



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



We are pleased to present: 80 acres, Hancock Co., IA

TOTAL ACRES:	80
PRICE:	\$717,000.00

Price Per Acre: \$8,962.00

Owner: Johnston

Operator:

County & State: Hancock Co., Iowa

Location: NE of Goodell, IA

Possession Date: To be agreed

Drainage Info: Natural/Tile

Average CSR: 81.5

Taxable Acres: 78.8 acres

Net RE Taxes: \$1,928.00

Taxes payable in: 2009, 2010

Topography: Level

F.S.A. Information:

Farmland:	80	Corn Base:	78.2
Crop Acres:	78.8	Corn Yield:	131
CRP Acres:		Soybean Base:	0.6
Wheat Base:		Soybean Yield:	34
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	80
Tillable Acres:	78.8
CRP Acres:	
Farmstead:	
Roads:	1.2
Waterways:	
Timber:	
Pasture:	

Legal Description:

East 1/2 of the Southwest 1/4 of Section 14, T-94-N, R-23-W of the 5th P.M. in Hancock Co., Iowa

To Contact Listing Agent:

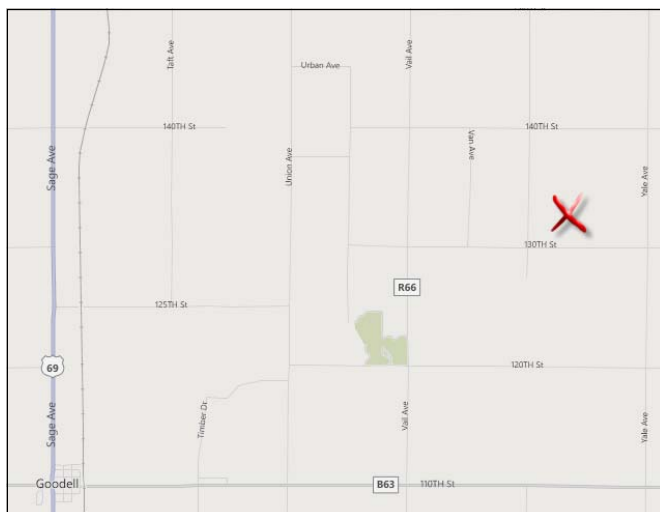
Reed Kuper 641-425-8617
Douglas R. Yegge 563-320-9900

Comments & Building Information:

Excellent producing grain farm with all the improvements complete including pattern tile drain system (maps on file).
 This farm is very level with no farming obstacles.

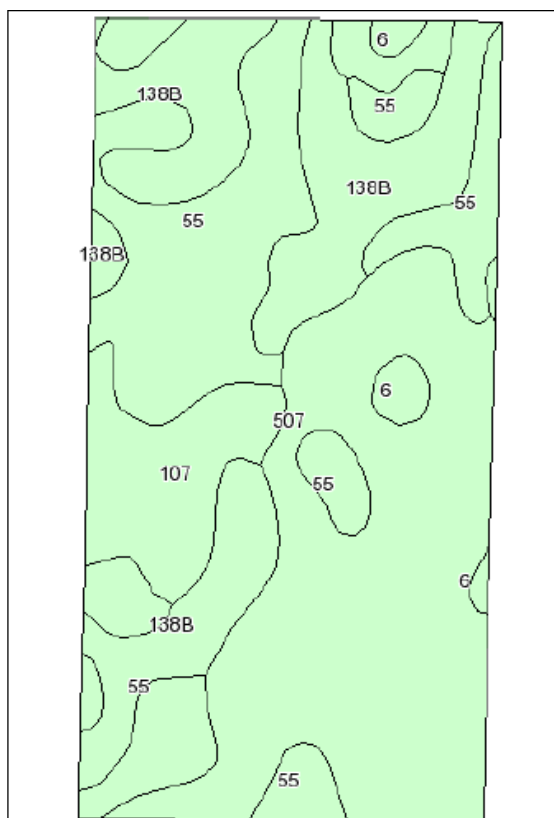
Lease/CRP Information:

2012 possession available.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	29.4	37.3%	IIw	78	6.9	4.1	193	77	52
55	Nicollet loam, 1 to 3 percent slopes	23.1	29.3%	I	88	7.7	6.1	207	83	56
138B	Clarion loam, 2 to 5 percent slopes	18.2	23.1%	Ile	80	7.2	6	196	78	53
107	Webster clay loam, 0 to 2 percent slopes	6.8	8.6%	IIw	83	7.3	4.2	200	80	54
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.3	1.7%	IIIw	57	5.8	3.4	167	67	45
Weighted Average					81.5	7.2	5.1	198	79.1	53.5