



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



We are pleased to present: 225.5 acres MOL

TOTAL ACRES:	225.5
PRICE:	\$2,480,500.00

Price Per Acre: \$11,000.00
Owner: Blake Elmhurst Farm West
 c/o DeWitt Bank & Trust Agent
Operator: Dean S. Gruhn
County & State: Clinton Co., IA
Location: Southeast of DeWitt
Possession Date: At closing
Drainage Info: Natural and Tile
Average CSR: 78.5
Taxable Acres: 194.19
Net RE Taxes: \$5,456.00
Taxes payable in: 2012/2013
Topography: Level to gently rolling

Legal Description:

West 1/2 of Southeast 1/4 and Northeast 1/4 excepting buildings and approximately 14 acres, all located in Section 25, Township 81 North, Range 4 East of the 5th P.M.

Comments & Building Information:

Exceptional grain farm located southeast of DeWitt. Prime soils.



F.S.A. Information:

Farmland: 240 **Corn Base:** 145.5
Crop Acres: 225.4 (Est.) **Corn Yield:** 131
CRP Acres: 0 **Soybean Base:** 66.3
Wheat Base: **Soybean Yield:** 37
Wheat Yield:

Approximate Breakdown of Acres:

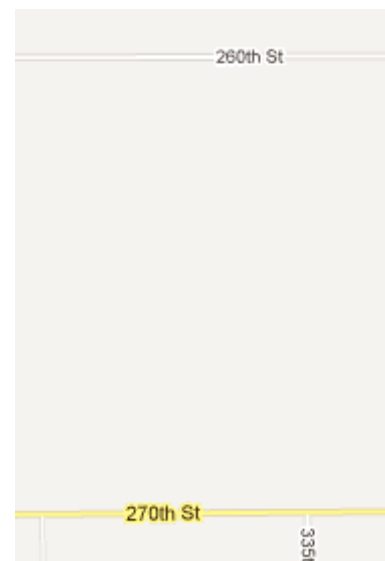
Total Acres: 225.5
Tillable Acres: 223.09
CRP Acres:
Farmstead:
Roads:
Waterways: 2.43
Timber:
Pasture:

To Contact Listing Agent:

Doug Yegge: 563-320-9900

Lease/CRP Information:

Sale is subject to an existing lease with Dean Gruhn for 2013 for \$55,000.00 (\$25,000 due March 1, 2013 and \$30,000 due December 1, 2013)



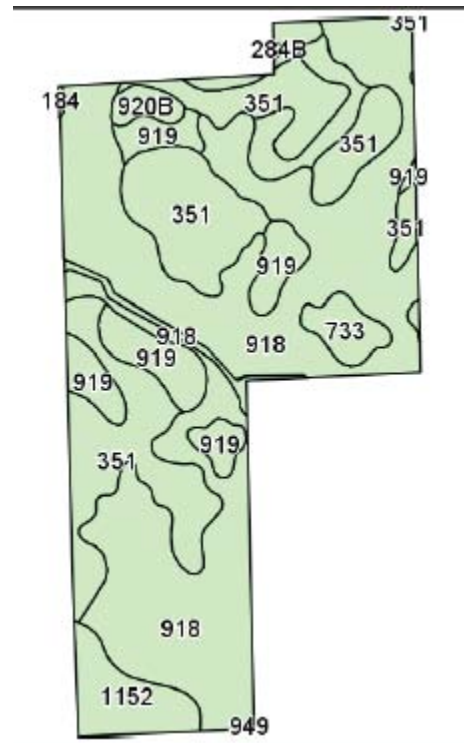


700 6th Ave., DeWitt, IA 52742
 Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

*Your Farmland
 Specialist!*



We are pleased to present: 225.5 acres MOL



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	118.1	52.4%	IIw	80					
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	59.5	26.4%	I	74					
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	27.2	12.1%	I	90					
1152	Marshan clay loam, 0 to 2 percent slopes	10	4.4%	IIw	54	6	4	123	76	41
733	Calco silty clay loam, 0 to 2 percent slopes	4.8	2.1%	IIw	78					
377B	Dinsdale silt loam, 2 to 5 percent slopes	2.8	1.2%	IIe	89					
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	2.7	1.2%	IIe	81					
184	Klinger silt loam, 1 to 3 percent slopes	0.2	0.1%	I	90					
284B	Flagler sandy loam, 1 to 5 percent slopes	0.1	0.1%	IIIe	51					
949	Zwingle variant silty clay, 0 to 2 percent slopes	0.1	0.0%	IIIw	75					
Weighted Average					78.5	0.3	0.2	5.4	3.3	1.8

Contact:
Doug Yegge 563-320-9900

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