



# TOTAL REALTY CO.

700 6th Ave., DeWitt, IA 52742  
Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

*Your Farmland  
Specialist!*



**We are pleased to present: 110 acres MOL, Scott County, Iowa**

<b>TOTAL ACRES:</b>	<b>110</b>
<b>PRICE:</b>	<b>\$1,650,000.00</b>

**Price Per Acre:** \$15,000.00

**Owner:** Dwayne Petersen

**Operator:** Westphal

**County & State:** Scott, Iowa

**Location:** I-280, Locust & N. Utah, Davenport, IA

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CSR:** 70

**Taxable Acres:** 108.89

**Net RE Taxes:** \$2,894

**Taxes payable in:** 2009/2010

**Topography:** Level to gently rolling

## F.S.A. Information:

<b>Farmland:</b>	110.6	<b>Corn Base:</b>	53.8
<b>Crop Acres:</b>	107.8	<b>Corn Yield:</b>	134
<b>CRP Acres:</b>		<b>Soybean Base:</b>	53.7
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	41
<b>Wheat Yield:</b>			

## Approximate Breakdown of Acres:

<b>Total Acres:</b>	110
<b>Tillable Acres:</b>	107.8
<b>CRP Acres:</b>	
<b>Farmstead:</b>	2
<b>Roads:</b>	1
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

## Legal Description:

SE 1/4 of section 24, T-78-N, R2E of the 5th P.M. excluding approximately 50 acres in the SW corner of said parcel.

## To Contact Listing Agent:

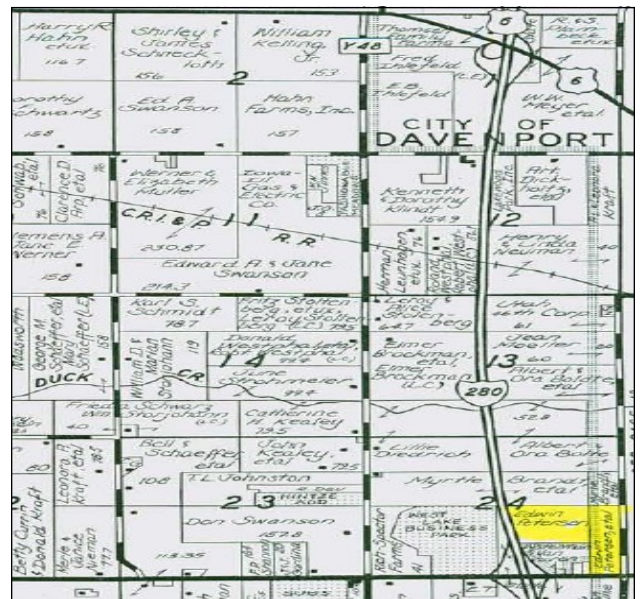
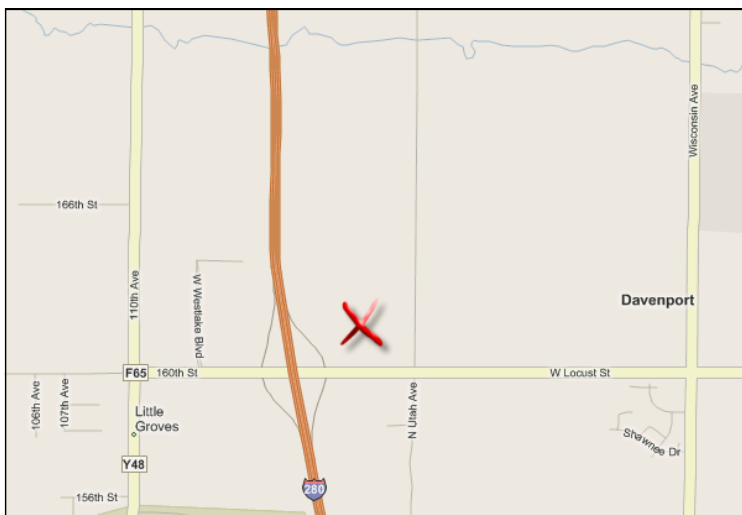
Douglas R. Yegge 563-320-9900

## Lease/CRP Information:

Leased for 2011 to Westphal

## Comments & Building Information:

There is a 5 bedroom single family home with detached garage



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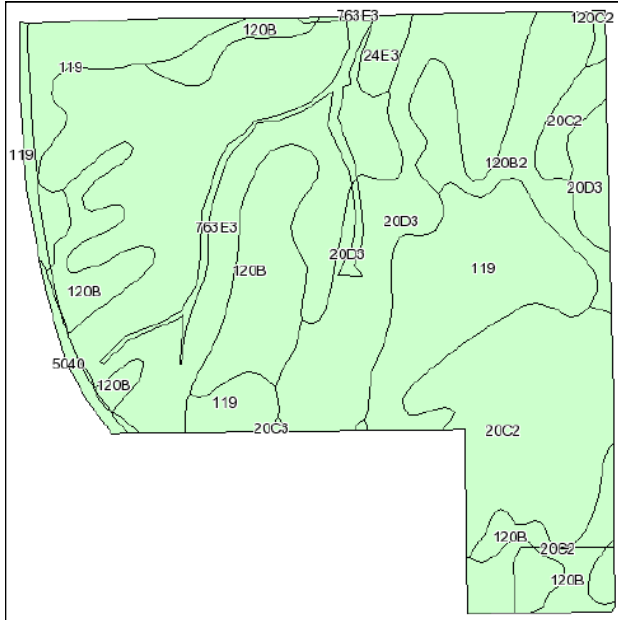


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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	31.9	28.2%	Vle	40	7.1	4.2	141	2.5	56	4.1	38
119	Muscataine silty clay loam, 0 to 2 percent slopes	22.2	19.7%	I	100	11.4	6.8	222	4.2	89	7	60
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	17.3	15.4%	IVe	58	9.5	5.7	165	3.3	66	5.6	45
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	16.1	14.3%	IIle	73	10.7	6.4	186	3.8	74	6.3	50
120B	Tama silty clay loam, 2 to 5 percent slopes	15.2	13.5%	Ile	95	11.7	7	215	4.1	86	6.8	58
120B2	Tama silty clay loam, 2 to 5 percent slopes, moderately eroded	7.5	6.6%	Ile	93	11.4	6.8	213	4	85	6.7	58
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	1.2	1.1%	Vle	35	6.2	3.8	134	2.2	54	3.7	36
5040	Orthents, loamy	0.8	0.7%		5							
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	0.3	0.3%	IIle	78	11.1	6.6	192	3.9	77	6.5	52
20C3	Killduff silty clay loam, 5 to 9 percent slopes, severely eroded	0.1	0.1%	IIle	70	9.7	6.1	182	3.6	73	5.9	49
Weighted Average					70	9.7	5.8	180.8	3.4	72.2	5.7	48.9

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