24
Weighted Average					74.4	3.8	3.3	182.4	72.9	49

Contact:
Doug Yegge 563-320-9900