

Location:

Possession Date:

Drainage Info:

Average CSR:

Taxable Acres:
Net RE Taxes:

Taxes payable in:

Topography:

700 6th Ave., DeWitt, IA 52742

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

www.totalrealtyco.com



We are pleased to present: 135 acres MOL

TOTAL ACRES:	135		<i>F.S.A.</i> 1	F.S.A. Information:		
PRICE:	\$460,000.00	Farmland:	135	Corn Base:		
Price Per Acre:	\$3,407.41	Crop Acres:	121.5	Corn Yield:		
Owner:	Shipe	CRP Acres:	121.5	Soybean Base:		
Operator:	1	Wheat Base:		Soybean Yield:		
County & State:	Clinton Co., IA	Wheat Yield:				

Approximately 3 miles Northwest of Lost Nation

To be agreed

Natural

\$1,834.00 2011/2012

Rolling with slopes of 2 to 25%

Legal Description:

The North 1/2 Southwest 1/4 and South 1/2 Northwest 1/4, ex-

cluding 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.

39.7 130

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.



TOTAL REALTY CO.



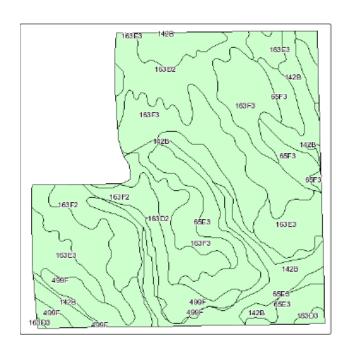
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Specialist!



We are pleased to present: 135 acres MOL





Code	Soil Description	Acres	Percent of field	Non-Im Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	29	21.7%	llle	58	9.2	5.5	160	64	43
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	28.1	21.1%	VIIe	25	6.7	4	116	46	31
142B	Chaseburg silt loam, 2 to 5 percent slopes	26.3	19.7%	lle	65		5.9	170	68	46
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	12.6	9.5%	Vle	45	7.4	4.5	143	57	39
499F	Nordness silt loam, 14 to 25 percent slopes	10.5	7.9%	VIIs	5	0.5		89	36	24
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	10.2	7.7%	VIIe	25			116	46	31
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	8.9	6.7%	Vle	29	7.3	4.4	121	48	33
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	6.9	5.2%	VIIe	5			89	36	24
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	0.7	0.5%	IVe	55	8.6	5.2	156	62	42
			Weighted	Average	39.7	4.7	3.9	135.7	54.2	36.6

Contact: Doug Yegge 563-320-9900