



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: 30 acres, Clinton Co., IA**

<b>TOTAL ACRES:</b>	<b>30</b>
<b>PRICE:</b>	<b>\$285,000.00</b>

**Price Per Acre:** \$9,500.00

**Owner:** McLaughlin

**Operator:** Dierkx

**County & State:** Clinton, Iowa

**Location:** West of DeWitt, IA

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CSR:** 72.2

**Taxable Acres:** 31.1

**Net RE Taxes:** \$854.00

**Taxes payable in:** 2010-11

**Topography:** Level

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

<b>Farmland:</b>	31	<b>Corn Base:</b>	14.6
<b>Crop Acres:</b>	29.2	<b>Corn Yield:</b>	121
<b>CRP Acres:</b>		<b>Soybean Base:</b>	14.6
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	35
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	30
<b>Tillable Acres:</b>	29.2
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.8
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**Legal Description:**

All land in the southeast 1/4 of the southeast 1/4 of section 11 bordered on the west by 267th Ave. and on east by Hwy. 61 and all land in the northeast 1/4 of the northeast 1/4 of section 14 bordered on the west by 267th Ave. and on east by Hwy. 61. 30 acres MOL.

**To Contact Listing Agent:**

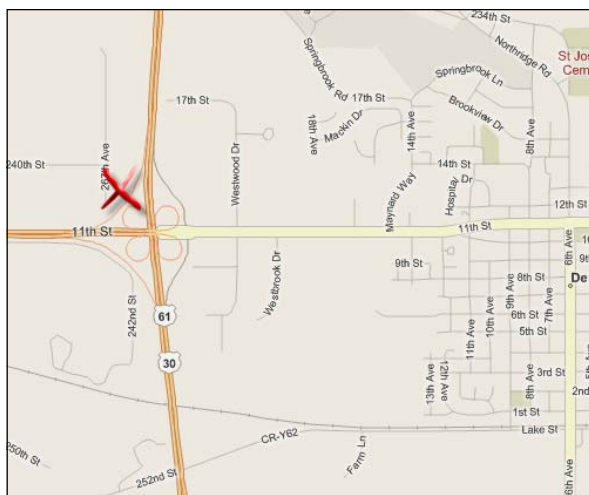
**Douglas R. Yegge 563-320-9900**

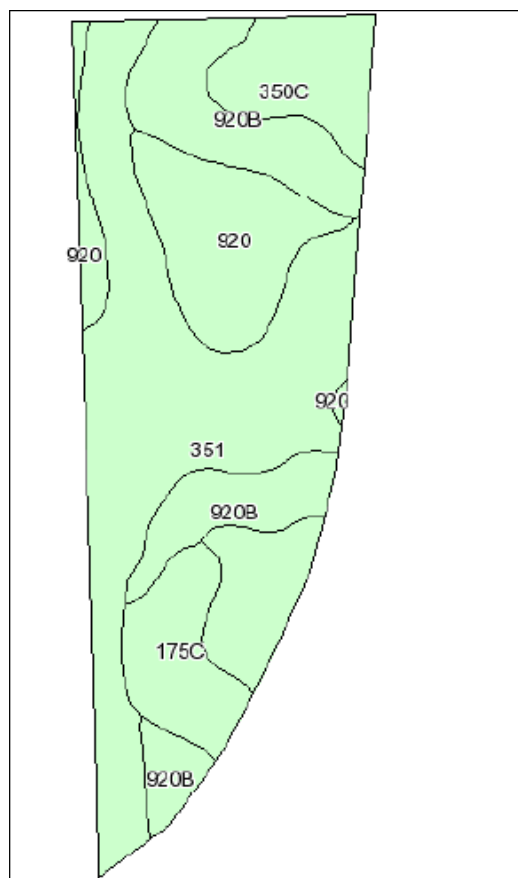
**Lease/CRP Information:**

Leased for the 2011 crop year. Open for leasing in 2012.

**Comments & Building Information:**

Nice level land. Seller desires early closing.





Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	13.8	47.3%	I	73	8.3		181	72	49
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	5.8	20.0%	IIe	82	10.2	6.1	193	77	52
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	4.6	15.6%	I	87	10.4	6.2	199	80	54
350C	Waukegan silt loam, 5 to 9 percent slopes	2.5	8.5%	IIIe	49	4.9	5.8	148	59	40
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.5	8.6%	IIIe	41	7.3	4.5	137	55	37
<b>Weighted Average</b>					<b>72.2</b>	<b>8.6</b>	<b>3.1</b>	<b>179.6</b>	<b>71.7</b>	<b>48.6</b>