



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: 160 acres, Cedar Co., IA**

|                     |                       |
|---------------------|-----------------------|
| <b>TOTAL ACRES:</b> | <b>160</b>            |
| <b>PRICE:</b>       | <b>\$1,440,000.00</b> |

**Price Per Acre:** \$9,000.00

**Owner:** Smith

**Operator:** Gutwiler

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

**Location:** 2 miles North of Stanwood

**Possession Date:** To be agreed

**Drainage Info:** Natural/Tile

**Average CSR:** 89.2

**Taxable Acres:** 160 acres

**Net RE Taxes:** \$4,180.00

**Taxes payable in:** 2009

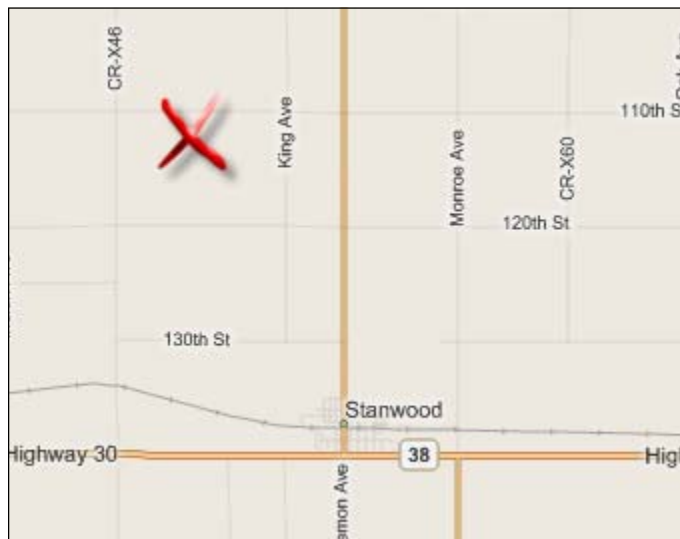
**Topography:** Level to gently rolling

**Legal Description:**

Northeast 1/4 of Section 10, T-82-N, R-3-W of the 5th P.M.

**Comments & Building Information:**

Nice level land. Excellent grain farm in a great location.



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

|                     |       |                       |       |
|---------------------|-------|-----------------------|-------|
| <b>Farmland:</b>    | 161   | <b>Corn Base:</b>     | 110.8 |
| <b>Crop Acres:</b>  | 158.3 | <b>Corn Yield:</b>    | 140   |
| <b>CRP Acres:</b>   |       | <b>Soybean Base:</b>  | 47.2  |
| <b>Wheat Base:</b>  |       | <b>Soybean Yield:</b> | 43    |
| <b>Wheat Yield:</b> |       |                       |       |

**Approximate Breakdown of Acres:**

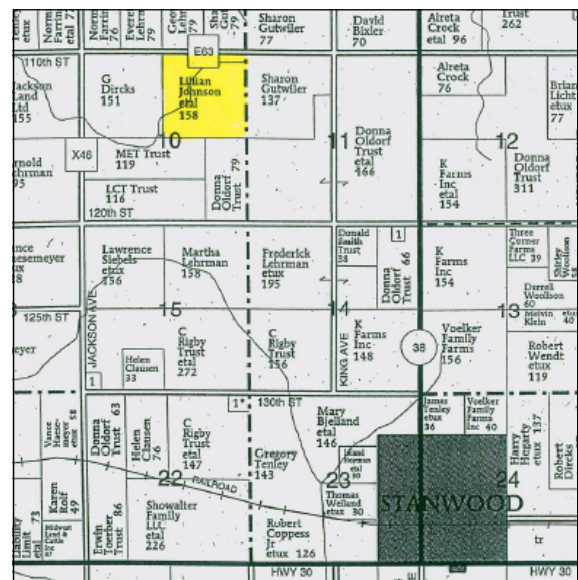
|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 161   |
| <b>Tillable Acres:</b> | 158.3 |
| <b>CRP Acres:</b>      |       |
| <b>Farmstead:</b>      |       |
| <b>Roads:</b>          |       |
| <b>Waterways:</b>      | 2.7   |
| <b>Timber:</b>         |       |
| <b>Pasture:</b>        |       |

**To Contact Listing Agent:**

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

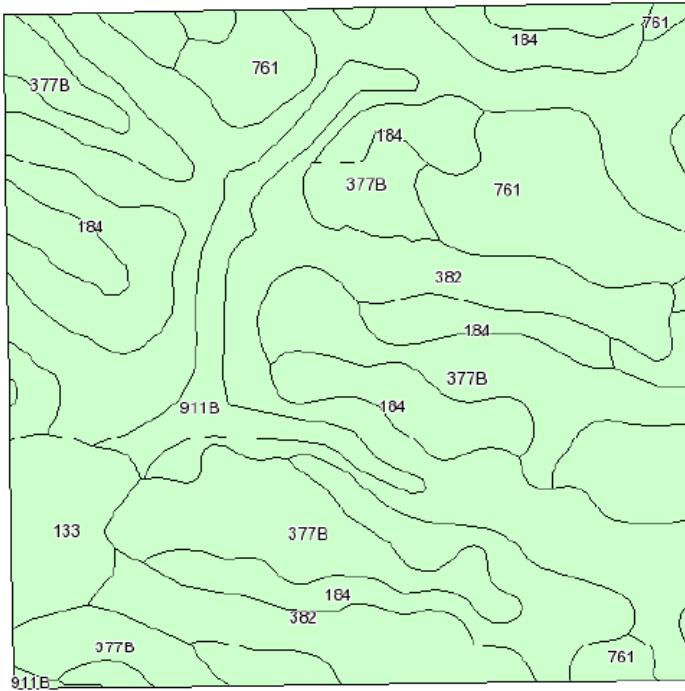
**Lease/CRP Information:**

Lease agreement with Patrick Gutwiler.  
 Lease agreement will be open for the 2012 crop year.





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| Code             | Soil Description  | Acres | Percent of field | Non-Irr Class | CSR  | Bromegrass alfalfa | Bromegrass alfalfa hay | Corn  | Oats | Soybeans |
|------------------|---|-------|------------------|---------------|------|--------------------|------------------------|-------|------|----------|
| 382              | Maxfield silty clay loam, 0 to 2 percent slopes                   | 56.1  | 35.1%            | IIw           | 90   | 8                  | 4.8                    | 210   | 84   | 57       |
| 184              | Klinger silty clay loam, 1 to 3 percent slopes                    | 36.8  | 23.0%            | I             | 93   | 11                 | 6.6                    | 214   | 86   | 58       |
| 377B             | Dinsdale silty clay loam, 2 to 5 percent slopes                   | 32.3  | 20.2%            | Ile           | 90   | 11.2               | 6.7                    | 210   | 84   | 57       |
| 761              | Franklin silt loam, 1 to 3 percent slopes                         | 20.6  | 12.9%            | I             | 83   | 10.1               | 5.7                    | 200   | 80   | 54       |
| 911B             | Colo-Ely complex, 2 to 5 percent slopes                           | 7.8   | 4.9%             | Ile           | 85   | 6.8                | 4.3                    | 203   | 81   | 55       |
| 133              | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 6.3   | 3.9%             | IIw           | 80   | 6.8                | 4.1                    | 196   | 78   | 53       |
| Weighted Average |   |       |                  |               | 89.2 | 9.5                | 5.7                    | 208.7 | 83.6 | 56.6     |