



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



We are pleased to present: 160 a. MOL, Steele Co., MN

TOTAL ACRES:	160
PRICE:	\$1,050,000.00
Price Per Acre:	\$6,562.50
Owner:	Helen J. Fiebigler Trust
Operator:	Wanous Brothers
County & State:	Steele Co., MN
Location:	Blooming Prairie
Possession Date:	As agreed
Drainage Info:	Natural/Tile
Average PI:	90.9 Total Acres; 92.1 Tillable Acres
Taxable Acres:	156
Net RE Taxes:	\$6,294.00
Taxes payable in:	2010
Topography:	Gentle Roll

F.S.A. Information:

Farmland:	160	Corn Base:	105.8
Crop Acres:	121.1	Corn Yield:	114
CRP Acres:	29.2	Soybean Base:	10.1
Wheat Base:	0.7	Soybean Yield:	37
Wheat Yield:	38		

Approximate Breakdown of Acres:

Total Acres:	160
Tillable Acres:	121.1
CRP Acres:	29.2
Farmstead:	
Roads:	5.65
Waterways:	3.72
Timber:	
Pasture:	0.33

Legal Description:

Section 32, T-105-N, R-19-W, Steele County Minnesota

Comments & Building Information:

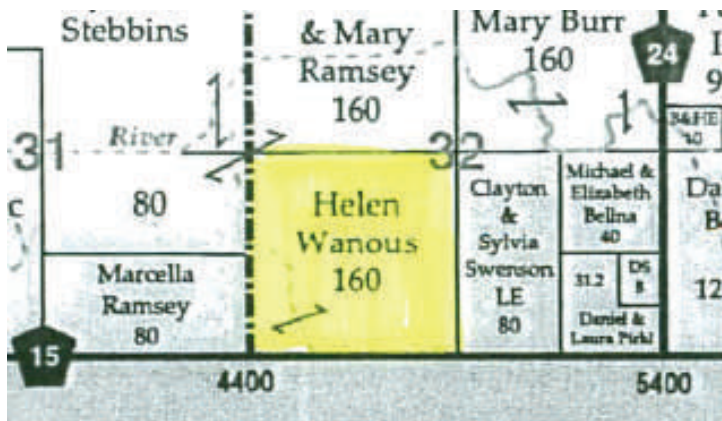
High quality farm with good soils. Would make good add-on farm and/or investment farm.

To Contact Listing Agent:

Reed Kuper 641-425-8617

Lease/CRP Information:

Open lease. There are 19.3 CRP acres with a contract expiration date of September 2018 with an annual payment of \$2,741. The second contract with 9.9 CRP acres will expire in September of 2012 with an annual payment of \$1,136. The new owner will have possession to farm the land for the 2012 crop season.



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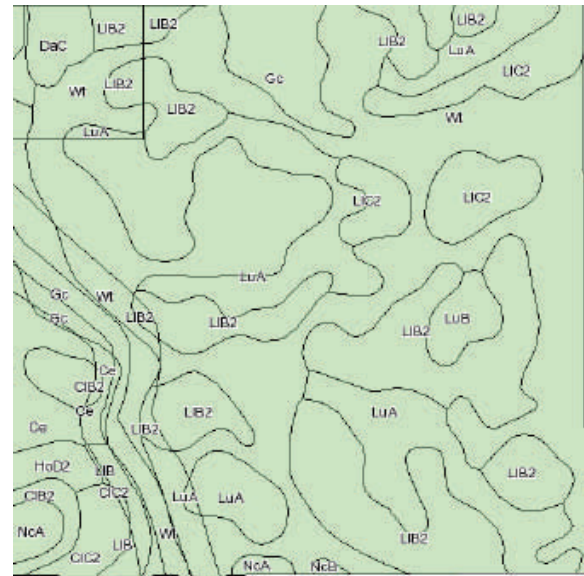


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*Your Farmland
Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Brome grass alfalfa	Brome grass alfalfa hay	Com	Oats	Soybeans
Wt	Webster clay loam	54.1	35.2%	IIw	93	6.1	4.7	188	86	56
LIB2	Lester loam, 2 to 6 percent slopes, eroded	33	21.4%	IIe	91	7	5.4	184	88	55
LuA	Le Sueur clay loam, 0 to 2 percent slopes	25.3	16.4%	I	98	8.6	6.6	198	93	59
Gc	Glencoe clay loam	12.9	8.3%	IIIw	86	5.2	4	174	75	52
LIC2	Lester loam, 6 to 12 percent slopes, eroded	9.6	6.2%	IIie	76	6.6	5.1	154	78	46
Ce	Canisteo clay loam	4.3	2.8%	IIw	93	5.5	4.2	188	84	56
CIB2	Clarion loam, 2 to 6 percent slopes, eroded	2.8	1.8%	IIe	95	7.8	6	192	88	57
CIC2	Clarion loam, 6 to 12 percent slopes, eroded	2.2	1.4%	IIie	92	6.9	5.3	186	79	55
DaC	Dakota sandy loam, 6 to 14 percent slopes	2.1	1.4%	IIie	58	6	4.6	117	71	35
LuB	Le Sueur clay loam, 2 to 4 percent slopes	2.1	1.3%	I	98	8.5	6.5	198	92	59
NcA	Nicollet clay loam, 0 to 2 percent slopes	1.7	1.1%	I	99	7.9	6.1	200	94	59
HoD2	Hayden loam, 12 to 18 percent slopes, eroded	1.6	1.0%	IVe	62	4.8	3.7	125	57	37
LIB	Lester loam, 2 to 6 percent slopes	1.5	1.0%	IIe	91	7.2	5.5	184	89	55
DaB	Dakota sandy loam, 2 to 6 percent slopes	0.9	0.6%	IIe	69	6.7	5.2	139	80	41
NcB	Nicollet clay loam, 2 to 4 percent slopes	0.2	0.1%	I	95	7.9	6.1	192	94	57
Weighted Average					90.9	6.7	5.2	183.9	85.7	54.8

**Contact:
Reed Kuper
641-425-8617**

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