



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: 42 acres MOL, Fayette Co., IA**

<b>TOTAL ACRES:</b>	<b>42</b>
<b>PRICE:</b>	<b>\$275,000.00</b>

**Price Per Acre:** \$6,547.00

**Owner:** John Wilkes

**Operator:** Wilkes

**County & State:** Fayette, Iowa

**Location:** 2 miles N of Fayette

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CSR:** 55.4

**Taxable Acres:** 38.71 acres

**Net RE Taxes:** \$790.00

**Taxes payable in:** 2009/2010

**Topography:** Level with gentle slope

**Legal Description:**

Part of E 1/2 of SE 1/4 of Section 8, T-93-N, R-8-W of the 5th P.M.

**Comments & Building Information:**

Hard surface road on two sides. New well in 2011.  
 Good quality farmland, with a great building spot.  
 1.62 acres HEL land farmland.



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

<b>Farmland:</b>	42	<b>Corn Base:</b>	23.7
<b>Crop Acres:</b>	38.9	<b>Corn Yield:</b>	120
<b>CRP Acres:</b>		<b>Soybean Base:</b>	15.2
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	30
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	42 MOL
<b>Tillable Acres:</b>	38.9
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	3.1
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**To Contact Listing Agent:**

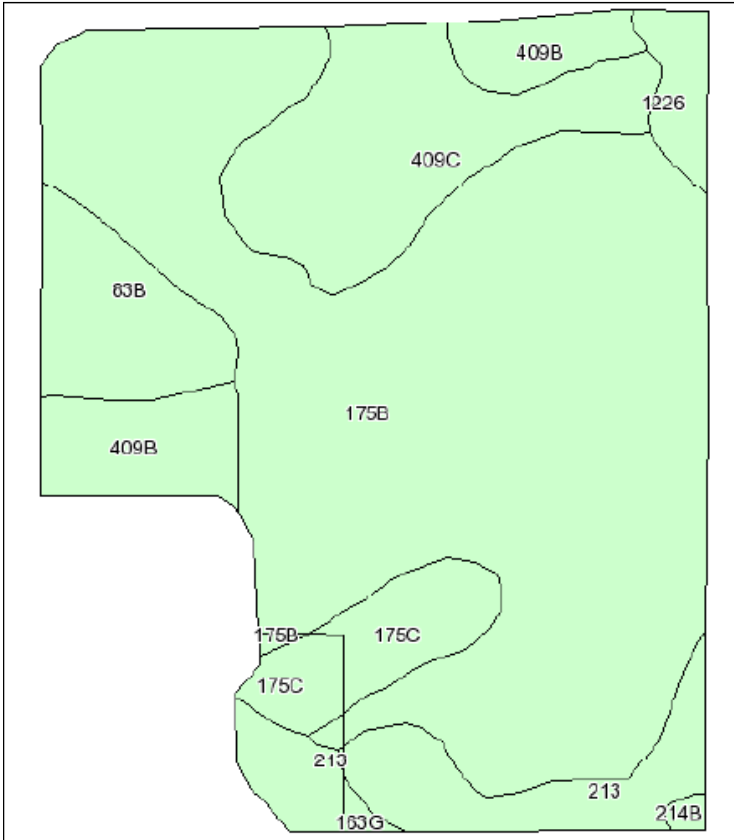
**Reed Kuper 641-425-8617**  
**Douglas R. Yegge 563-320-9900**

**Lease/CRP Information:**





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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	24.9	60.3%	IIIe	55	5.5	4.5	160	64	43
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	5	12.3%	IIIe	41	5.4	4.4	141	56	38
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	2.7	6.7%	IIIe	56	5.6	4.6	162	65	44
83B	Kenyon loam, 2 to 5 percent slopes	2.4	6.0%	Ile	85	8	6.5	201	80	54
213	Rockton loam, 30 to 40 inches to limestone, 0 to 2 percent slopes	2.2	5.5%	IIs	79	6.8	5.5	193	77	52
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2	4.8%	IIIe	40	5.4	4.4	140	56	38
163G	Fayette silt loam, 25 to 40 percent slopes	0.9	2.3%	VIIe	20	5		113	45	31
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.8	2.0%	IIs	71	6.5	5.1	183	74	50
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	0.1	0.3%	Ile	58	5.3	4.3	164	66	44
Weighted Average					55.4	5.7	4.6	160.8	64.3	43.3

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