



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



We are pleased to present: 148.4 acres MOL

TOTAL ACRES:	148.4
PRICE:	\$1,190,000.00
Price Per Acre:	\$8,018.87
Owner:	Liberty Pattern Co.
Operator:	
County & State:	Scott Co., IA
Location:	Approximately 3 miles Southeast of New Liberty
Possession Date:	To be agreed
Drainage Info:	Tile and Natural
Average CSR:	82.7
Taxable Acres:	150.6
Net RE Taxes:	\$3,340.00
Taxes payable in:	2011
Topography:	Gentle rolling

Legal Description:

S 1/2 of NE 1/4 and NW 1/4 of NE 1/4 of Section 3 T79N R1E;
 part of SW 1/4 of SE 1/4 of Section 34 T80N R1E

Comments & Building Information:

Good crop land, predominately Tama soils.

F.S.A. Information:

Farmland:	148.4	Corn Base:	89.3
Crop Acres:	140.7	Corn Yield:	123
CRP Acres:		Soybean Base:	36
Wheat Base:		Soybean Yield:	45
Wheat Yield:			

Approximate Breakdown of Acres:

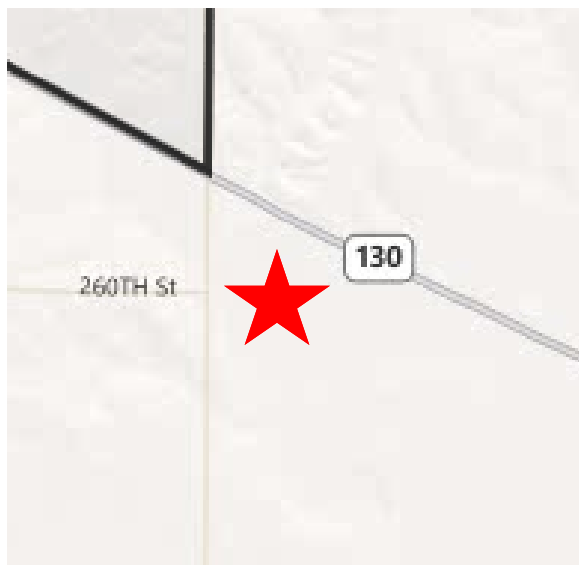
Total Acres:	148.4
Tillable Acres:	140.7
CRP Acres:	0
Farmstead:	
Roads:	
Waterways:	7.68
Timber:	
Pasture:	

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Mike August desires a lease back on the property at \$400 per acre for two years.



TOTAL REALTY CO.

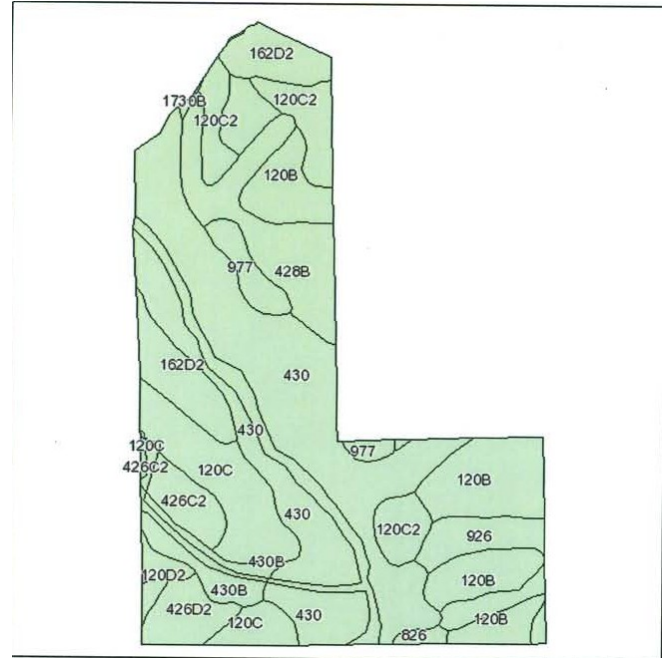


700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

*Your Farmland
Specialist!*



We are pleased to present: 148.4 acres MOL, Scott Co., IA



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes	53.5	36.0%	IIw	83	7.1	5.6	199	80	54
120B	Tama silty clay loam, 2 to 5 percent slopes	22.8	15.4%	IIe	95	11.7	7	215	86	58
120C	Tama silty clay loam, 5 to 9 percent slopes	13	8.8%	IIIe	80	11.4	6.8	195	78	53
428B	Ely silty clay loam, 2 to 5 percent slopes	12.7	8.5%	IIe	88	10.6	6.4	206	82	56
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	10.7	7.2%	IIIe	78	11.1	6.6	192	77	52
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	9.8	6.6%	IIIe	63	9.8	5.9	172	69	46
926	Canoe silt loam, 0 to 2 percent slopes	6.4	4.3%	I	90	10.2	6.1	209	84	56
430B	Ackmore silt loam, 2 to 5 percent slopes	5.2	3.5%	IIw	78	6.9	5.5	192	77	52
426D2	Aredale silt loam, 9 to 14 percent slopes, moderately eroded	4.2	2.8%	IIIe	68	9.2	5.5	179	72	48
426C2	Aredale silt loam, 5 to 9 percent slopes, moderately eroded	4	2.7%	IIIe	68	9.8	5.9	179	72	48
977	Richwood silt loam, 0 to 2 percent slopes	3.7	2.5%	I	95		6.8	215	86	58
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	1.5	1.0%	IIIe	68	10.5	6.3	179	72	48
826	Rowley silt loam, 0 to 2 percent slopes	0.7	0.5%	I	95		6.5	215	86	58
1730B	Nodaway-Perks complex, channeled, 0 to 5 percent slopes	0.2	0.1%	IIw	25			121	48	33
Weighted Average					82.7	9	6.1	198.5	79.6	53.7

Contact:
Doug Yegge 563-320-9900