

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						
Operator:	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.



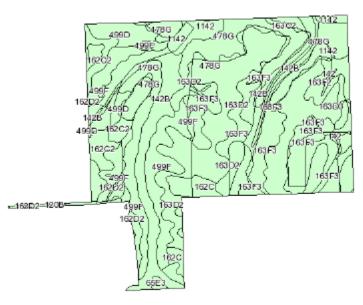
The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or its employees.





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

