



TOTAL REALTY CO.

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

*Your Farmland
Specialist!*



We are pleased to present: 186 acres MOL in Jasper Co., IA

TOTAL ACRES:	186
PRICE:	\$948,600

Price Per Acre: \$5,100
Owner: Yegge/Brown
Operator: Vanderbroek
County & State: Jasper Co., IA
Location: 7 miles East of Monroe, IA
Possession Date: To be agreed upon
Drainage Info: Natural
Average CSR: 82
Taxable Acres: 177.1
Net RE Taxes: \$4,008
Taxes payable in: 09-10
Topography: Level

F.S.A. Information:

Farmland:	180.6	Corn Base:	96.9
Crop Acres:	164.5	Corn Yield:	113
CRP Acres:		Soybean Base:	67.6
Wheat Base:		Soybean Yield:	37
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 186
Tillable Acres: 166.9
CRP Acres:
Farmstead:
Roads: 5.4
Waterways: 1.7
Timber: 12
Pasture:

Legal Description:

S. 30 acres of the SW 1/4 of the NE 1/4 of the SE 1/4 of the NE 1/4, and the SE 1/4 in Section 19, Township 78 North, Range 18 West of the 5th P.M. except land lying west and south of the County road.

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Comments & Building Information:

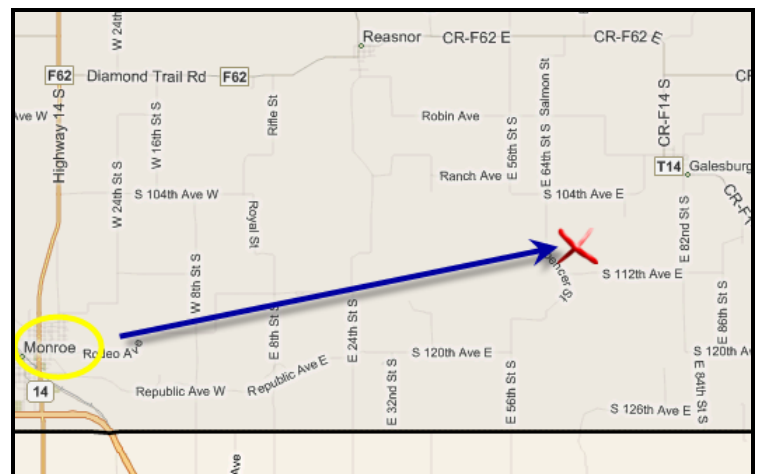
Good quality tract in a strong farming area.
Additional acres of tillable ground have been added to the above values due to land clearing.

Actual acres were determined by survey.

Owner, Douglas Yegge, is a real estate broker in the State of Iowa.

Lease/CRP Information:

Leased for 2010 at \$240/tillable acre.



TOTAL REALTY CO.

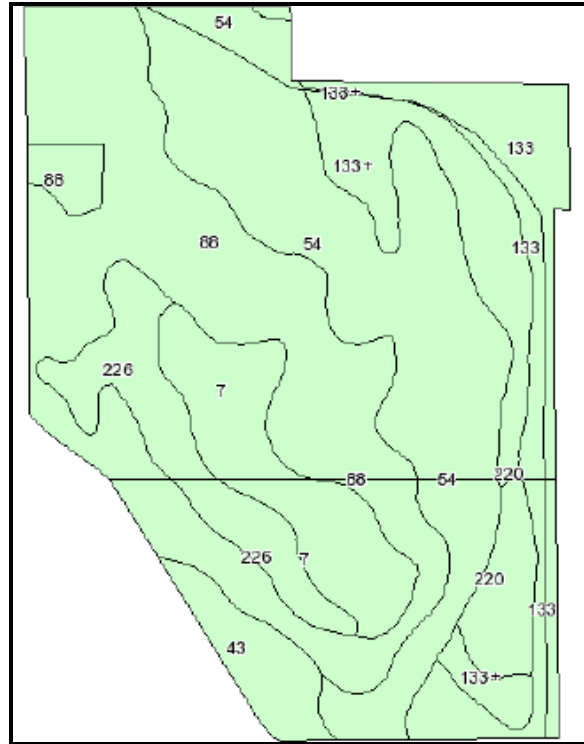


700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com

*Your Farmland
Specialist!*



We are pleased to present: 186 acres MOL in Jasper Co., IA



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans
88	Nevin silty clay loam, 0 to 2 percent slopes	58.2	32.2%	I	90		10.9	6.5	195	4	98	6.7	55
54	Zook silty clay loam, 0 to 2 percent slopes	47.5	26.3%	IIw	70	3.8		3.8	150	3.1	63	5.2	42
133	Colo silty clay loam, 0 to 2 percent slopes	18.4	10.2%	IIw	80		6.8	4.1	168	3.3	82	5.6	46
7	Wiota silt loam, 0 to 2 percent slopes	15.8	8.7%	I	90		11.4	6.5	191	3.8	92	6.3	52
133+	Colo silt loam, overwash, 0 to 2 percent slopes	15.4	8.5%	IIw	85		7	4.2	173	3.4	84	5.7	47
226	Lawler loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	13.1	7.3%	IIIs	78		9.2	5.5	169	3.4	83	5.7	42
43	Bremer silty clay loam, 0 to 2 percent slopes	6.5	3.6%	IIw	82		7	4.2	168	3.4	83	5.7	47
220	Nodaway silt loam, 0 to 2 percent slopes	5.7	3.1%	IIw	85		10.7	6.3	181	3.7	89	6.1	50
Weighted Average					81.9	1	7	5.2	174.7	3.5	83.4	5.9	48.3

Contact:
Doug Yegge 563-320-9900
or
Gary Balmer 563-370-1903