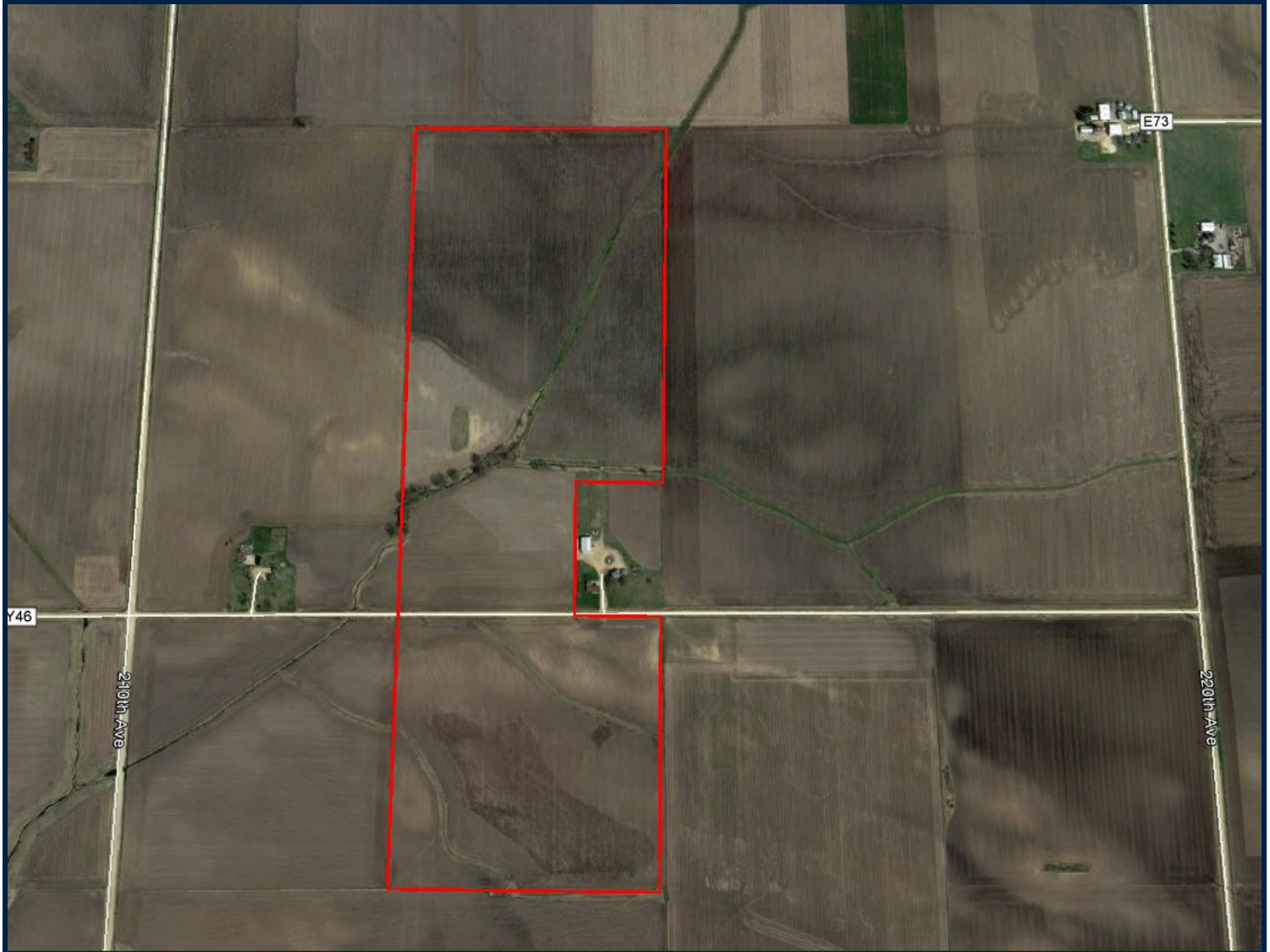


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

114 ACRES M/L
GRIEBEL, CLINTON COUNTY, IOWA

LISTING #463



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
alan@totalrealtyco.com

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LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Griebel Estate, 114 Acres M/L, Clinton County, IA

TOTAL ACRES:	114 M/O
PRICE:	\$889,200.00
Price Per Acre:	\$7,800.00
Owner:	Griebel Estate
Operator:	Mc Gonegle
County & State:	Clinton Co., IA
Location:	2.5 miles Northwest of Grand Mound, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	74.6 CSR2 ~ 77.4 CSR
Taxable Acres:	112.94
Net RE Taxes:	\$3,570
Taxes Payable In:	2015-16
Topography:	Level

LEGAL DESCRIPTION:

The East 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 1, Township 81 North, Range 2 East of the 5th P.M.

Excluding 7 acres and buildings.

COMMENTS & BUILDING INFORMATION:

Highly productive Eastern Iowa crop farm. Good CSR.

Taxes are estimated.

*FSA ~ Seller retained 2.89 tillable acres.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Email: total@totalrealtyco.com

Call: Alan McNeil

Cell: 563-321-1125

Email: alan@totalrealtyco.com

Office: 563-659-8185

www.totalrealtyco.com

LEASE/FSA INFORMATION:

Currently lease for the 2017 crop year.

F.S.A. INFORMATION:

Farmland:	119.6
Crop Acres:	*110.48
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	68.3
Corn Yield:	117
Soybean Base:	41.30
Soybean Yield:	40

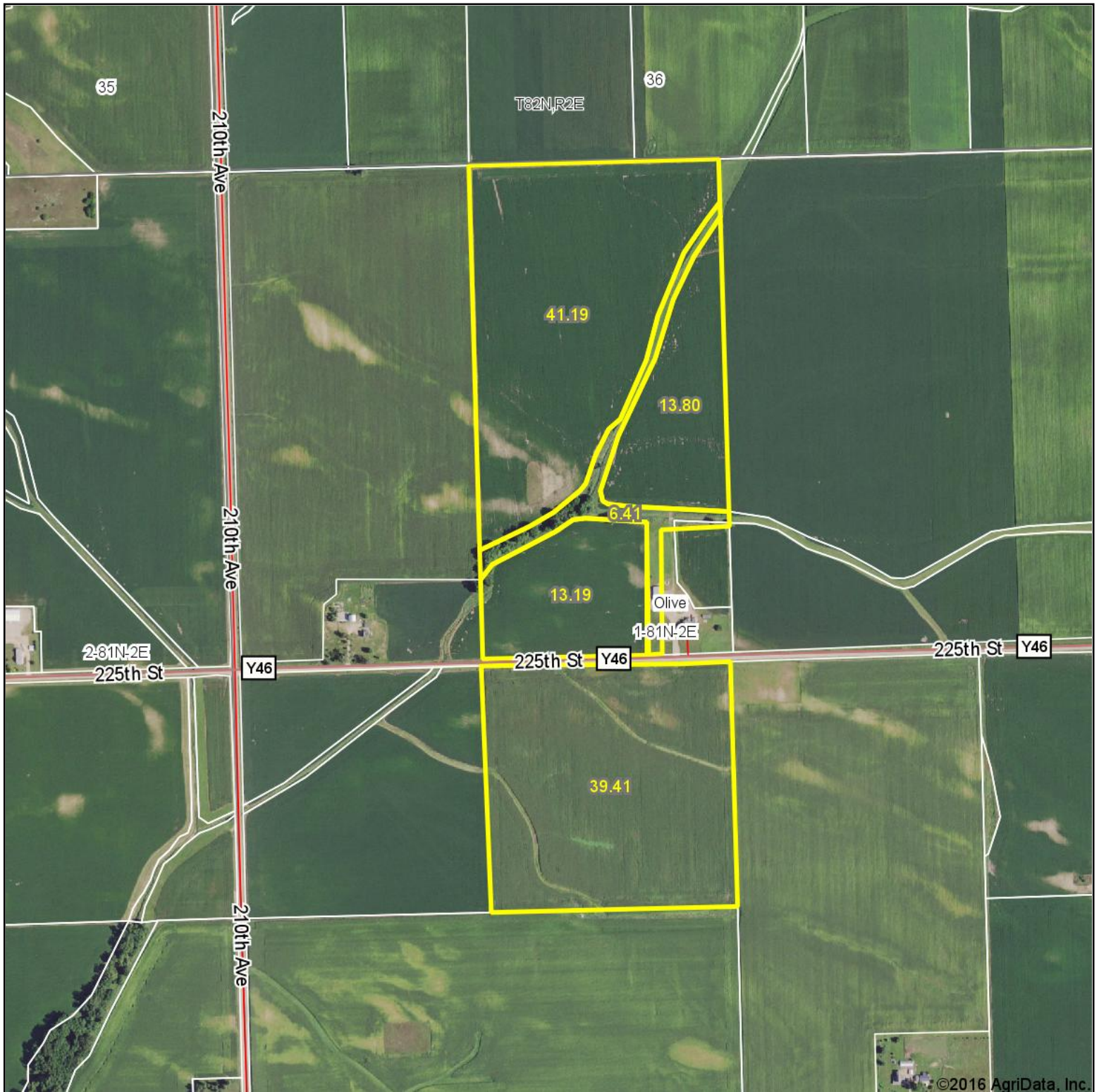
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	114
Tillable Acres:	107.59
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	5.41
Timber:	
Pasture:	



SECTION 31
1. Norberg, Clifton 10
SECTION 33
1. Christensen, Neil 10
SECTION 34
1. Whitman, Peter 6
SECTION 35
1. Petersen, Duane 10
SECTION 36
1. Bromell, Jerry 6

Aerial Map



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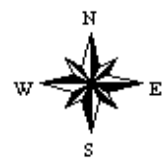
TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

map center: 41° 51' 9.46, -90° 40' 42.32

0ft 827ft 1654ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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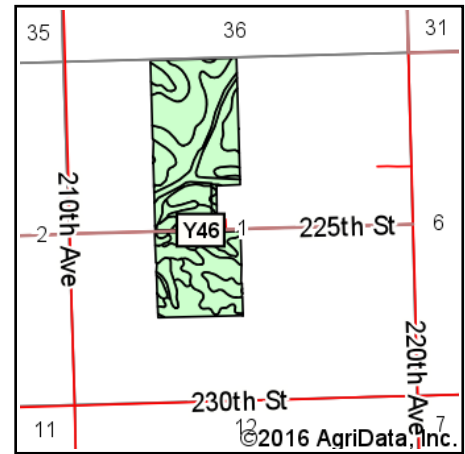
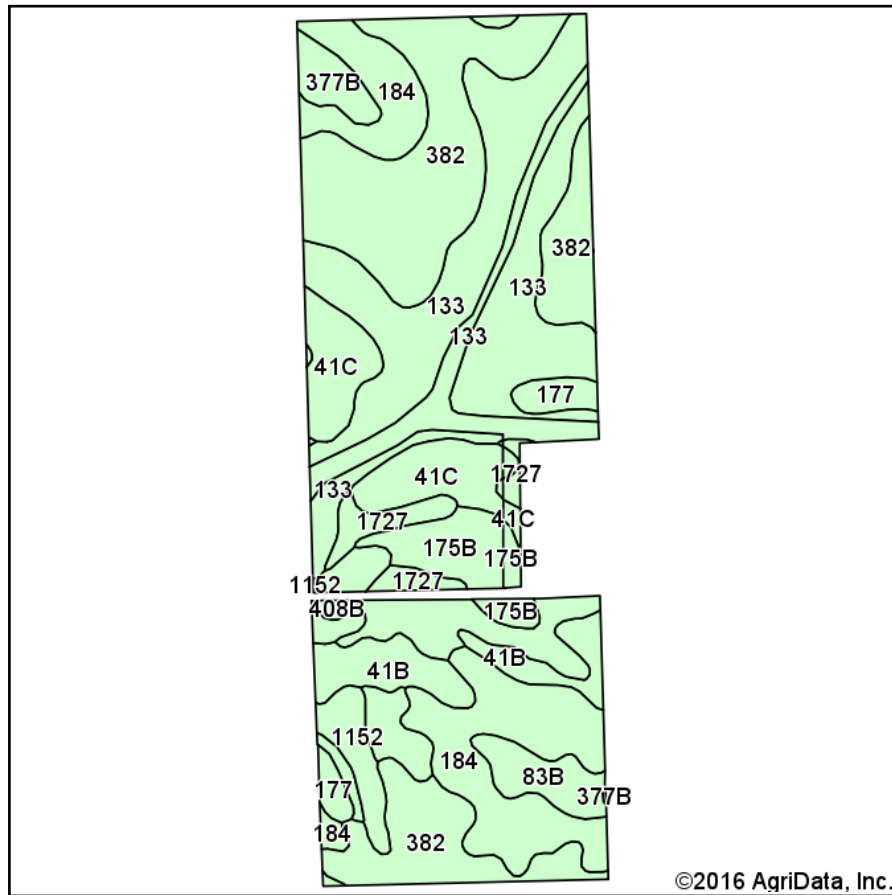
1-81N-2E
Clinton County
Iowa



1/4/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **1-81N-2E**
 Township: **Olive**
 Acres: **114**
 Date: **1/4/2017**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.11	26.4%	IIw		204.8	4.3	59.4	3.7	6.1	78	85				95
382	Maxfield silty clay loam, 0 to 2 percent slopes	27.14	23.8%	IIw		230.4	4.8	66.8	4.1	6.9	94	90				82
184	Klinger silt loam, 1 to 4 percent slopes	16.52	14.5%	Iw		240	6.2	69.6	4.3	7.2	95	95				88
41C	Sparta loamy fine sand, 5 to 9 percent slopes	8.02	7.0%	IVs	Ile	124.8	3.5	36.2	2.2	3.7	34	25				50
1727	Udolpho loam, 0 to 2 percent slopes	7.77	6.8%	IIw		155.2	3.3	45	2.8	4.7	48	69				80
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.77	5.1%	IVs	Ile	140.8	3.9	40.8	2.5	4.2	39	40				50
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.74	4.2%	IIle		161.6	4.5	46.9	2.9	4.8	51	56				57
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.11	2.7%	IIw		166.4	3.5	48.3	3	5	54	70				84
83B	Kenyon loam, 2 to 5 percent slopes	2.89	2.5%	Ile		225.6	6.3	65.4	4.1	6.8	90	87	210	91	61	84

177	Saude loam, 0 to 2 percent slopes	2.07	1.8%	Ils		177.6	5	51.5	3.2	5.3	60	64				75
377B	Dinsdale silt loam, 2 to 5 percent slopes	2.00	1.8%	Ile		232	6.5	67.3	4.2	7	95	90				88
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.92	1.7%	IIls		185.6	5.2	53.8	3.3	5.6	56	61				58
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.43	1.3%	Ile		196.8	5.5	57.1	3.5	5.9	73	59				76
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.51	0.4%	Ils		185.6	4.8	53.8	3.3	5.6	59	74				86
Weighted Average						200.9	4.7	58.3	3.6	6	75.1	77.4	5.3	2.3	1.5	80.9

Area Symbol: IA045, Soil Area Version: 22

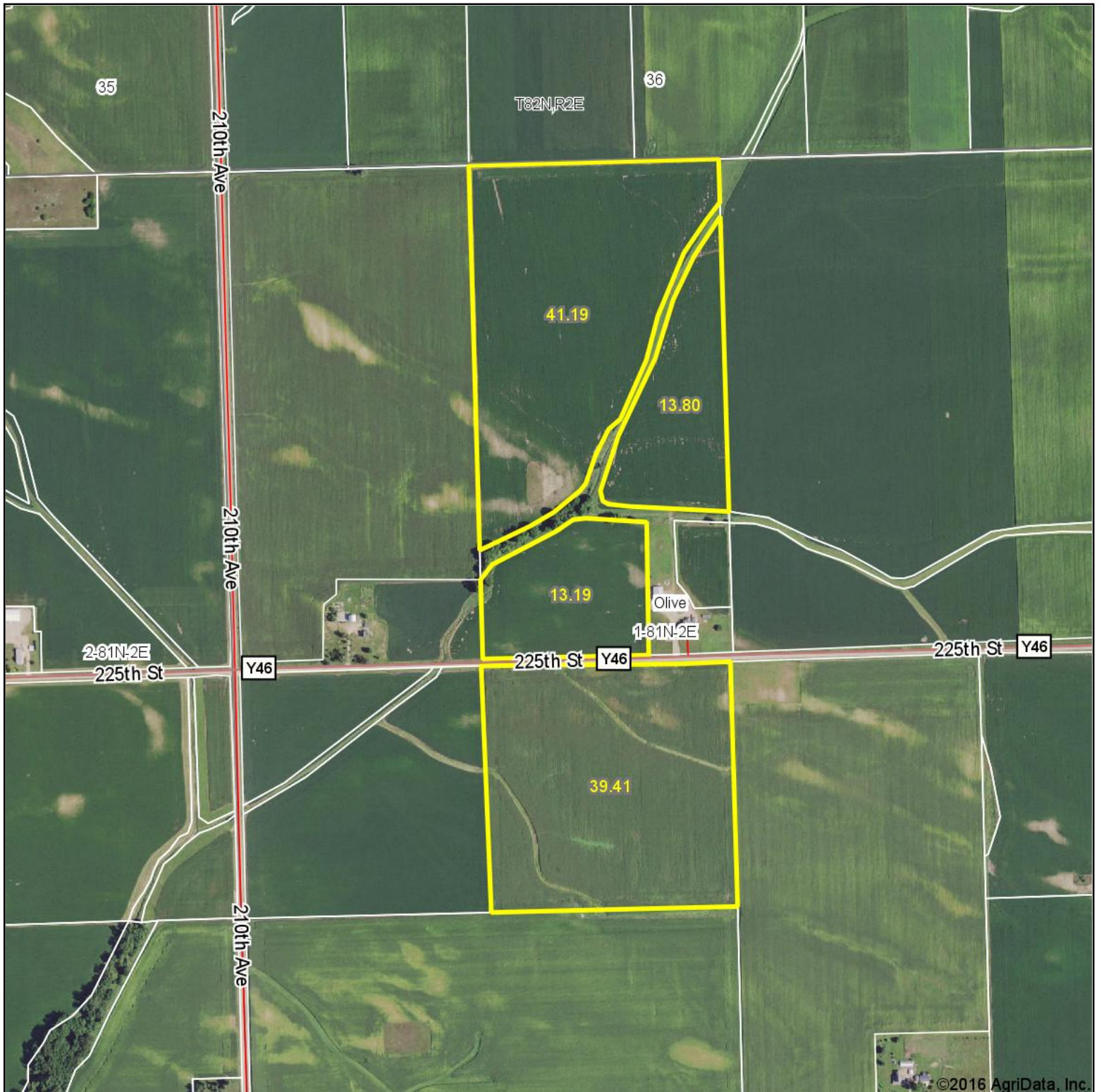
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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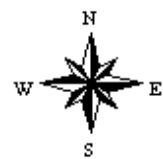
TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

map center: 41° 51' 9.46, -90° 40' 42.32

0ft 827ft 1654ft

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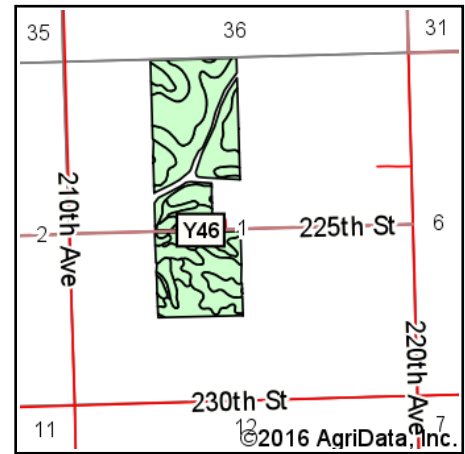
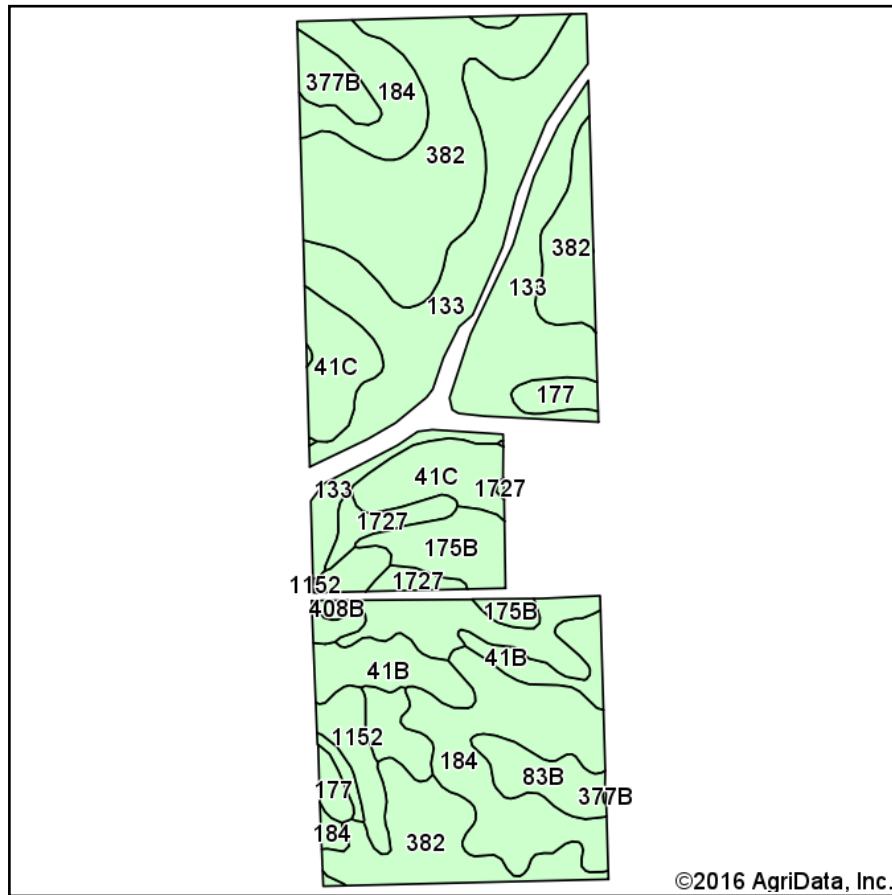
1-81N-2E
Clinton County
Iowa



1/4/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **1-81N-2E**
 Township: **Olive**
 Acres: **107.59**
 Date: **1/4/2017**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
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1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.51	0.5%	Ils		185.6	4.8	53.8	3.3	5.6	59	74				86
Weighted Average						201.3	4.7	58.4	3.6	6	75.4	77.4	5.6	2.4	1.6	80.4

Area Symbol: IA045, Soil Area Version: 22

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

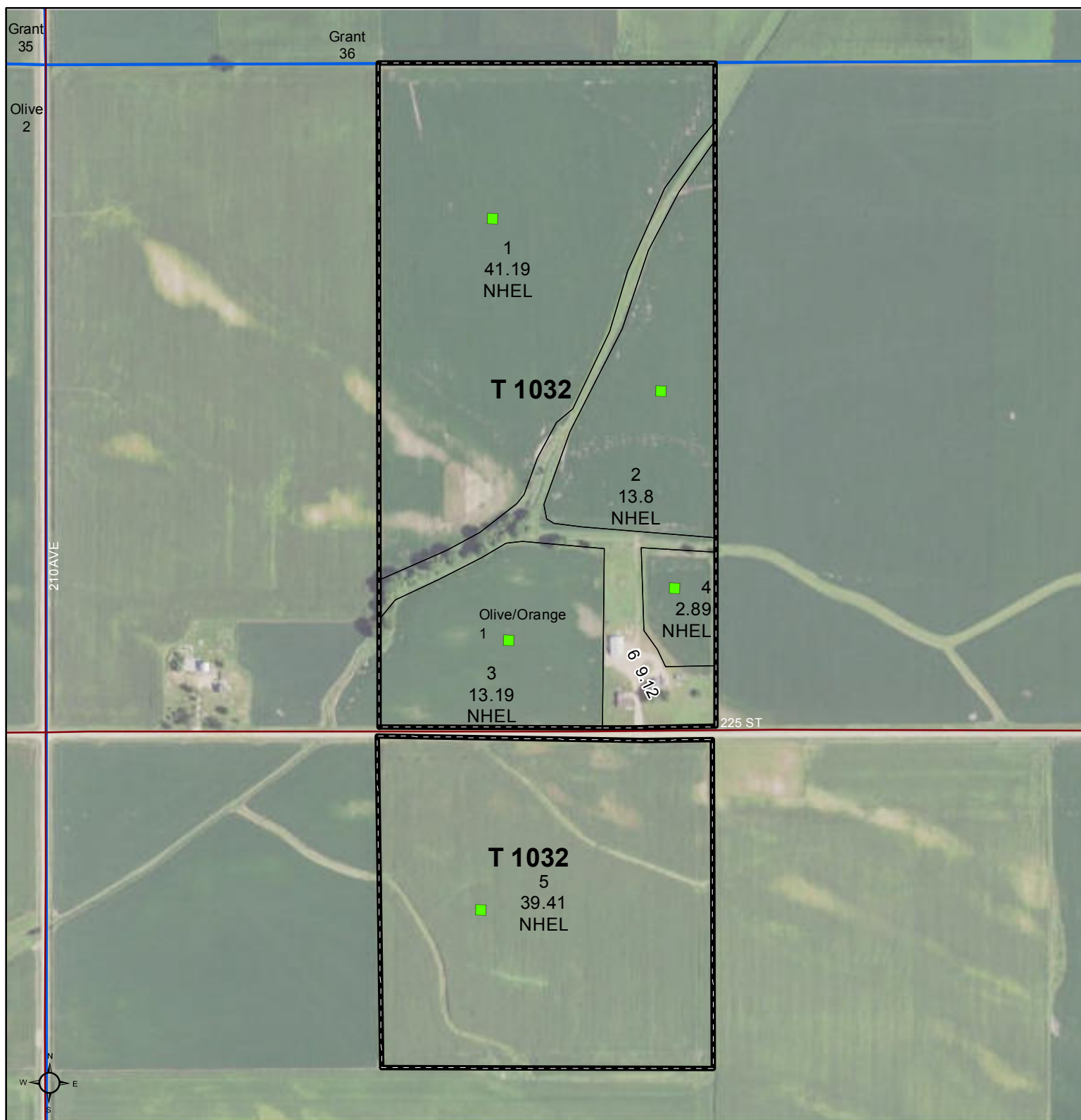
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Common Land Unit

Tract Boundary
Non-Cropland
Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 230 460 920
Feet

2015 Ortho Imagery

2016 Program Year

Map Created May 04, 2016

Farm **1484**
Tract **1032**

Tract Cropland Total: 110.48 acres

NI

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1484

Prepared : Jan 4, 2017

Crop Year : 2017

Operator Name : DON MCGONEGLE

Farms Associated with Operator : 19-105-1008, 19-045-1484, 19-045-2358, 19-045-7594

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.60	110.48	110.48	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	110.48	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	68.30	0.00	0	117	
Soybeans	41.30	0.00	0	40	
TOTAL	109.60	0.00			

NOTES

Tract Number : 1032

Description : F-8 NW1/4, SW1/4 OF 1

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MARIAN GRIEBEL ESTATE

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
119.60	110.48	110.48	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	110.48	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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Soybeans	41.30	0.00	0	40
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NOTES