



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: 115 acres MOL in Appanoose Co., IA**

<b>TOTAL ACRES:</b>	<b>115</b>
<b>PRICE:</b>	<b>\$451,375</b>

**Price Per Acre:** \$3,925  
**Owner:** HJP  
**Operator:** Smaniotto  
**County & State:** Appanoose Co., IA  
**Location:** 7 miles SE Seymour, IA  
**Possession Date:** At closing  
**Drainage Info:** Natural & Tile  
**Average CSR:** 50.9  
**Taxable Acres:** 115  
**Net RE Taxes:** \$944  
**Taxes payable in:** 2011/12  
**Topography:** Rolling

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

**Farmland:** 117.3      **Corn Base:** 10.5  
**Crop Acres:** 51.2      **Corn Yield:** 94  
**CRP Acres:** 15      **Soybean Base:**  
**Wheat Base:**      **Soybean Yield:**  
**Wheat Yield:**

**Approximate Breakdown of Acres:**

**Total Acres:** 115  
**Tillable Acres:** 90  
**CRP Acres:** 15  
**Farmstead:**  
**Roads:**  
**Waterways:** 5  
**Timber:** 5  
**Pasture:**

**Legal Description:**

East 1/2 Southeast 1/4, Section 5; Northwest 1/4 of the Southwest 1/4, Section 4, all being in Township 67/68 North, Range 19 West, of the 5th P.M.

**To Contact Listing Agent:**

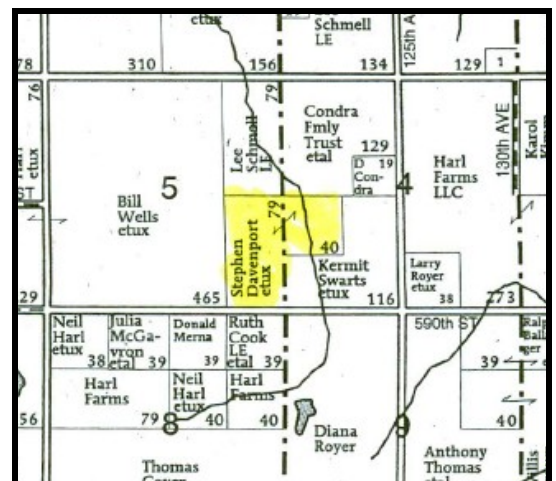
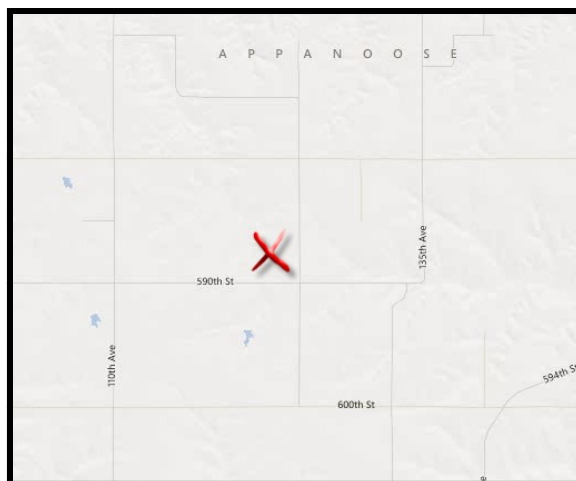
**Dave Hueneke 815-291-6550**

**Comments & Building Information:**

Bare land only. Aerial photo does not show all improvements made on timber/brush clean-up.

**Lease/CRP Information:**

CRP contract expires 9-30-2014.  
 15 acres @ \$63.90 = \$959 annually.  
 Several hundred started oak trees available to be marketed to a nursery post CRP contract expiration.



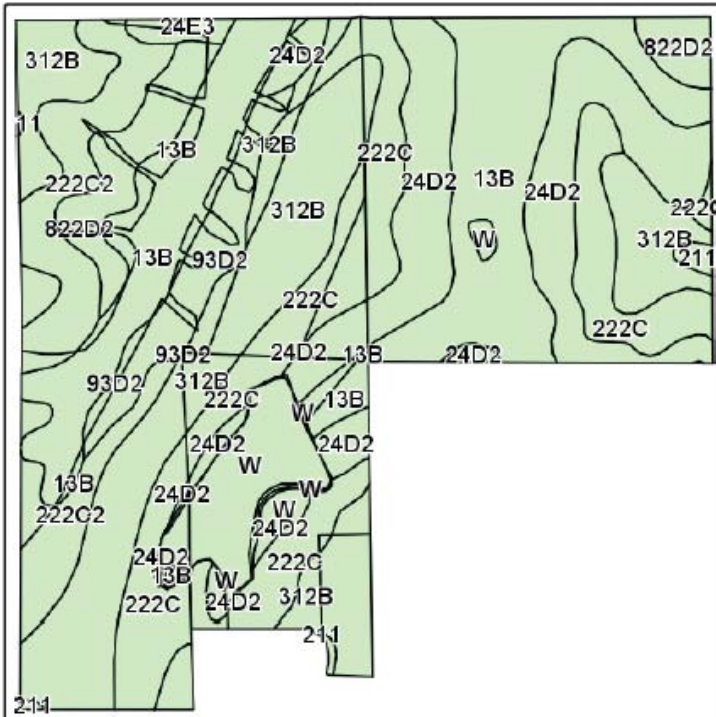


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***Your Farmland  
 Specialist!***

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Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**
312B	Seymour silt loam, 2 to 5 percent slopes	28.8	22.8%	IIIe	65
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	24.5	21.1%	IIe	75
222C	Clarinda silty clay loam, 5 to 9 percent slopes	19	16.3%	IVw	42
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	18.1	15.6%	IIIe	53
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.4	9.0%	IVw	39
W	Water	8.1	5.2%		0
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.5	4.7%	IVe	6
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.7	4.1%	IVe	22
24E3	Shelby soils, 14 to 18 percent slopes, severely eroded	0.8	0.7%	VIe	34
211	Edina silt loam	0.5	0.4%	IIIw	52
<b>Weighted Average</b>					<b>50.9</b>

\*\*These values could be either CSR or CSR2 until updates are completed by October 1, 2012. To confirm value status, run a CSR map and compare values. If they are identical to the CSR2 map, the map reflects CSR values, if they are different, the map reflects CSR2 values

**Call: Dave Hueneker 815-291-6550  
 Total Realty Co., DeWitt, IA**

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