



700 6th Ave., DeWitt, IA 52742  
 Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



**We are pleased to present: 124 a., Davis Co., IA**

<b>TOTAL ACRES:</b>	<b>124</b>
<b>PRICE:</b>	<b>\$613,800</b>
<b>Price Per Acre:</b>	\$4,950
<b>Owner:</b>	Wixom
<b>Operator:</b>	Mark Henderson
<b>County &amp; State:</b>	Davis, Co., IA
<b>Location:</b>	NW of Drakesville, IA
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural and Tile
<b>Average CSR:</b>	68.4
<b>Taxable Acres:</b>	118.85
<b>Net RE Taxes:</b>	\$2,088
<b>Taxes payable in:</b>	2010
<b>Topography:</b>	Level

**F.S.A. Information:**

<b>Farmland:</b>	116.9	<b>Corn Base:</b>	73.3
<b>Crop Acres:</b>	113.5	<b>Corn Yield:</b>	113
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	39.9
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	37
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	124
<b>Tillable Acres:</b>	114.8
<b>CRP Acres:</b>	0
<b>Farmstead:</b>	
<b>Roads/Ditch:</b>	8.2
<b>Waterways:</b>	1
<b>Timber:</b>	
<b>Pasture:</b>	

**Legal Description:**

NE 1/4 SW 1/4, SE 1/4 NW 1/4, part NE 1/4 NW 1/4, part SW 1/4 NE 1/4, and all being in Section 21, Township 70 North, Range 15, West of the 5th P.M.

See attached for complete legal description.

**To Contact Listing Agent:**

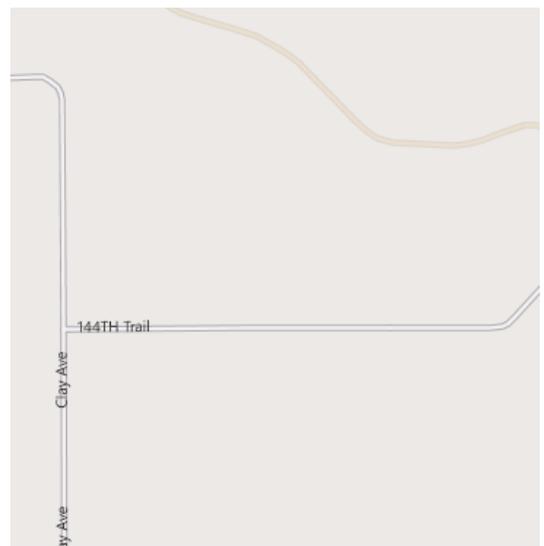
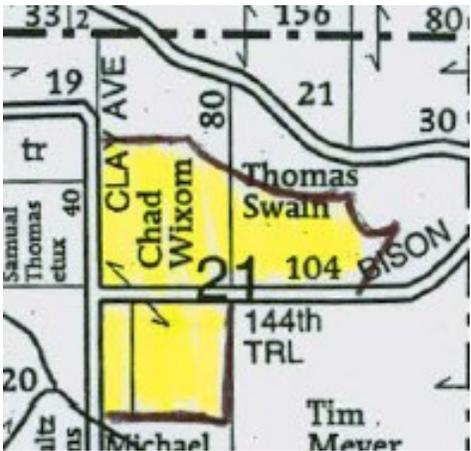
**Douglas R. Yegge 563-320-9900**

**Lease/CRP Information:**

Open for the 2012 crop season.

**Comments & Building Information:**

Nice, level crop land.



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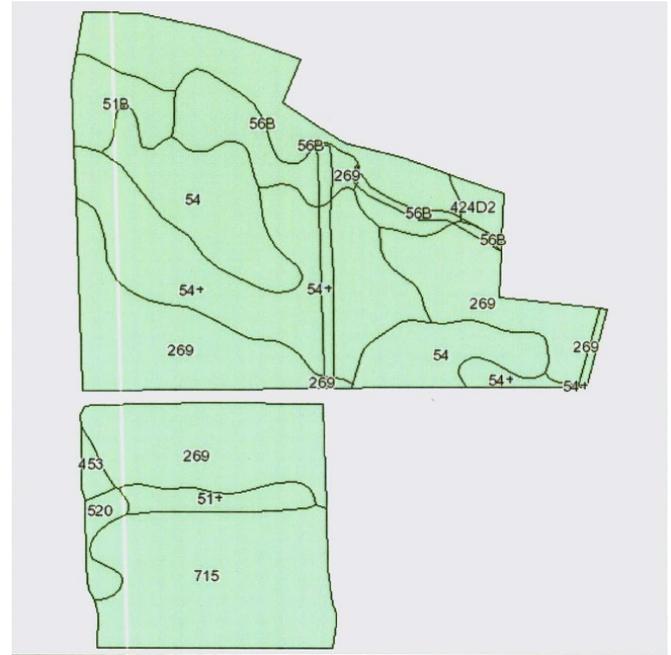
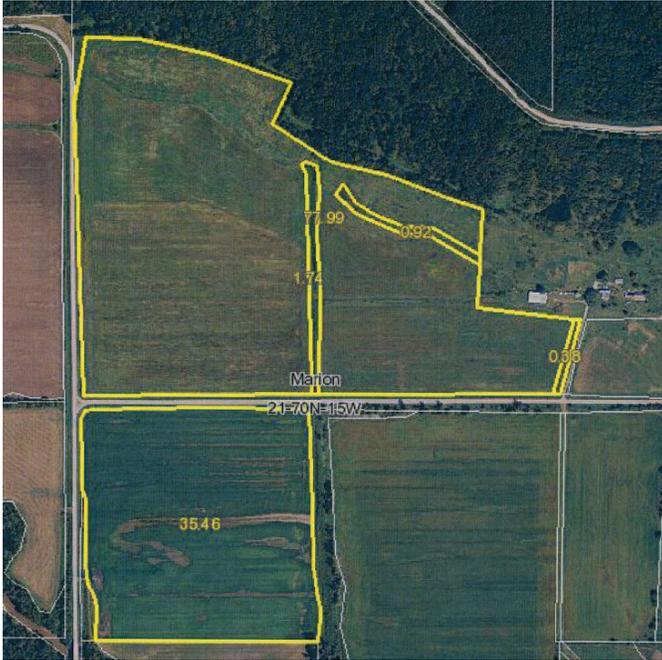


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*Your Farmland  
 Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
269	Humeston silt loam, 0 to 2 percent slopes	38.3	32.9%	IIIw	58	5.5	3.3	153	61	41
54+	Zook silt loam overwash, 0 to 2 percent slopes	21.5	18.5%	IIw	75		3.9	176	70	48
715	Nodaway-Amana silt loams, 0 to 2 percent slopes	18.7	16.0%	IIw	85	10.7	6.3	190	76	51
54	Zook silty clay loam, 0 to 2 percent slopes	15	12.9%	IIw	70		3.8	170	68	46
56B	Cantril loam, 2 to 5 percent slopes	12.9	11.1%	Ile	67	7.6	4.5	165	66	45
51B	Vesser silt loam, 2 to 5 percent slopes	3.9	3.4%	IIw	70	6.4	3.8	170	68	46
51+	Vesser silt loam overwash, 0 to 2 percent slopes	2.7	2.3%	IIw	70	6.5	4	170	68	46
520	Coppock silt loam, 0 to 2 percent slopes	1.5	1.3%	IIw	65	6.1	3.6	163	65	44
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	1.2	1.1%	IVe	15			95	38	26
453	Tuskeego silt loam, 0 to 2 percent slopes	0.8	0.7%	IIIw	53	5.3	3.2	147	59	40
<b>Weighted Average</b>					<b>68.4</b>	<b>4.8</b>	<b>4.1</b>	<b>167.4</b>	<b>66.8</b>	<b>45.2</b>

**Contact:**  
**Doug Yegge 563-320-9900**