



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



We are pleased to present: 80 acres, Clinton Co., IA

TOTAL ACRES:	80
PRICE:	\$360,000.00

Price Per Acre: \$4,500.00
Owner: DAJAT Enterprises
Operator: Kohnert
County & State: Clinton Co., Iowa
Location: North of Calamus
Possession Date: To be agreed
Drainage Info: Natural
Average CSR:
Taxable Acres: 76.5 acres
Net RE Taxes: \$1,662.00
Taxes payable in: 2010
Topography: Gentle Slope

F.S.A. Information:

Farmland: 80 **Corn Base:** 57
Crop Acres: 73.2 **Corn Yield:** 125
CRP Acres: **Soybean Base:** 16.2
Wheat Base: **Soybean Yield:** 35
Wheat Yield:

Approximate Breakdown of Acres:

Total Acres: 80
Tillable Acres: 73.2
CRP Acres:
Farmstead:
Roads: 4.94
Waterways: 1.86
Timber:
Pasture:

Legal Description:

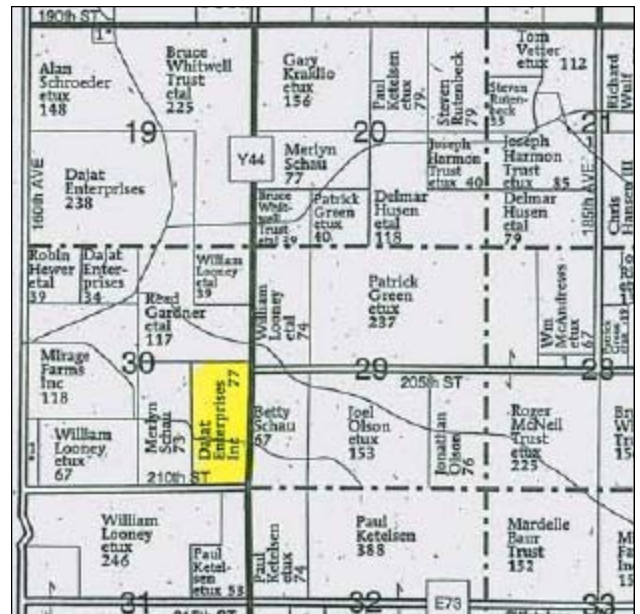
E 1/2 SE 1/4 of section 30, T-82-N, R-2-E of the 5th P.M.

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Comments & Building Information:

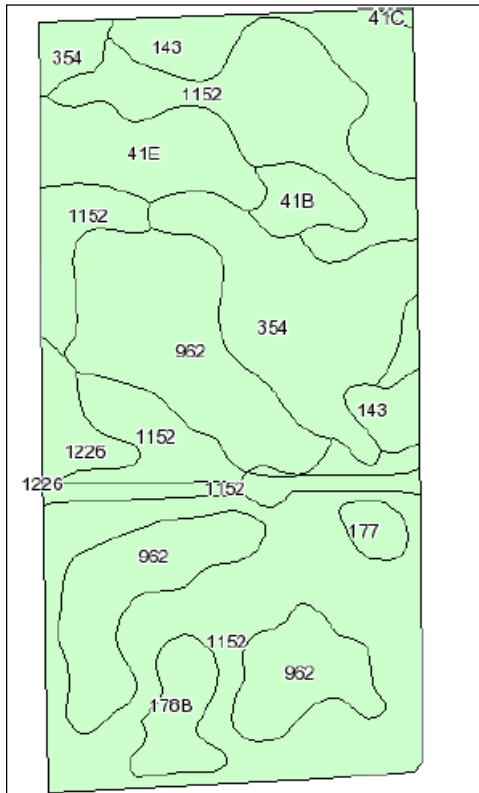
Lease/CRP Information:



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Specializing in Farmland and Residential Sales

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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
1152	Marshan clay loam, 0 to 2 percent slopes	32	42.9%	IIw		70	6.5	3.9	177		71	48
962	Elvira silty clay loam, 0 to 2 percent slopes	16.6	22.1%	IIw		60	5.8	3.5	163		65	44
354	Aquolls, ponded	9.7	12.9%	VIIw		5			89		36	24
143	Brady sandy loam, 1 to 3 percent slopes	5.9	7.9%	IIw		60		4.3	163		65	44
41E	Sparta loamy fine sand, 9 to 18 percent slopes	4.5	5.9%	VIIIs		10			96		38	26
178B	Waukee loam, 2 to 5 percent slopes	2.2	2.9%	Ile		76	9.1	5.5	185		74	50
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.7	2.3%	IIs		74	8.4	5.1	185		74	50
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.5	2.0%	IVs	Ile	40		3.2	136	150	54	37
177	Saunder loam, 0 to 2 percent slopes	0.8	1.1%	IIs		64	7.5	4.6	168		67	45
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.1	0.1%	VIIs		25		3	116		46	31
Weighted Average						54.7	4.6	3.2	156.3	3	62.6	42.3

The Information gathered for this brochure is from sources deemed reliable but can not be guaranteed by Total Realty Co. or it's employees.