

700 6th Ave., DeWitt, IA 52742

Phone: 563-659-8185 Fax: 563-659-8189

www.totalrealtyco.com



# We are pleased to present: 82 acres, Worth Co., IA

TOTAL ACRES:	82		F.S.A. Information:  82 Corn Base:  80 Corn Yield:  Soybean Base:	Information:	
PRICE:	\$739,000.00	Farmland:	82	Corn Base:	42.5
Price Per Acre:	\$9.012.00	Crop Acres:	80	Corn Yield:	130
Owner	Iohnston	CRP Acres:		Soybean Base:	37.5
PRICE: \$739,000.00	Johnston	Wheat Base:		Soybean Yield:	41

Wheat Yield:

# Approximate Breakdown of Acres:

Total Acres:	82
Tillable Acres:	80
CRP Acres:	
Farmstead:	
Roads:	2
Waterways:	
Timber:	
Pasture:	

### To Contact Listing Agent:

Reed Kuper 641-425-8617 Douglas R. Yegge 563-320-9900

## **Lease/CRP Information:**

Land is available for 2012 possession. Good operator is currently farming the land and is willing to continue leasing the farm.

Roger 6	110	Harmon 90	AVE	loyee	rich 182	Serena Holstad	TV
Faught LE etal 122 June Field	LE etal	Dean Gorden	Dean R Gordon ethix 246 Lois Northway 80	Montgomery 120  Valborg t Forland LR etal 116	Douglas Cooper 160 Suzanne Pearson etal 77	lon Shields ettux	Pe N
Altee Tostenson 75 Charle Irons etal 78	Steven Halfman W BOOK BOOK BE	소설은 EF	nnis	Turn stall 120 a	Marian Urbatsch Trust etal 150	Harian Salarian Salar	I
Mangaret Wilkins	Gene Halfrian etux	Donald Dobel Trust etal 160	Marian Urbatch Trust etal	Gary McKercher LI etal 3 154	Richard Gordon	126	1
Poraine Hansen 10 Eric Hill etux 70	Andrew So	Derothy Bartlett LE et al 160	etux 160	Denis Ben- jegerdes	4 155	40 signal same	
Byron Hill Family Susan Trust Hill 80 80	STORE AND	Lots Hungerford LE	Leon Benjegerdes 78	Dorot Ames	to the distance of the distanc	101 Jac etu	
Roger Backhaus etux			Krager 66 Gall Powell	Chad Holden	Earl Trenhalle etux	Philip Strand	4
Byron Hill Trust		MANEY	Roger Holden LE S etal	Timothy Holden etal		Joan Rich Trust	

Operator:

County & State: Worth Co., Iowa

Location: North of Manly, Iowa

2010

Possession Date: To be agreed

Drainage Info: Tile Average CSR: 86.9

Taxable Acres: 82 acres Net RE Taxes: \$2,078.00

Taxes payable

in:

Topography: Level

### **Legal Description:**

Exact legal to come from abstract. The southwest 1/4 of the northeast 1/4 and the southeast 1/4 of the northwest 1/4 and a lane 33 ft. wide or more along the north 1/2 of the east side of the northwest 1/4, all in section 10, township 98 north, range 20 west of the 5th P.M.

## **Comments & Building Information:**

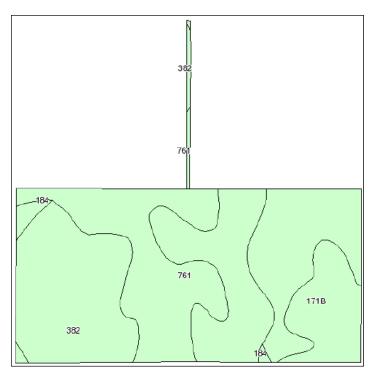
High quality farmland with recent tile drainage system already installed. Land lays very nice and is a very productive farmland. The lane to the farm is owned by the seller, and is not an easement.





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Code	Soil Description		Percent of field	Non-Irr Class		_	Bromegrass alfalfa hay	Corn	Oats	Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	36	44.6%	llw	86	7.8	4.6	202	81	55
761	Franklin silt loam, 1 to 3 percent slopes	34.6	42.9%	-	90	7.9	6.2	208	83	56
171B	Bassett loam, 2 to 5 percent slopes	8.9	11.1%	lle	78	7.3	6	191	76	52
184	Klinger silty clay loam, 1 to 3 percent slopes	1.2	1.4%	I	93	8.4	6.6	212	85	57
Weighted Average			86.9	7.8	5.5	203.5	81.4	55.1		