



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



We are pleased to present: 131.5 acres MOL in Scott Co., IA

TOTAL ACRES:	131.5
PRICE:	\$820,000.00

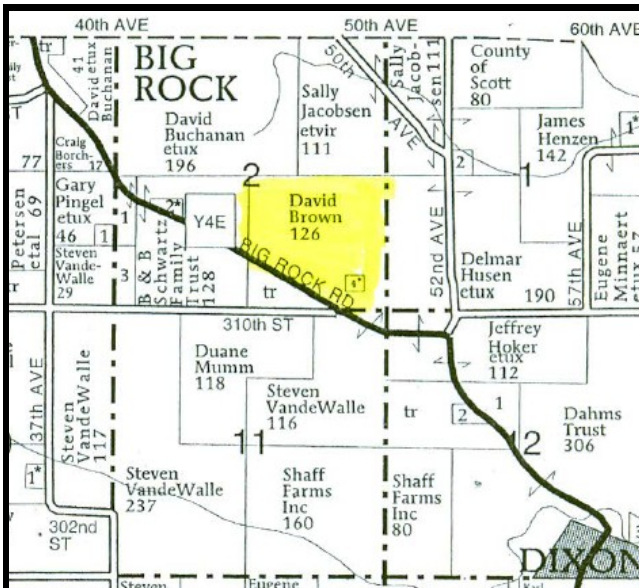
Price Per Acre: \$6,235.74
Owner: David Brown and David Brown SEP-IRA
Operator: Green
County & State: Scott Co., IA
Location: 1.5 miles West of Dixon, IA
Possession Date: To be agreed
Drainage Info: Natural & Tile
Average CSR: 52.5
Taxable Acres: 125.53 est.
Net RE Taxes: \$2,275 est.
Taxes payable in: 2011
Topography: Rolling

Legal Description:

Southeast 1/4 of Section 2, all land lying north of Y4E, Township 80 North, Range 1 east of the 5th P.M., excluding acreage and approximately 6 acres.

Comments & Building Information:

Good soils, all tillable farm on hard surface road. Good lease available. Close to river terminals.



F.S.A. Information:

Farmland:	131.3	Corn Base:	75.8
Crop Acres:	129.8	Corn Yield:	131
CRP Acres:		Soybean Base:	16.6
Wheat Base:		Soybean Yield:	45
Wheat Yield:			

Approximate Breakdown of Acres:

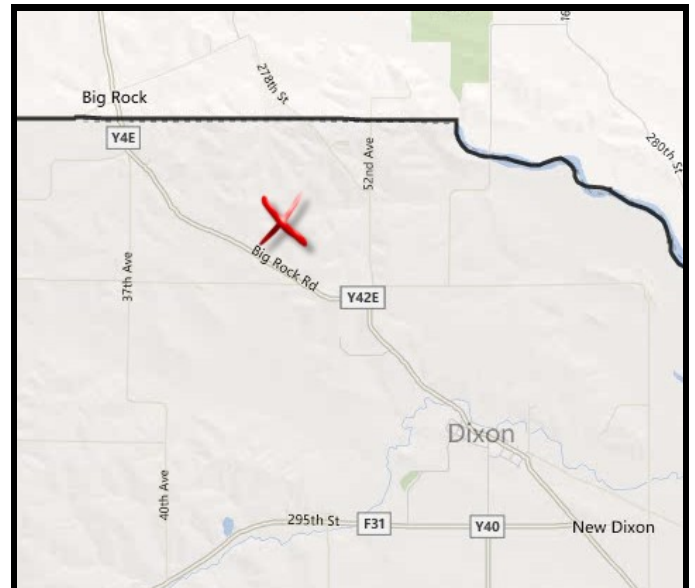
Total Acres: 131.5
Tillable Acres: 129.8
CRP Acres:
Farmstead:
Roads: .7
Waterways: 1.0
Timber:
Pasture:

To Contact Listing Agent:

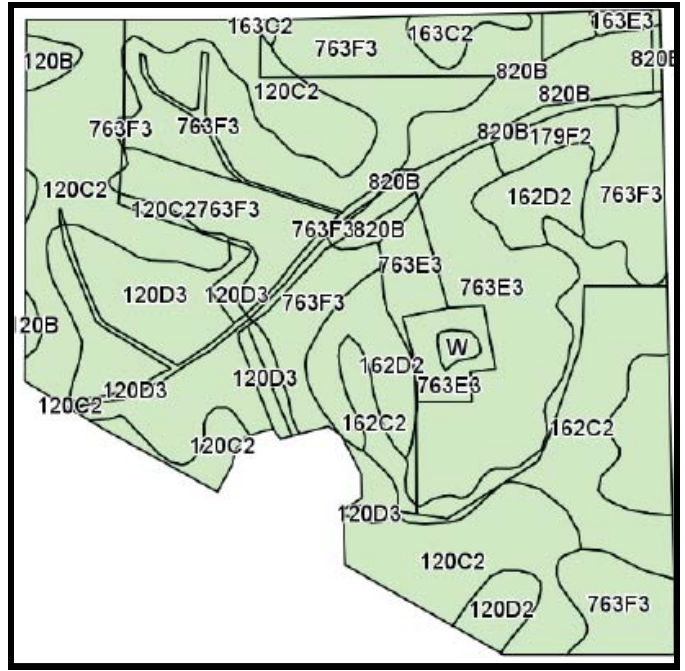
Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Open for 2013 crop year.



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	37.2	28.3%	Vle	21	6.4	3.8	115	48	31
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	26.8	20.3%	IIle	78	11.1	6.6	192	77	52
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	16.8	12.8%	Vle	40	7.1	4.2	141	58	38
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	15.3	11.6%	IVe	65	9.9	5.9	175	70	47
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.8	9.7%	IIIe	73	10.5	6.3	186	74	50
820B	Dockery silt loam, 2 to 5 percent slopes	7.8	5.9%	IIw	75		5.4	188	75	51
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	7.4	5.7%	IIIe	63	9.8	5.9	172	69	48
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	1.9	1.5%	VIIe	13			105	42	28
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	1.7	1.3%	IIIe	68	10.5	6.3	179	72	48
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.4	1.1%	IIIe	68	9.8	5.9	179	72	48
120B	Tama silty clay loam, 2 to 5 percent slopes	1.3	1.0%	Ile	95	11.7	7	215	88	58
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.6	0.4%	Vle	45	7.4	4.5	148	59	40
W	Water	0.5	0.4%		0					
Weighted Average					52.5	8.1	5.1	157.4	62.9	42.4

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900