

700 6th Ave., DeWitt, IA 52742

Phone: 563-659-8185 Fax: 563-659-8189

www.totalrealtyco.com



### We are pleased to present: 120 acres MOL

TOTAL ACRES:	120		F.S.A. Information:				
PRICE:	\$372,000.00	Farmland:	120	Corn Base:	22.7		
Price Per Acre:	\$3,100.00	Crop Acres:	101.3	Corn Yield:	88		
Owner:	Cemensky	CRP Acres:		Soybean Base:			
Operator:	Manville Farms	Wheat Base:	0.3	Soybean Yield:			
County & State:	Ringgold Co., IA	Wheat Yield:	40				
Location:	About 4 miles SW of Lamoni	App	Approximate Breakdown of Acres:				

Total Acres:	120
Tillable Acres:	110
CRP Acres:	
Farmstead:	
Roads:	1
Waterways/Ponds	9
Timber:	

Pasture:

# **To Contact Listing Agent:**

Douglas R. Yegge 563-320-9900

### **Lease/CRP Information:**

Lease open for the 2012 crop season.

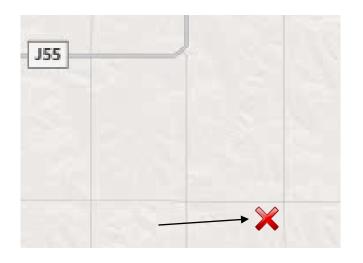
Operator:	Manville Farms				
County & State:	Ringgold Co., IA				
Location:	About 4 miles SW of Lamoni				
Possession Date: At closing					
Drainage Info:	Natural				
Average CSR:	36				
Taxable Acres:	120				
Net RE Taxes:	\$1,214.00				
Taxes payable in:	2011				
Topography:	Rolling				
Local Description					

### **Legal Description:**

N1/2 NE 1/4, SW 1/4 NE 1/4 all in Section 23 T-67-N- R-28-W of the 5th PM

### **Comments & Building Information:**

More tillable acres have been gained; there are now approximately 110 tillable acres.





# TOTAL REALTY CO.



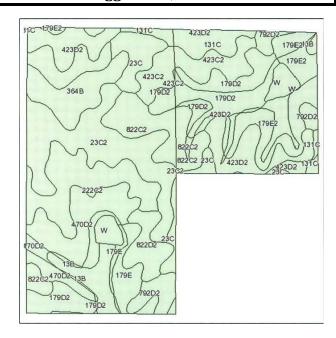
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Specialist!



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	17.6	14.9%	Ille	50	8.3	5	138	55	37
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	12.2	10.3%	IVe	43	7.4	4.5	128	51	35
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	10.8	9.1%	VIe	33	6.2	3.7	115	46	31
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	10.5	8.8%	IVe	27	4.9	3.4	106	42	29
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	9.7	8.1%	IVe	13	4.3	2.6	88	35	24
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.5	8.0%	IVw	25	3.6	2.2	104	42	28
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.6	7.3%	IIIe	30	5.5	3.3	111	44	30
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	6.3	5.3%	IIIe	29	4.9	2.9	109	44	29
364B	Grundy silty clay loam, 2 to 5 percent slopes	6.1	5.1%	lle	75		5.3	171	68	46
23C	Arispe silty clay loam, 5 to 9 percent slopes	5.4	4.5%	Ille	55	8.6	5.1	144	58	39
131C	Pershing silt loam, 5 to 9 percent slopes	4.3	3.6%	Ille	49	7.6	4.6	136	54	37
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	4	3.3%	lle	59	9.6	3.5	150	60	41
179E	Gara loam, 14 to 18 percent slopes	3.9	3.2%	Vle	35	6.5	3.9	117	47	32
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.9	3.3%	IVe	13	4.3	2.6	88	35	24
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.6	3.0%	IVe	15	4.9	2.9	90	36	24
W	Water	2.7	2.3%		0					
	Weighted Average			36	5.8	3.7	117.3	46.8	31.7	

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