



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



We are pleased to present: 40 acres MOL

TOTAL ACRES:	40
PRICE:	\$80,000.00

Price Per Acre: \$2,000.00

Owner: Green

Operator:

County & State: Wayne Co., IA

Location:

Possession Date: To be agreed

Drainage Info:

Average CSR:

Taxable Acres: 40

Net RE Taxes: \$0

Taxes payable in:

Topography: Rolling

F.S.A. Information:

Farmland:

Crop Acres:

CRP Acres:

Wheat Base:

Wheat Yield:

Corn Base:

Corn Yield:

Soybean Base:

Soybean Yield:

Approximate Breakdown of Acres:

Total Acres: 40

Tillable Acres:

CRP Acres:

Farmstead:

Roads:

Waterways:

Timber: 40

Pasture:

Legal Description:

034-070N-020W

Exact legal description and number of acres will be determined once owners receive the survey.

To Contact Listing Agent:

Tom Swan 641-895-2280

Comments & Building Information:

The farm is currently in the forest preserve so there are no property taxes. Beautiful hardwood native timber with plenty of large deer and turkeys.



Lease/CRP Information:

TOTAL REALTY CO.

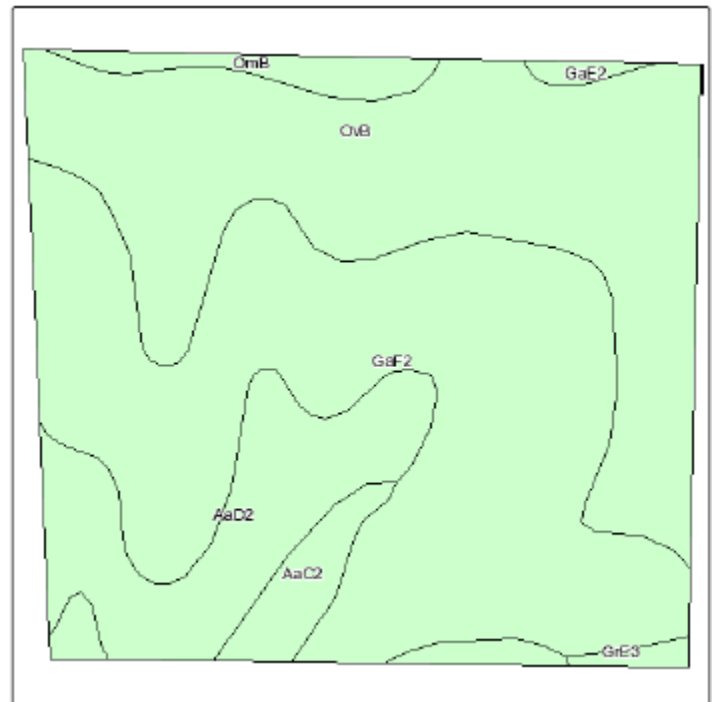


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*Your Farmland
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Oats	Soybeans
GaF2	Gara loam, 18 to 24 percent slopes, moderately eroded	16.5	44.5%	Vlle	10			89	36	24
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	13	35.2%	Ile	60	9.6	3.8	156	62	42
AaD2	Adair loam, 9 to 14 percent slopes, moderately eroded	4.6	12.5%	IVe	15	4.6	2.9	95	38	26
AaC2	Adair loam, 5 to 9 percent slopes, moderately eroded	1.6	4.3%	IIle	30	5.5	3.3	116	46	31
OmB	Olmitz loam, 2 to 5 percent slopes	0.9	2.4%	Ile	72	9.6	5.8	172	69	46
GaE2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.2	0.5%	Vle	33	6.2	3.7	120	48	32
GrE3	Gara soils, 14 to 18 percent slopes, severely eroded	0.2	0.5%	Vle	30	5.7	3.4	116	46	31
Weighted Average					30.8	4.5	2	116.7	46.7	31.5

Contact:
Doug Yegge 563-320-9900