



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: 82 acres, Worth Co., IA**

<b>TOTAL ACRES:</b>	<b>82</b>
<b>PRICE:</b>	<b>\$739,000.00</b>

**Price Per Acre:** \$9,012.00

**Owner:** Johnston

**Operator:**

**County & State:** Worth Co., Iowa

**Location:** North of Manly, Iowa

**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:** 2010

**Topography:** Level

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

<b>Farmland:</b>	82	<b>Corn Base:</b>	42.5
<b>Crop Acres:</b>	80	<b>Corn Yield:</b>	130
<b>CRP Acres:</b>		<b>Soybean Base:</b>	37.5
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	41
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	82
<b>Tillable Acres:</b>	80
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	2
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**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.



**To Contact Listing Agent:**

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

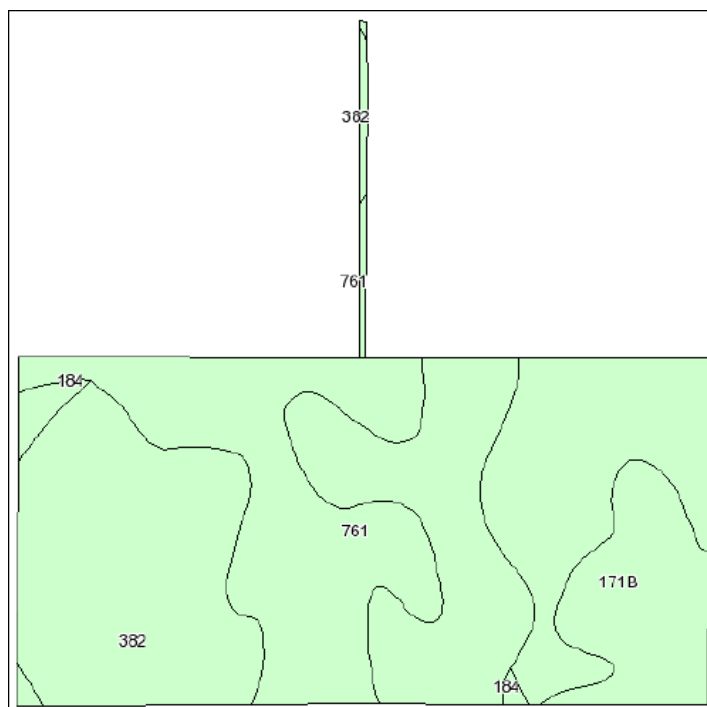
**Lease/CRP Information:**

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





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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	36	44.6%	IIw	86	7.8	4.6	202	81	55
761	Franklin silt loam, 1 to 3 percent slopes	34.6	42.9%	I	90	7.9	6.2	208	83	56
171B	Bassett loam, 2 to 5 percent slopes	8.9	11.1%	Ile	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