



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



**We are pleased to present: 135 acres MOL in Scott Co., IA**

<b>TOTAL ACRES:</b>	<b>135</b>
<b>PRICE:</b>	<b>\$445,000.00</b>
<b>Price Per Acre:</b>	\$3,296.30
<b>Owner:</b>	Arter/Engelbrecht
<b>Operator:</b>	
<b>County &amp; State:</b>	Scott Co., IA
<b>Location:</b>	Approximately 2 miles SE of Dixon, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural
<b>Average CSR:</b>	56.3
<b>Taxable Acres:</b>	118.79
<b>Net RE Taxes:</b>	\$846.00
<b>Taxes payable in:</b>	2010
<b>Topography:</b>	Level

**F.S.A. Information:**

<b>Farmland:</b>	135	<b>Corn Base:</b>	
<b>Crop Acres:</b>		<b>Corn Yield:</b>	
<b>CRP Acres:</b>	33.1	<b>Soybean Base:</b>	
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	
<b>Wheat Yield:</b>			

**Approximate Breakdown of Acres:**

<b>Total Acres:</b>	135
<b>CRP Acres:</b>	33.1
<b>Emergency Watershed Protection Program of Floodplain:</b>	90.5
<b>Farmstead:</b>	2.5
<b>Roads:</b>	8.9

**To Contact Listing Agent:**

**Douglas R. Yegge 563-320-9900**

**Lease/CRP Information:**

33.1 acres in CRP. Rental rate is \$213.77 per acre (\$7,076 Annually).

**Legal Description:**

124.3 acres MOL, the South 20 acres of the NE 1/4, NW 1/4 and the NW 1/4, NW 1/4 all in Section 21, Township 80 North, Range 2 East and the SW 1/4, SW 1/4 and Part of Lot 3 of the NW 1/4, SW 1/4 South of the road, all in Section 16, Township 80 North, Range 2 East. Excepting therefrom three acres deeded to Eddie S. Ahrens and Debra L. Ahrens, Scott County, Iowa.

**Comments & Building Information:**

Choice hunting property located in a prime hunting area. This property contains a building site and has CRP income.



# TOTAL REALTY CO.

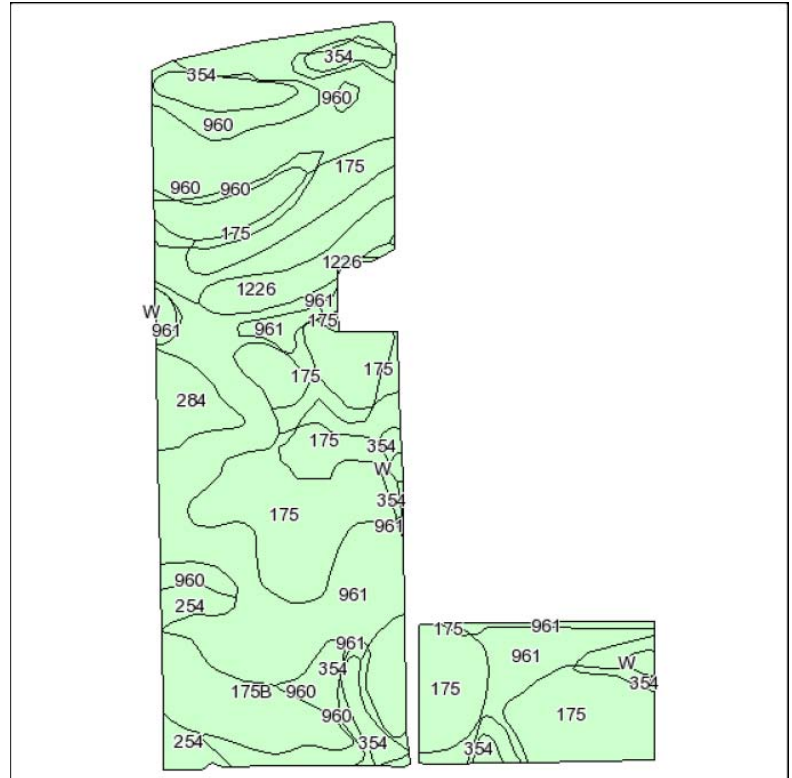
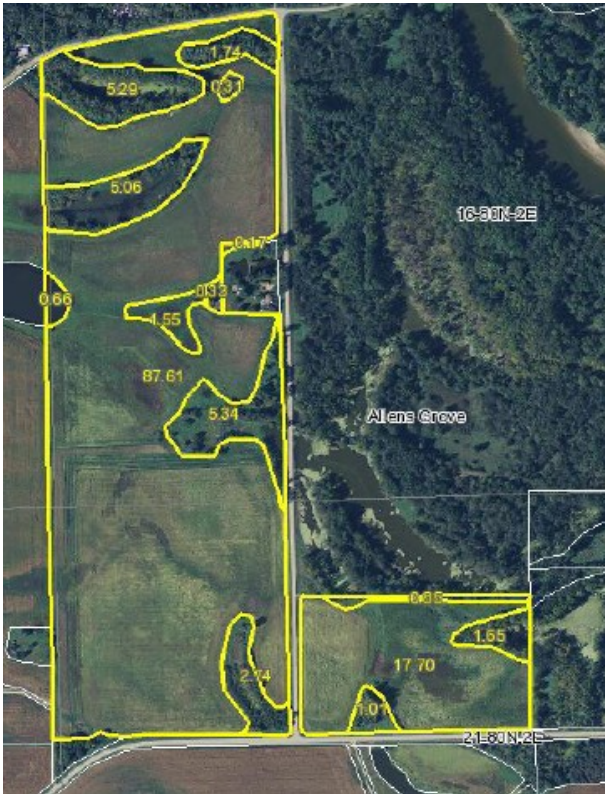


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*Your Farmland  
 Specialist!*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
175	Dickinson fine sandy loam, 0 to 2 percent slopes	40.9	31.0%	IIIs	60	7.9	4.7	168	67	45
961	Ambraw clay loam, 0 to 2 percent slopes	32.7	24.7%	IIw	47			150	60	41
960	Shaffton loam, 0 to 2 percent slopes	30.2	22.9%	IIw	78	8.7	5.2	192	77	52
354	Aquolls, ponded	9.2	6.9%	VIIw	5			94	38	25
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.5	5.7%	IIIe	55	7.7	4.6	161	64	43
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	4.4	3.4%	IIs	66	8	4.8	176	70	48
284	Flagler sandy loam, 0 to 2 percent slopes	3.3	2.5%	IIIs	50	6.1	3.7	155	62	42
254	Zook silty clay, sandy substratum, 0 to 2 percent slopes	2.8	2.1%	IIIw	62		3.3	171	68	46
W	Water	1	0.8%		0					
<b>Weighted Average</b>					<b>56.3</b>	<b>5.3</b>	<b>3.2</b>	<b>162.2</b>	<b>64.9</b>	<b>43.8</b>

**Contact:**  
**Doug Yegge 563-320-9900**