

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



# We are pleased to present: 69 acres, Muscatine Co., IA

TOTAL ACRES:	69
PRICE:	\$414,000.000
Price Per Acre:	\$6,000
Owner:	Robin Roman
<b>Operator:</b>	Robert O. Smith
County & State:	Muscatine Co., IA
Location:	1 mile Southwest of Atalissa, IA
Possession Date:	At closing
Drainage Info:	Natural
Average CSR:	66.4
Taxable Acres:	69
Net RE Taxes:	\$1,560
Taxes payable in:	2010
Topography:	Level

### Legal Description:

The South 70 acres of the West 1/2 of the Southwest 1/4 of Section 16, excepting there from the portion lying Northwesterly of the ditch in the Northwest corner thereof, all in Township 78 North, Range 3 West of the 5th P.M., subject to public roads and any easements of record.

#### **Comments & Building Information:**

Nice, level crop land.



	<u>F.S.A. Information:</u>					
Farmland:	69	Corn Base:	61.5			
Crop Acres:	67.3	Corn Yield:	128			
CRP Acres:	0	Soybean Base:	5			
Wheat Base:		Soybean Yield:	41			
Wheat Yield:						

#### Approximate Breakdown of Acres:

#### To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

#### Lease/CRP Information:

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 it's employees.



## We are pleased to present: 69 a., MOL Muscatine Co., IA





Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
2587	Dolbee silt loam, sandy substratum, 0 to 2 percent slopes	21.9	32.4%	llw	68	5.8	3.5	175	70	47
653	Tuskeego silt loam, sandy substratum, 0 to 2 percent slopes	21.7	32.2%	Illw	51	5.8	3.5	152	61	41
1520	Coppock silt loam, sandy substratum, 0 to 2 percent slopes	7.8	11.5%	llw	67	6.2	3.7	173	69	47
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	7	10.3%	llw	83	7	4.2	195	78	53
1926	Canoe silt loam, sandy substratum, 0 to 2 percent slopes	6.5	9.7%	I	85	9.6	5.7	198	79	53
826	Rowley silt loam, 0 to 2 percent slopes	1.7	2.5%	1	95		6.5	211	84	57
3133	Colo silty clay loam, rarely flooded, 0 to 2 percent slopes	1	1.4%	llw	80	6.8	4.1	191	76	52
	Weighted Average			66.4	6.2	3.9	172.8	69.1	46.6	



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