



700 6th Ave., DeWitt, IA 52742
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www.totalrealtyco.com



We are pleased to present: 135 acres MOL

TOTAL ACRES:	135
PRICE:	\$460,000.00

Price Per Acre: \$3,407.41
Owner: Shipe
Operator:
County & State: Clinton Co., IA
Location: Approximately 3 miles Northwest of Lost Nation
Possession Date: To be agreed
Drainage Info: Natural
Average CSR: 39.7
Taxable Acres: 130
Net RE Taxes: \$1,834.00
Taxes payable in: 2011/2012
Topography: Rolling with slopes of 2 to 25%

Legal Description:

The North 1/2 Southwest 1/4 and South 1/2 Northwest 1/4, excluding 24.5 acres and buildings in the Northwest portion of said property, Section 5, Township 83 North, Range 1 East of the 5th P.M. SEE attached Warranty Deed.

Comments & Building Information:

There is an 18' x 22' grain bin on this farm which generates \$800.00 per year rental income.



F.S.A. Information:

Farmland:	135	Corn Base:
Crop Acres:	121.5	Corn Yield:
CRP Acres:	121.5	Soybean Base:
Wheat Base:		Soybean Yield:
Wheat Yield:		

Approximate Breakdown of Acres:

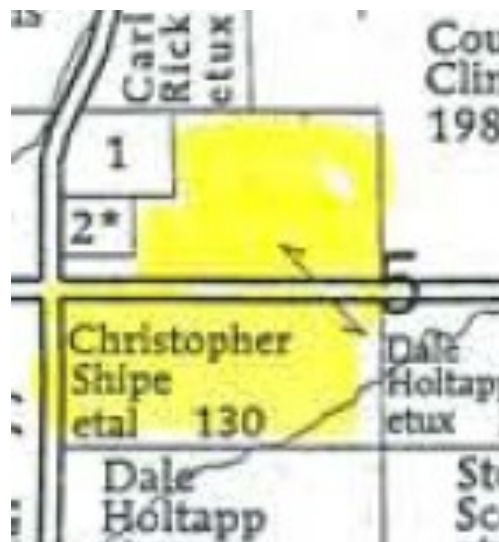
Total Acres:	135
Tillable Acres:	121.5
CRP Acres:	121.5
Roads:	1
Timber:	12.5

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

This farm contains 121.5 CRP acres which pays \$129.59 per acre which equals an annual contract payment of \$15,745.00. There have been 3 CRP payments paid on the farm and the contract expires 9/30/2018. By repaying the previous 3 CRP payments and a penalty, the new buyer could put the farm back into row crop production.



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