



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: 71 acres in Appanoose Co., IA**

<b>TOTAL ACRES:</b>	<b>71 MOL</b>
<b>PRICE:</b>	<b>\$255,000.00</b>

**Price Per Acre:** \$3591.55

**Owner:** Feller

**Operator:**

**County & State:** Appanoose Co., IA

**Location:** 1 mile East of Jerome, IA

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CSR:** 45

**Taxable Acres:** 67.82

**Net RE Taxes:** \$770.00

**Taxes payable in:** 2011/2012

**Topography:** Sloping

**Legal Description:**

71 acres MOL in the North 1/2 of the Southwest 1/4 of Section 4, Township 68 North, Range 19 West of the 5th P.M., excepting the house, buildings and 9 acres.

**Comments & Building Information:**

Quality soil, cleanup done, shows well.

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

<b>Farmland:</b>	71	<b>Corn Base:</b>	31.1
<b>Crop Acres:</b>	58.6	<b>Corn Yield:</b>	94
<b>CRP Acres:</b>		<b>Soybean Base:</b>	25
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	34
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

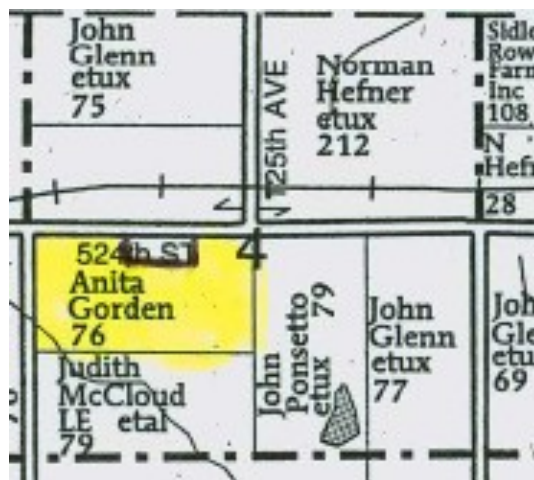
**Total Acres:** 71  
**Tillable Acres:** 58.6  
**CRP Acres:**  
**Farmstead:**  
**Roads:**  
**Waterways:**  
**Timber:**  
**Pasture:**

**To Contact Listing Agent:**

**Douglas R. Yegge 563-320-9900**

**Lease/CRP Information:**

Open for the 2012 crop season

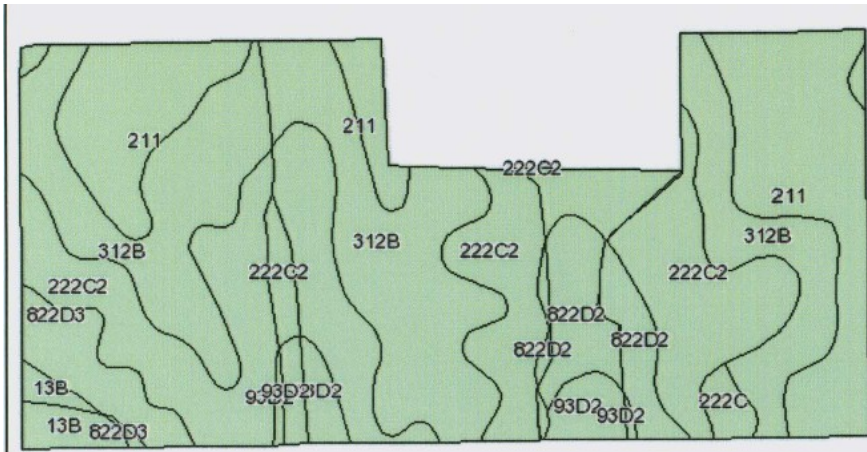


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*Your Farmland  
Specialist!*



Contact:  
Doug Yegge 563-320-9900

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	20.9	32.2%	IVw	25	3.6	2.2	110	44	30
312B	Seymour silt loam, 2 to 5 percent slopes	20.8	31.7%	IIIe	60	7.3	4.4	157	63	42
211	Edina silt loam	13.2	20.1%	IIIw	60		3.2	157	63	42
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4	6.0%	IVe	15	4.9	2.9	96	38	26
822D3	Lamoni soils, 9 to 14 percent slopes, severely eroded	2.4	3.6%	VIe	5	3.5	2.1	83	33	22
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	2.4	3.6%	IVe	25	4.6	3.7	110	44	30
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	1.2	1.8%	IIe	68	9.6	4	168	67	45
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.6	0.9%	IVw	30	4.1	2.5	117	47	32
Weighted Average					42.6	4.3	3.2	133.5	53.5	35.9