

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



# We are pleased to present: 265 acres MOL

TOTAL ACRES:	265						
PRICE:	\$1,250,000.00						
Price Per Acre:	\$4,717.00						
Owner:	Duncan						
<b>Operator:</b>	Witt Duncan Livestock LLC						
County & State:	Clinton Co., IA						
Location:	About 3 miles West of Charlotte						
Possession Date:	To be agreed						
Drainage Info:	Natural						
Average CSR:	39.9						
Taxable Acres:	265						
Net RE Taxes:	\$4,692.00						
Taxes payable in:	2011						
Topography:	Gently Rolling to Rolling						

## Legal Description:

NE 1/4; E 1/2 NW 1/4; and all land East of the Creek in the NE 1/4 SW 1/4 all located in Section 31 T-83-N R-4-E of the 5th PM

## Comments & Building Information:

This farm has a 60'x120' metal building with a 60'x18' addition. This addition consists of 1-bedroom, living room, kitchen/dining area, utility room, full bathroom and has forced air heat. The building is completely insulated; the inside walls are all metal. LP heat. The farm contains 2 stave silos. Whole barn 52'x52'. Utility machine building 52'x48'. Corn crib 30'x40'. Numerous other buildings of no value.



	<u>F.S.A. 1</u>		
Farmland:	268	Corn Base:	86.1
Crop Acres:	148.9	Corn Yield:	127
CRP Acres:		Soybean Base:	42.2
Wheat Base:		Soybean Yield:	47
Wheat Yield:			

#### Approximate Breakdown of Acres:

Total Acres:	268
Tillable Acres:	148.9
CRP Acres:	
Farmstead:	5
Roads:	1
Waterways:	
Timber:	
Pasture:	113.1

#### To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

#### Lease/CRP Information:

Lease open for 2012 crop year.



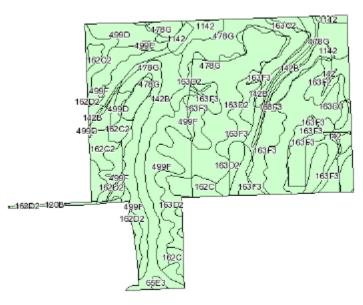
The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or its employees.





# We are pleased to present: 265 acres MOL, Clinton Co., IA





Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	40.1	15.2%	Vile	25	6.7	4	116	46	31
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	37.1	14.1%	llle	58	9.2	5.5	160	64	43
142B	Chaseburg silt loam, 2 to 5 percent slopes	34.8	13.2%	lle	65		5.9	170	68	46
499F	Nordness silt loam, 14 to 25 percent slopes	32.1	12.2%	Vils	5	0.5		89	36	24
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	28.6	10.8%	VIIIs	5			89	36	24
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	23.2	8.8%	IVe	55	8.6	5.2	156	62	42
1142	Chaseburg silt loam, channeled, 0 to 2 percent slopes	12.9	4.9%	Vw	25	7.5	4.5	116	46	31
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.8	4.9%	llle	73	10.5	6.3	181	72	49
499D	Nordness silt loam, 5 to 14 percent slopes	9.7	3.7%	Vis	5	2.4	1.4	89	36	24
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	9.6	3.7%	llle	63	9.8	5.9	167	67	45
162C	Downs silt loam, 5 to 9 percent slopes	9.6	3.6%	llle	75	10.7	6.4	183	73	49
142	Chaseburg silt loam, 0 to 2 percent slopes	4.9	1.9%	llw	88		6	201	80	54
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	3.7	1.4%	Vle	29	7.3	4.4	121	48	33
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.8	0.7%	llle	68	9.8	5.9	174	70	47
120B	Tama silt loam, 2 to 5 percent slopes	1.7	0.7%	lle	95	11.7	7	210	84	57
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	0.8	0.3%	Vlle	25			116	46	31
		-	Weighted	Average	39.9	5.1	3.9	136	54.4	36.0

