

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

115 ACRES M/L

ARTER & KDC PROP, LLC, SCOTT COUNTY, IOWA

LISTING #442



JOHN ARTER

C: 563-349-0766

O: 563-659-8185

jarter@peoplescompany.com

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Arter & KDC Properties, LLC, 115 Acres M/L, Scott County, IA

TOTAL ACRES:	115
PRICE:	\$312,000.00
Price Per Acre:	\$2,713
Owner:	M. Elizabeth Arter & KDC Properties, LLC
Operator:	
County & State:	Scott Co., IA
Location:	2 miles East of Dixon, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	23.1
Net RE Taxes:	\$240 approx.
Taxes Payable In:	2015-16
Topography:	Level

LEGAL DESCRIPTION: 115 acres, MOL, laying in the Northwest 1/4 of the Northwest 1/4 of Section 21, and the West 1/2 of the Southwest 1/4 of Section 16, all in Township 80 North, Range 2 East of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Pheasant, deer, duck and turkey.
Native grasses, wetlands and tree plantings. Wind break on west.
Building site (abandoned building site, no buildings)
Listing Agent is related to seller.

TO CONTACT LISTING AGENT:

Call: John Arter
Cell: 563-349-0766
Office: 563-659-8185
Email: jarter@peoplescompany.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:

Annual CRP payment \$7,076
Exp. 9-30-2024

F.S.A. INFORMATION:

Farmland:	107.7
Crop Acres:	
CRP Acres:	33.13
WRP:	74.57
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	115
Tillable Acres:	
CRP Acres:	33.1
Farmstead:	5.33
Roads:	
Non-WRP Wetland:	2
WRP Easement:	74.57
Pasture:	