



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



We are pleased to present: 105.33 acres MOL

TOTAL ACRES:	105.33
PRICE:	\$1,290,000.00

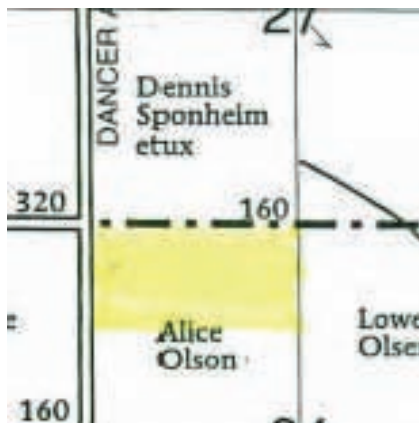
Price Per Acre: \$12,247
Owner: Martin
Operator: Martin
County & State: Mitchell Co., IA
Location: 8 miles East of Osage
Possession Date: At closing
Drainage Info: Natural
Average CSR: 88.3
Taxable Acres: 104.01
Net RE Taxes: \$3,944
Taxes payable in: 2011
Topography: Level with only 3.6 acres of 2-5% slope

Legal Description:

North 105.33 Acres, NW (1/4), Section 34, T-98-N, R-18-W,
 Mitchell County, Iowa

Comments & Building Information:

New Dairy Facility built in 2009. Current Dairy operation is milking 100 cows with the space and equipment available to milk 150 hd. Dairy facility, House and outbuilding and land are ready to work for somebody starting in 2012. Additional land is available to rent with the purchase of the real estate. (Livestock and Equipment are available but are not included with the sale of the property.



F.S.A. Information:

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

Approximate Breakdown of Acres:

Total Acres: 105.33
Tillable Acres: 85.76 Est.
CRP Acres:
Farmstead: 6.14 Est.
Roads: 1.32
Waterways:
Timber: 12.11
Pasture:

To Contact Listing Agent:

Reed Kuper
reed@totalrealtyco.com
(641) 425-8617

Lease/CRP Information:

The land and dairy facility are available for 2012



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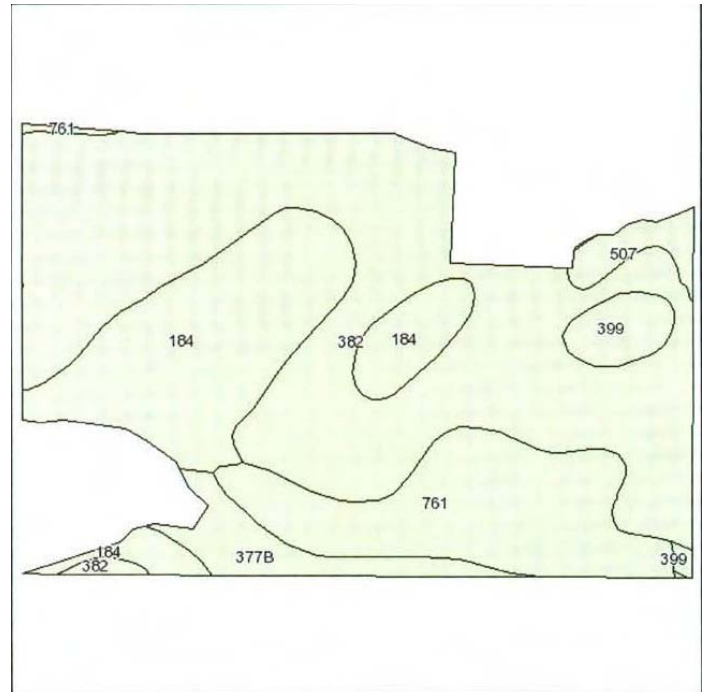


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*Your Farmland
Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	43.7	53.1%	IIw	88	8.3	4.8	205	82	55
184	Klinger silty clay loam, 0 to 2 percent slopes	18.1	22.0%	I	93	8.6	6.6	212	85	57
761	Franklin silt loam, 1 to 3 percent slopes	13.2	16.0%	I	83	7.9	6.1	198	79	53
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.6	4.3%	IIe	88	8.3	6.7	205	82	55
399	Readlyn loam, 0 to 2 percent slopes	2.2	2.7%	I	88	8.1	6.3	205	82	55
507	Canisteo silty clay loam, 0 to 2 percent slopes	1.7	2.0%	IIw	83	7	4.1	198	79	53
Weighted Average					88.3	8.3	5.5	205.5	82.2	55.1

Contact:
Reed Kuper 641-425-8617



3 Feed Bunkers 2 bunkers (30 X 185) 1 bunker (22 X 185)



Calf Barn with 14 individual pens an one group pen of 10 head



Two compressors



Bed Pack System with cement manure storage



Feeding apron



Dry Cow Lot (30 X 60)



10,000 Bu Drying Bin



Dry hay storage or room to milk another 50 cows



Mono-slope Barn (56 x150) Bed Pack



Mono-slope Barn (56 x150) Bed Pack



Holding Room prior to milking



320,000 cement manure storage



Muller 3,000 gallon Milk Tank



Mono-Slope Building (100 X 250) Currently milking 100 cows with the ability to milk 150



Double Parallel 10 Parlor



Rapid release



2-story Farmhouse