



# TOTAL REALTY CO.

700 6th Ave., DeWitt, IA 52742  
Phone: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

*Your Farmland  
Specialist!*



**We are pleased to present: 40 a., Cedar Co., IA**

<b>TOTAL ACRES:</b>	<b>40</b>
<b>PRICE:</b>	<b>\$300,000.00</b>

**Price Per Acre:** \$7,500.00

**Owner:** Terry Ruchotzke

**Operator:** Justin Kay

**County & State:** Cedar, Iowa

**Location:** North West of Lowden

**Possession Date:** To be agreed

**Drainage Info:**

**Average CSR:**

**Taxable Acres:** 39 estimate

**Net RE Taxes:** \$731.37 estimate

**Taxes payable in:** 2010

**Topography:**

## F.S.A. Information:

<b>Farmland:</b>	54	<b>Corn Base:</b>	17.2
<b>Crop Acres:</b>	40	<b>Corn Yield:</b>	133
<b>CRP Acres:</b>		<b>Soybean Base:</b>	18.8
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	45
<b>Wheat Yield:</b>			

## Approximate Breakdown of Acres:

**Total Acres:** 40

**Tillable Acres:** 40

**CRP Acres:**

**Farmstead:**

**Roads:**

**Waterways:**

**Timber:**

**Pasture:**

## Legal Description:

Part of the E 1/2 NE 1/4 of Section 28, T-82-N, R-1-W  
of the 5th P.M.

## Comments & Building Information:

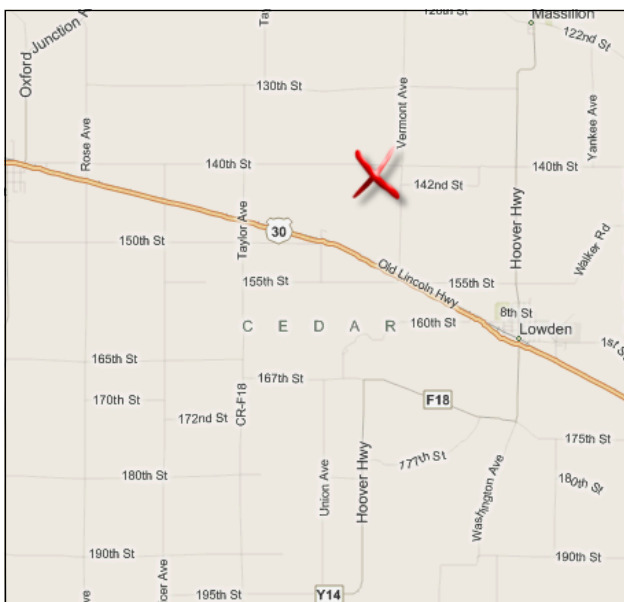
Good farming location. All tillable ground.

## To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

## Lease/CRP Information:

Subject to lease with Justin Kay

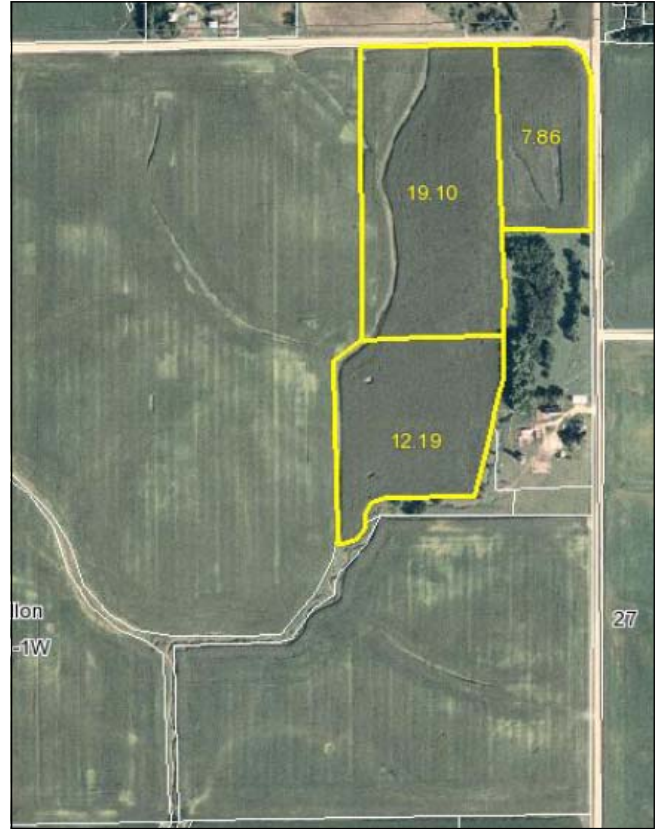
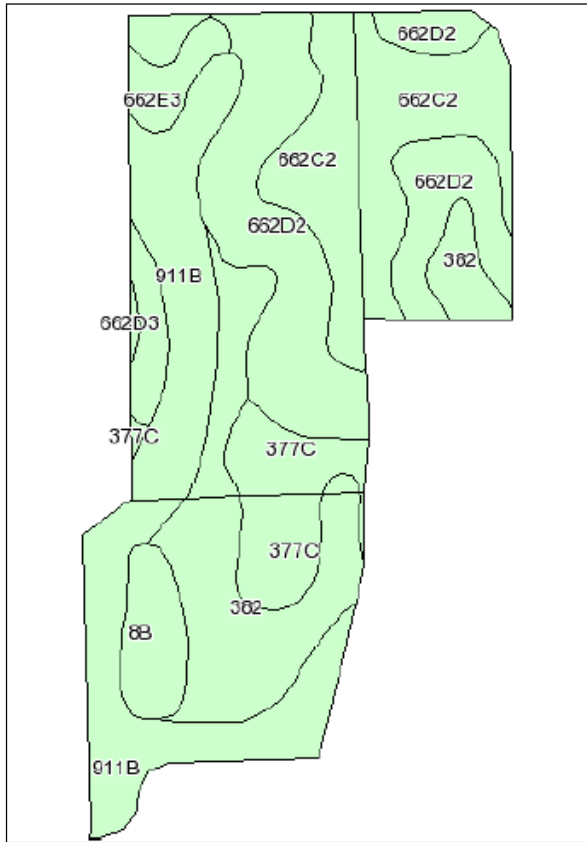


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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Oats	Soybeans
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	9	22.9%	IIIe	61	8	5.8	170	68	46
911B	Colo-Ely complex, 2 to 5 percent slopes	9	23.1%	Ile	85	6.8	4.3	203	81	55
662C2	Mt. Carroll silt loam, 5 to 9 percent slopes, moderately eroded	7.5	19.1%	IIIe	72	8.5	6.2	185	74	50
382	Maxfield silty clay loam, 0 to 2 percent slopes	7	17.9%	IIW	90	8	4.8	210	84	57
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	3.1	7.9%	IIIe	75	10.9	6.5	189	76	51
662E3	Mt. Carroll silt loam, 14 to 18 percent slopes, severely eroded	1.9	4.8%	VIe	48	7.8	5.1	153	61	41
8B	Judson silty clay loam, 2 to 5 percent slopes	1.6	4.2%	Ile	90	11.2	6.7	210	84	57
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	0.1	0.2%	IVe	58	7.1	5.5	166	66	45
Weighted Average					75.6	8.2	5.4	190.2	76	51.5