



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



We are pleased to present: 100 acres, Scott Co., IA

TOTAL ACRES:	100
PRICE:	\$695,000.00

Price Per Acre: \$6,950.00
Owner: Jeff Hoker
Operator: Harvest Hill Farms
County & State: Scott Co., IA
Location: North of Dixon
Possession Date: To be agreed
Drainage Info: Natural
Average CSR: 69
Taxable Acres: 100 acres
Net RE Taxes: \$1,590 estimate
Taxes payable in: 2010
Topography: Gentle Slope

F.S.A. Information:

Farmland: 100 **Corn Base:** 92.13 est.
Crop Acres: 93.4 **Corn Yield:**
CRP Acres: **Soybean Base:** .87 est.
Wheat Base: **Soybean Yield:**
Wheat Yield:

Approximate Breakdown of Acres:

Total Acres: 100
Tillable Acres: 93.4
CRP Acres:
Farmstead:
Roads: 2.34
Waterways: 4.26
Timber:
Pasture:

Legal Description:

NW 1/4 NE 1/4 NE 1/4 NW 1/4 excluding house and buildings in the NW corner and all land south of County Road Y4E in NW 1/4 NW 1/4 all in Sec. 12, T-80-N, R-1-E of the 5th P.M.

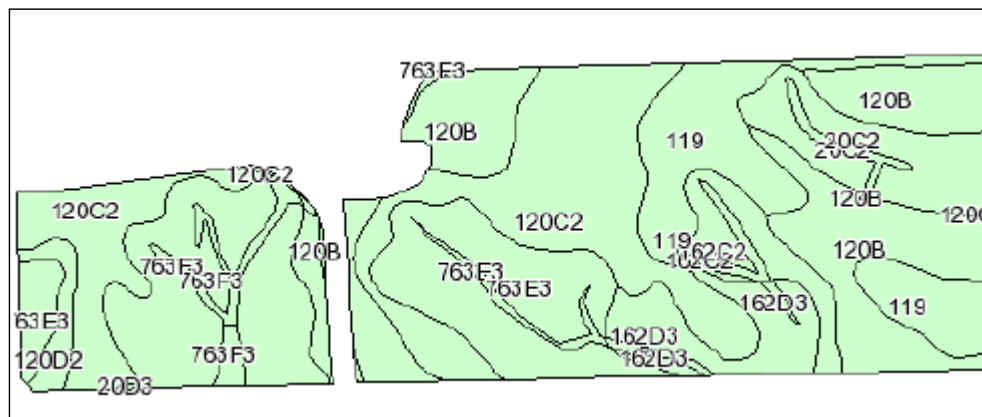
To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Comments & Building Information:





Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	23.4	24.1%	IIIe	78	11.1	6.6	192	77	52
120B	Tama silty clay loam, 2 to 5 percent slopes	18.8	19.2%	IIe	95	11.7	7	215	86	58
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	13.7	14.0%	VIe	21	6.4	3.8	115	46	31
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	13	13.3%	VIe	40	7.1	4.2	141	56	38
119	Muscatine silty clay loam, 0 to 2 percent slopes	10.8	11.1%	I	100	11.4	6.8	222	89	60
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	6.7	6.9%	IIIe	73	10.7	6.4	186	74	50
162D3	Downs silty clay loam, 9 to 14 percent slopes, severely eroded	5.4	5.5%	IVe	60	9.3	5.5	168	67	45
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.3	4.4%	IIIe	73	10.5	6.3	186	74	50
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	1.5	1.5%	IIIe	68	10.5	6.3	179	72	48
Weighted Average					69	9.9	5.9	180	72	48.6