



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



We are pleased to present: 46.8 Surveyed Acres

TOTAL ACRES:	46.8
PRICE:	\$225,000.00

Price Per Acre: \$4,808.00
Owner: Scott
Operator: Green
County & State: Clinton Co., IA
Location: Southeast of Calamus
Possession Date: At closing
Drainage Info: Tile and Natural
Average CSR: 49.2
Taxable Acres: 46.8
Net RE Taxes: \$818.00
Taxes payable in: 2012/2013
Topography: Level

Legal Description:

Part of the NE SE of Section 17 and part of the NW SW of Section 16, all in Township 81 North, Range 2 East of the 5th P.M. Please see attached survey.

Comments & Building Information:

Level crop ground located on a hard surfaced road just east of Calamus.

F.S.A. Information:

Farmland:	43	Corn Base:	20.7
Crop Acres:	42.3	Corn Yield:	116
CRP Acres:	0	Soybean Base:	20.7
Wheat Base:	—	Soybean Yield:	37
Wheat Yield:	—		

Approximate Breakdown of Acres:

Total Acres: 46.8
Tillable Acres: 42.3
CRP Acres:
Farmstead:
Roads: 1
Waterways: 1
Timber:
Pasture: 2.5

To Contact Listing Agent:

Doug Yegge: 563-320-9900

Lease/CRP Information:

Open for 2013 crop season.



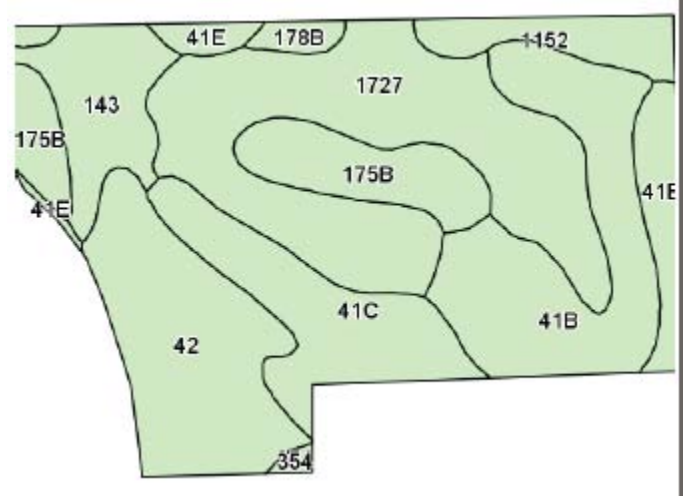


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*Your Farmland
 Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans
1727	Udolphi loam, 0 to 2 percent slopes	12.8	27.8%	IIw		69			175		70	47
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.9	17.0%	IVs	Ile	40		3.2	136	150	54	37
42	Granby fine sandy loam, 0 to 2 percent slopes	7.4	16.0%	IIIw		40			136		54	37
41C	Sparta loamy fine sand, 5 to 9 percent slopes	5.2	11.1%	VI _s		25		3	116		46	31
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.3	9.3%	III _e		56	7.7	4.7	158		63	43
143	Brady sandy loam, 1 to 3 percent slopes	3.5	7.4%	IIw		60		4.3	163		65	44
41E	Sparta loamy fine sand, 9 to 18 percent slopes	2.7	5.7%	VII _s		10			96		38	26
1152	Marshan clay loam, 0 to 2 percent slopes	2	4.3%	IIw		70	6.5	3.9	177		71	48
178B	Waukee loam, 2 to 5 percent slopes	0.5	1.1%	Ile		76	9.1	5.5	185		74	50
354	Aquolis, ponded	0.2	0.3%	VIIw		5			89		36	24
Weighted Average						49.2	1.1	1.3	148.5	25.5	59.2	40.1

Contact:
Doug Yegge 563-320-9900