

TOTAL REALTY CO.

Your Farmland
Specialist!

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



We are pleased to present: 80 acres MOL in Wayne Co., IA

Owner: Couchman

Location: 3 miles South of Sewal, Iowa.

Legal Description: The North 1/2 of the Southeast 1/4 of Section 15, Township 67 North, Range 21 West of the 5th P.M.

Price: \$160,000 or \$2,000 per acre

Terms: Cash

Total Acres: 80

Real Estate Taxes: \$806

Topography: Rolling

Tillable Acres: 72.3

Possession: To be agreed upon

Drainage: Natural

Roads: 1.7 est. acres

Comments: Nice grain farm.

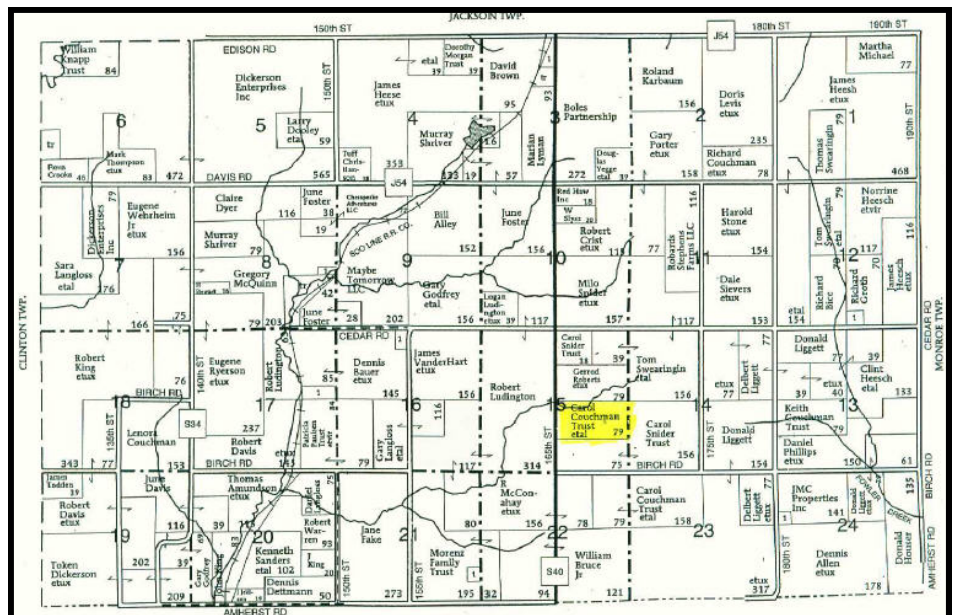
Average CSR: 41.8

Waterways: 6 est. acres

FSA Info:

Farm Acres	78
Crop Acres	72.3
Corn Base	14.4
Corn Yield	105
Soybean Base	21.4
Soybean Yield	33

Contact:
Doug Yegge 563-320-9900

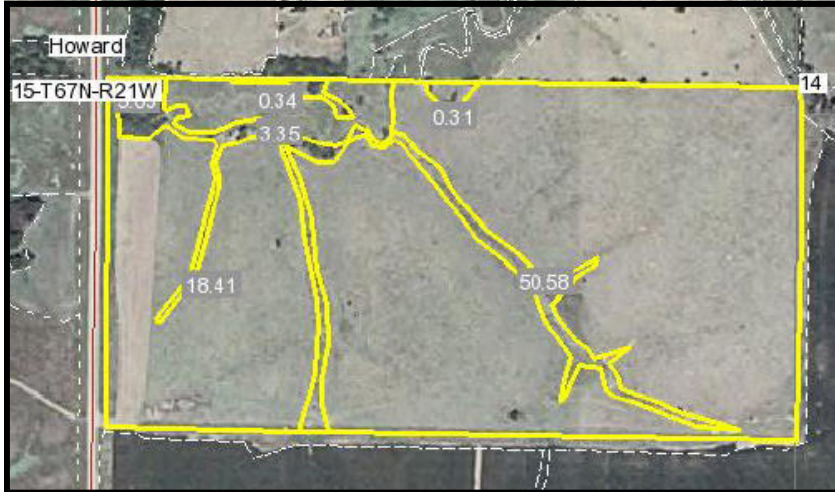


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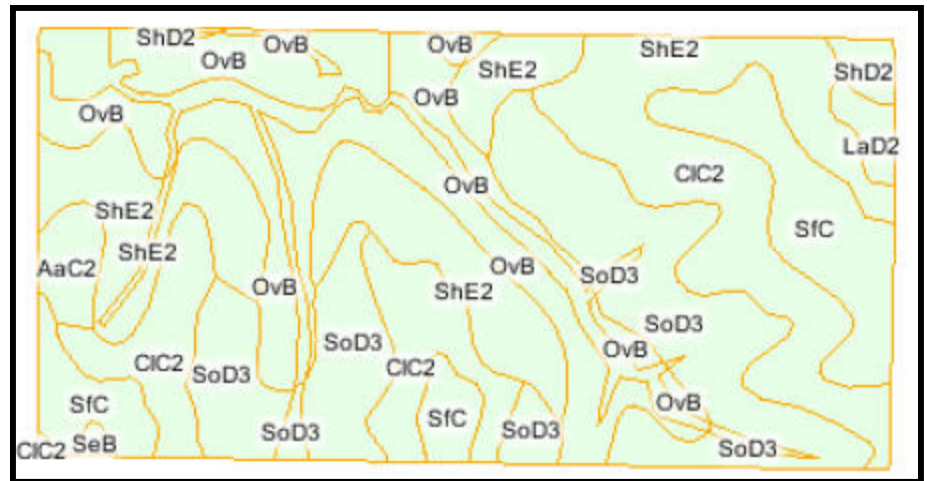
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	19.1	24.5%	IIw	60	9.6	3.8	159	3.1	63	5.2	42
CIC2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	18.3	23.4%	IVw	25	3.6	2.2	89	1.8	36	3.0	24
SoD3	Shelby soils, 9 to 14 percent slopes, severely eroded	17.0	21.8%	IVe	45	7.4	4.5	131	2.6	53	4.3	36
ShE2	Shelby loam, 14 to 18 percent slopes, moderately eroded	12.0	15.4%	IVe	38	6.9	4.1	121	2.4	49	4.0	33
SFC	Seymour silty clay loam, 5 to 9 percent slopes	8.5	10.9%	IIIe	40	7.0	4.2	129	2.6	52	4.2	35
AaC2	Adair loam, 5 to 9 percent slopes, moderately eroded	1.4	1.8%	IIIe	30	5.5	3.3	101	2.0	41	3.4	27
ShD2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.8	1.0%	IIIe	48	8.1	4.8	142	2.8	58	4.7	39
LaD2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.8	1.0%	IVe	15	4.9	2.9	90	1.8	37	3.0	24
SeB	Seymour silt loam, 2 to 5 percent slopes	0.2	0.3%	IIIe	60	7.3	4.4	135	2.7	55	4.4	37
Weighted Average					41.9	6.9	3.7	126	2.5	50	4.1	34