



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: 134 acres MOL in Scott Co., IA**

<b>TOTAL ACRES:</b>	<b>134</b>
<b>PRICE:</b>	<b>\$1,125,000.00</b>

**Price Per Acre:** \$8,396.00

**Owner:** Schnekloth Farms, Inc.

**Operator:**

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

**Location:** About 2 miles West of McCausland

**Possession Date:** To be agreed

**Drainage Info:** Natural and Tile

**Average CSR:** 61.5

**Taxable Acres:** 134

**Net RE Taxes:** \$1,810.00 (Est.)

**Taxes payable in:** 2010/2011

**Topography:** Level

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

<b>Farmland:</b>	134	<b>Corn Base:</b>	116.8
<b>Crop Acres:</b>	134	<b>Corn Yield:</b>	131
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	14.4
<b>Wheat Base:</b>	1	<b>Soybean Yield:</b>	43
<b>Wheat Yield:</b>	39		

**Approximate Breakdown of Acres:**

**Total Acres:** 134

**Tillable Acres:** 134

**CRP Acres:** 0

**Farmstead:**

**Roads:**

**Waterways:**

**Timber:**

**Pasture:**

**To Contact Listing Agent:**

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

**Legal Description:**

Part of North 1/2 of Section 9, Township 80 North, Range 4 East  
 of the 5th P.M.

**Comments & Building Information:**

Level Scott County crop farm.

**Lease/CRP Information:**

Seller will lease back for \$350/a. if desired.



# TOTAL REALTY CO.

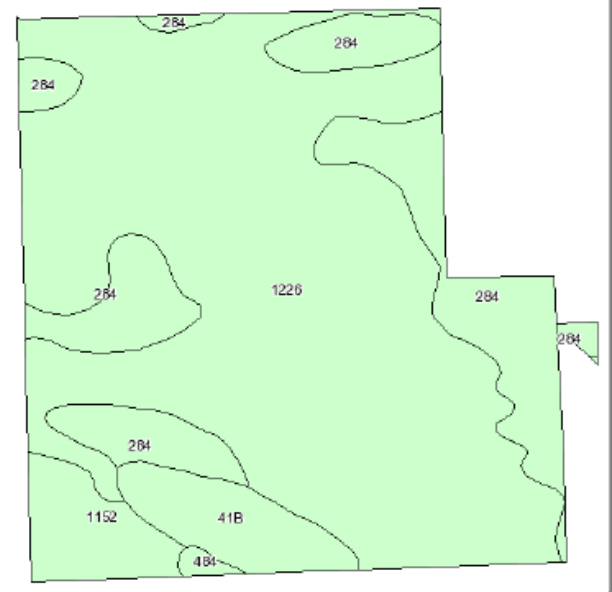


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*Your Farmland  
Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	91.5	68.1%	IIIs	66	8	4.8	176	70	48
284	Flagler sandy loam, 0 to 2 percent slopes	28.3	21.1%	IIIs	50	6.1	3.7	155	62	42
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.3	5.4%	IVs	40		3.2	141	56	38
1152	Marshan clay loam, 0 to 2 percent slopes	6.5	4.9%	IIw	71	6.5	3.9	183	73	49
484	Lawson silt loam, 0 to 2 percent slopes	0.6	0.4%	IIw	90		6.3	209	84	56
Weighted Average					61.5	7.1	4.4	170	67.7	46.2

**Contact:**  
**Doug Yegge 563-320-9900**