



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: 45 acres, more or less**

<b>TOTAL ACRES:</b>	<b>45</b>
<b>PRICE:</b>	<b>\$292,500.00</b>

**Price Per Acre:** \$6,500.00

**Owner:**

**Operator:**

**County & State:** Mercer Co., IL

**Location:** 1 mile North of Keithsburg

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CPI:** 116.9

**Taxable Acres:** 45

**Net RE Taxes:** \$303.14

**Taxes payable in:** 2011/2012

**Topography:** Level

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

<b>Farmland:</b>	45	<b>Corn Base:</b>	35
<b>Crop Acres:</b>	44.6	<b>Corn Yield:</b>	122
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	4.2
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	30
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	45
<b>Tillable Acres:</b>	44.6
<b>CRP Acres:</b>	0
<b>Farmstead:</b>	
<b>Roads:</b>	0.4
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**To Contact Listing Agent:**

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

**Legal Description:**

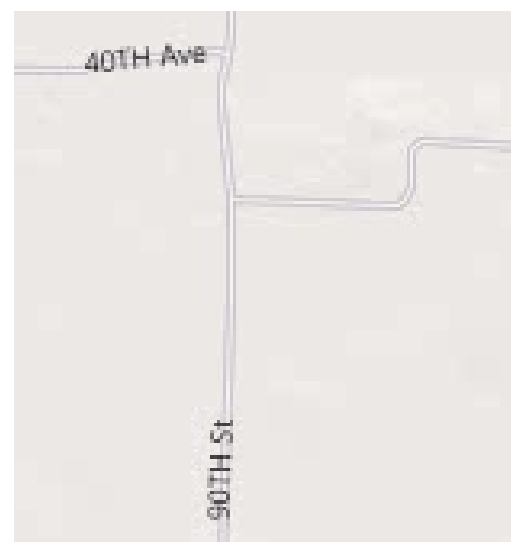
Part of the East 1/2 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4, all in Section 14, Township 13 North, Range 5 West of the 4th P.M.

**Comments & Building Information:**

Nice, level crop land.

**Lease/CRP Information:**

This farm can have a renter at \$300 per acre if buyer desires.



# TOTAL REALTY CO.

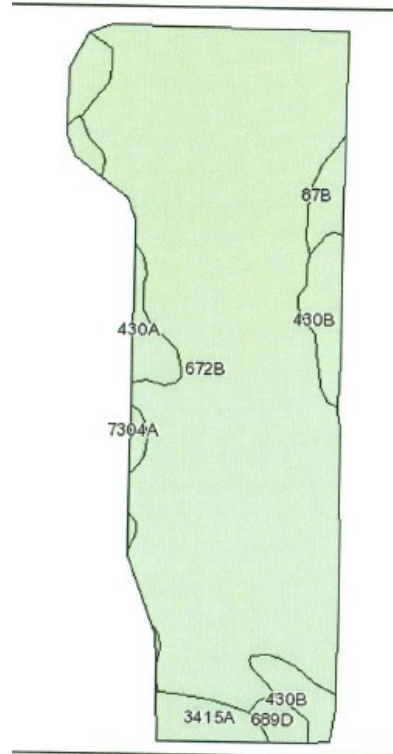


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*Your Farmland  
Specialist!*



**We are pleased to present: 45 acres MOL, Mercer Co., IL**



Code	Soil Description	Acres	Percent of field	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**672B	Crescent loam, 2 to 5 percent slopes	37.3	83.6%	FAV	**156	**50	**63	**82	0	**4.59	0.00	**116
**430B	Raddle silt loam, 2 to 5 percent slopes	2.4	5.4%	FAV	**187	**58	**72	**96	0	**6.45	0.00	**137
430A	Raddle silt loam, 0 to 2 percent slopes	1.3	2.8%	FAV	189	59	73	97	0	6.52	0.00	138
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	1.2	2.7%	FAV	180	57	66	89	0	0.00	5.02	131
7304A	Landes fine sandy loam, 0 to 2 percent slopes, rarely flooded	1.1	2.4%	FAV	135	45	55	61	0	3.39	0.00	100
**87B	Dickinson sandy loam, 2 to 5 percent slopes	0.8	1.8%	FAV	**141	**46	**55	**73	0	**3.36	0.00	**103
**689D	Coloma sand, 7 to 15 percent slopes	0.5	1.2%	FAV	**95	**30	**43	**49	0	0.00	**3.39	**71
Weighted Average					157.6	50.4	63.2	82.2	0	4.51	0.18	116.9

**Contact:**

**Doug Yegge 563-320-9900**