

700 6th Ave., DeWitt, IA 52742

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

www.totalrealtyco.com



We are pleased to present: 107 acres, Butler Co., IA

| TOTAL ACRES: | 107 |
|--------------|--------------|
| PRICE: | \$560,000.00 |
| | |

Price Per Acre: \$5,233.00

Owner: Mervin Schmidt

Operator: Schmidt

County & State: Butler Co., Iowa

Location: Northeast of Dumont 2.5 miles

Possession Date: To be agreed

Drainage Info: Tile/Natural

Average CSR: 55.3

Taxable Acres: 107 acres

Net RE Taxes: \$1,744.00

Taxes payable

2010

in:

Topography: Gentle Slopes

Legal Description:

West 1/2, Northeast 1/4, Fract. 1/4, Southeast 1/4, Northeast 1/4, all in Section 15, T-92-N, R-18-W, in Butler County, IA.

Comments & Building Information:

2.3 acres of wetlands. Ag drainage well on the property. Nice combination farm for row crop and recreational use.

CSR rating for the tillable acres is 65



F.S.A. Information:

Farmland:107Corn Base:53.1Crop Acres:104.1Corn Yield:115CRP Acres:33.9Soybean Base:0Wheat Base:Soybean Yield:

Wheat Yield:

Approximate Breakdown of Acres:

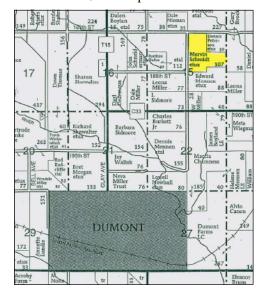
Total Acres: 107
Tillable Acres: 70.2
CRP Acres: 33.9
Farmstead:
Roads: 2.9
Waterways:
Timber:
Pasture:

To Contact Listing Agent:

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

Lease/CRP Information:

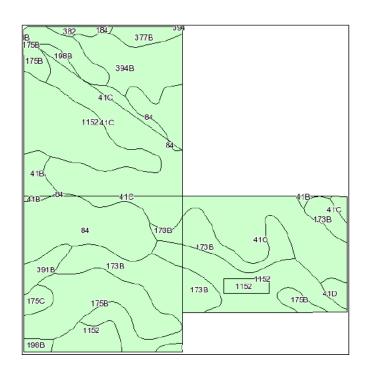
33.9 CRP acres on contract until Sept. 2018 at \$123.34 per acre





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| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Irr Class | CSR | Bromegrass alfalfa | Bromegrass alfalfa hay | Corn | Corn Irrigated | Oats | Soybeans |
|------------------|--|-------|------------------|------------------|--------------|-----|-----------------------|---------------------------|------|-------------------|------|----------|
| 41C | Sparta loamy fine sand, 5 to 9 percent slopes | 26.3 | 25.3% | IVs | | 25 | 3.8 | 3 | 123 | | 49 | 33 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes | 21 | 20.2% | llw | | 68 | 6.2 | 3.9 | 181 | | 72 | 49 |
| 173B | Hoopeston fine sandy loam, 2 to 5 percent slopes | 16.5 | 15.8% | lle | | 55 | 5.7 | | 163 | | 65 | 44 |
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 12.4 | 11.9% | llw | | 75 | 7 | 4.2 | 190 | | 76 | 51 |
| 175B | Dickinson fine sandy loam, 2 to 5 percent slopes | 10.8 | 10.4% | Ille | | 55 | 5.6 | 4.6 | 163 | | 65 | 44 |
| 394B | Ostrander loam, 2 to 5 percent slopes | 6.7 | 6.4% | lle | | 85 | 7.6 | 6.5 | 204 | | 82 | 55 |
| 198B | Floyd loam, 1 to 4 percent slopes | 3 | 2.9% | llw | | 75 | 7.4 | 5.8 | 190 | | 76 | 51 |
| 41B | Sparta loamy fine sand, 1 to 5 percent slopes | 1.9 | 1.9% | IVs | lle | 40 | 4 | 3.2 | 143 | 150 | 57 | 39 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 1.6 | 1.5% | lle | | 90 | 8 | 6.7 | 211 | | 84 | 57 |
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 1.5 | 1.5% | llw | | 72 | 7.2 | 4.2 | 186 | | 74 | 50 |
| 175C | Dickinson fine sandy loam, 5 to 9 percent slopes | 0.9 | 0.9% | Ille | | 40 | 5.4 | 4.4 | 143 | | 57 | 39 |
| 41D | Sparta loamy fine sand, 9 to 14 percent slopes | 0.8 | 0.7% | VIs | | 15 | 3.3 | 2.6 | 109 | | 44 | 29 |
| 382 | Maxfield silty clay loam, 0 to 2 percent slopes | 0.6 | 0.6% | llw | | 90 | 8.2 | 4.8 | 211 | | 84 | 57 |
| 184 | Klinger silty clay loam, 1 to 3 percent slopes | 0.1 | 0.1% | lle | | 95 | 8.6 | 6.7 | 217 | | 87 | 59 |
| Weighted Average | | | | | 55.3 | 5.7 | 3.4 | 163.8 | 2.8 | 65.3 | 44.1 | |