



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



We are pleased to present: 312 acres, Worth Co., IA

TOTAL ACRES:	312
PRICE:	\$1,775,000.00

Price Per Acre: \$5,689.00

Owner: Berg

Operator: Debuhr

County & State: Worth Co., Iowa

Location: Adjacent to Northwood, IA

Possession Date: To be agreed

Drainage Info: Natural/Partially Tile

Average CSR: 63.8

Taxable Acres: 312.42

Net RE Taxes: \$5,606.00

Taxes payable in: 2010-11

Topography: Level

F.S.A. Information:

Farmland:	312	Corn Base:	161.4
Crop Acres:	304.7	Corn Yield:	120
CRP Acres:	40	Soybean Base:	103.3
Wheat Base:		Soybean Yield:	32
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	312
Tillable Acres:	304.7
CRP Acres:	40
Farmstead:	6.3
Roads:	1
Waterways:	
Timber:	
Pasture:	

Legal Description:

SW 1/4 of NW 1/4 & NW 1/4 of SW 1/4 of Sec. 34, and SE 1/4 of NE 1/4 and NE 1/4 of SE 1/4 & part of S 1/2 of SE 1/4 in Sec. 33, Grove Township; and North fractional 1/2 of NE 1/4 of RR right of way, in Sec. 4, Kensett Township, Worth County, Iowa

To Contact Listing Agent:

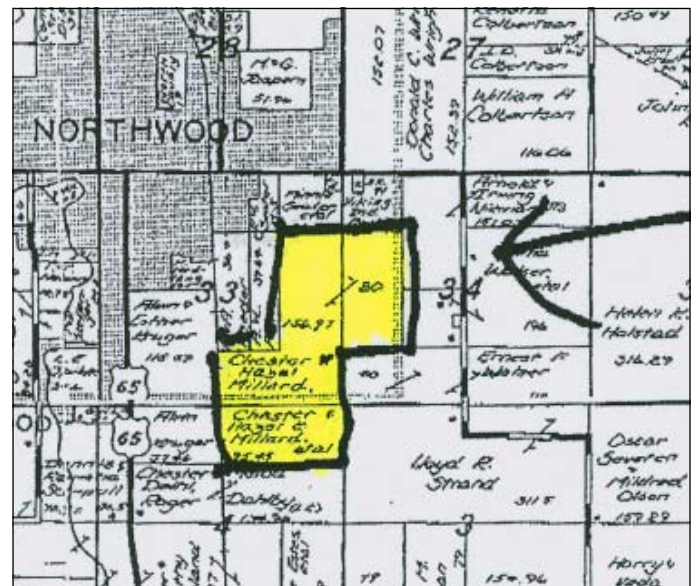
Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Leased for the 2011 crop year.

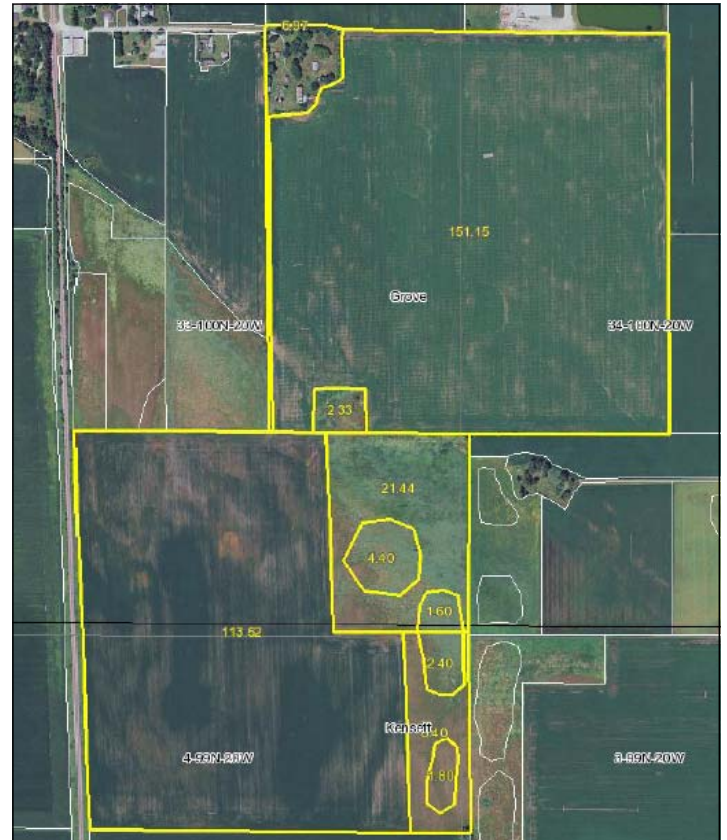
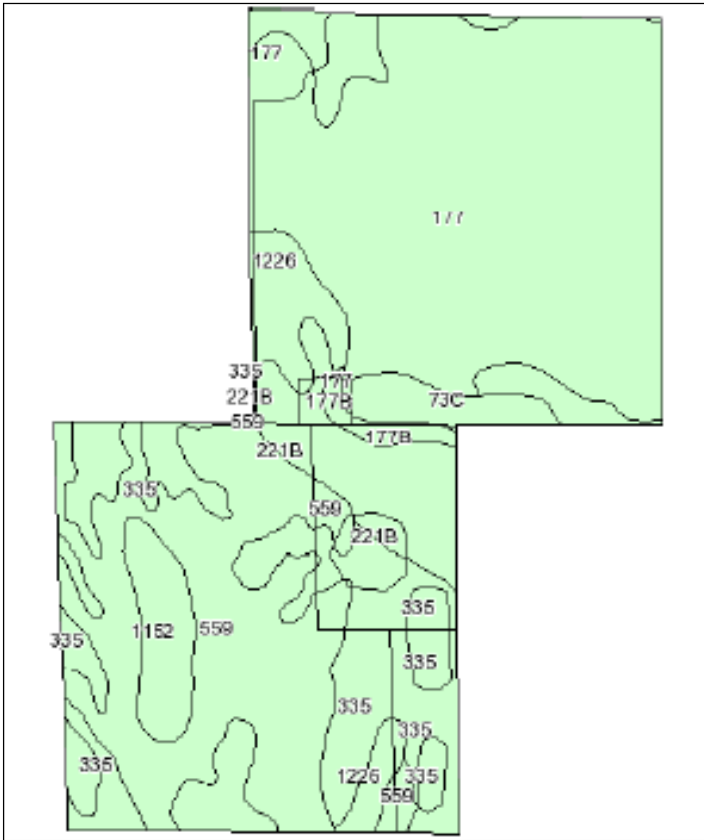
Comments & Building Information:

40 acres in CRP until September 30, 2016
 @ \$135.91 per acre (\$5,436.00)





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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
177	Saupe loam, 0 to 2 percent slopes	126.5	40.3%	IIIs	65	5.6	4.6	174	70	47
559	Taloot clay loam, deep, 0 to 2 percent slopes	69.4	22.1%	IIW	72	6.4		183	73	49
335	Haroot loam, 0 to 2 percent slopes	53.3	17.0%	IIW	63	4.7	3.5	171	68	46
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	24.6	7.8%	IIIs	70	6.6	5.1	157	76	43
221B	Palms muck, 1 to 4 percent slopes	19.8	6.3%	IIIW	40	5.9		140	56	38
1162	Marshan clay loam, 0 to 2 percent slopes	10.3	3.3%	IIW	66	6.5	3.9	175	70	47
73C	Salida sandy loam, 2 to 9 percent slopes	7.1	2.3%	IVs	10	1.9		100	40	27
177B	Saupe loam, 2 to 5 percent slopes	3	1.0%	IIe	60	5.4	4.5	167	67	45
Weighted Average					63.8	5.7	3	170.4	69.3	46