



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



We are pleased to present: 54 acres MOL

TOTAL ACRES:	54
PRICE:	\$648,000.00

Price Per Acre: \$12,000.00
Owner: Perry
Operator: Bowman
County & State: Clinton Co., IA
Location: South of DeWitt, Hwy 30
Possession Date: To be agreed
Drainage Info: Natural and Tile
Average CSR: 79.2
Taxable Acres: 53.1
Net RE Taxes: \$1,446.00
Taxes payable in: 2011
Topography: Level

Legal Description:

The North 1/2 of the Southeast 1/4, Section 19, Township 81 North, Range 4 East of the 5th P.M.

Comments & Building Information:

Nice, level farmland.

F.S.A. Information:

Farmland:	54	Corn Base:	32.5
Crop Acres:	53.7	Corn Yield:	122
CRP Acres:	0	Soybean Base:	20.6
Wheat Base:		Soybean Yield:	39
Wheat Yield:			

Approximate Breakdown of Acres:

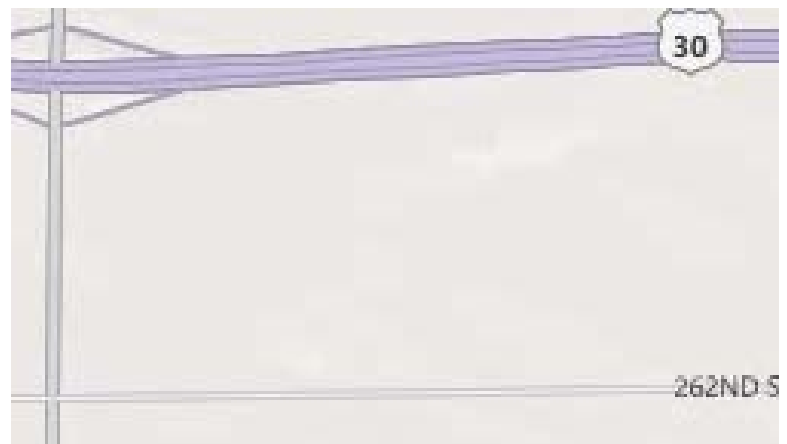
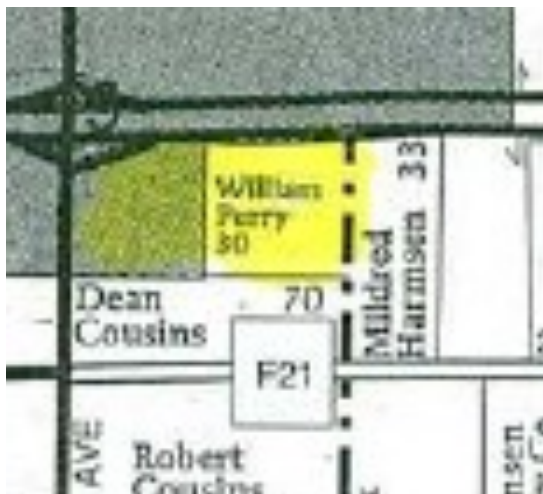
Total Acres: 53.7
Tillable Acres:
CRP Acres:
Farmstead:
Roads: 0.3
Waterways:

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Leased to Bowman for 2012 crop season at \$240.00 per tillable acre (\$12,888.00 total)



TOTAL REALTY CO.

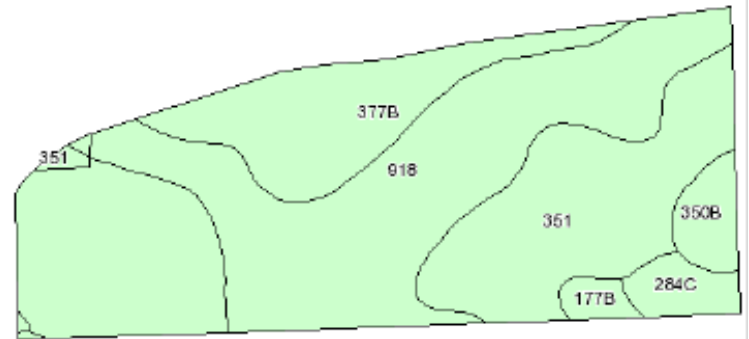


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*Your Farmland
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	21.4	39.5%	I	73	8.3		181	72	49
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	20	37.1%	IIw	87	7.4	4.4	199	80	54
377B	Dinsdale silt loam, 2 to 5 percent slopes	8.4	15.5%	IIe	90	11.2	6.7	204	82	55
350B	Waukegan silt loam, 2 to 5 percent slopes	1.8	3.3%	IIe	69	5.6	6	175	70	47
284C	Flagler sandy loam, 5 to 9 percent slopes	1.6	3.0%	IIIe	30	5.5	3.3	123	49	33
177B	Saupe loam, 2 to 5 percent slopes	0.8	1.5%	IIe	61	7.3	4.5	164	66	44
Weighted Average					79.2	8.2	3	188.9	75.6	51.1

Contact:
Doug Yegge 563-320-9900