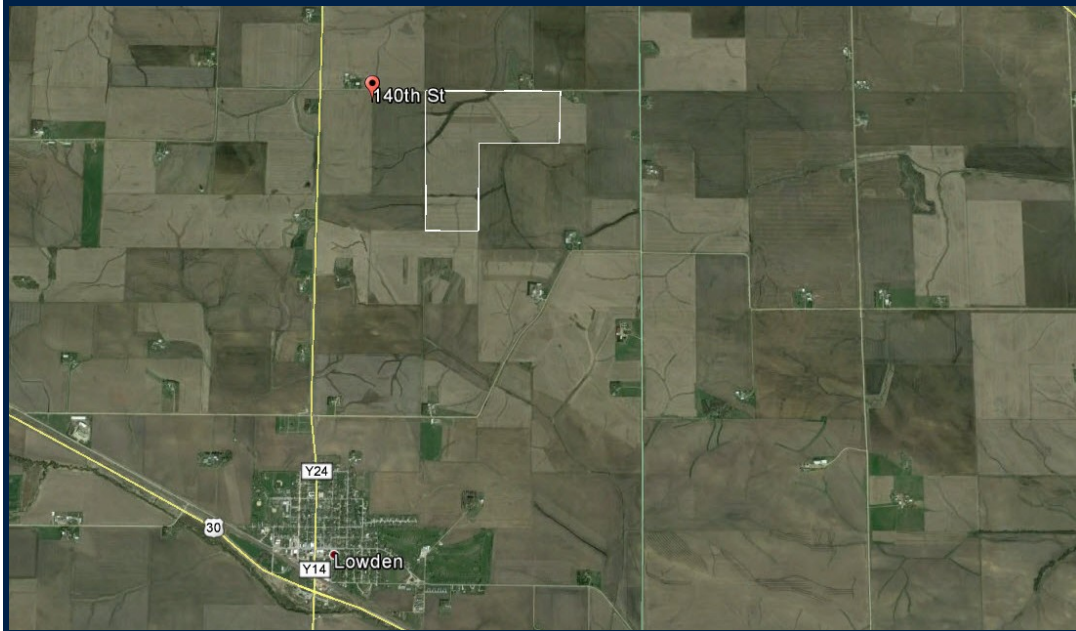


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

165 ACRES M/L TONDERUM ~ CEDAR COUNTY, IOWA



LISTING #413

PRICE: \$1,633,500.00
(\$9,900/Acre)

DESCRIPTION: 165 acres more or less,
159 tillable acres. 88.2 CSR, 90.2 CSR2.
Excellent, level farmland.

DIRECTIONS: North of Lowden on
Y24, East on 140th St., 1/2 mile,
on south side of the road.

TAXES: \$4,832 Annually
163.25 taxable acres
Payable: 2015/2016

FARM PROGRAM INFORMATION:

Cropland: 159
Corn Base: 135.2
Corn Yield: 134.5 est.
Soybean Base: 12.8
Soybean Yield: 44 est.

DOUGLAS R. YEGGE

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

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Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory
just for reviewing your township directory map for correct information.
(The Free book must be Your County or Surrounding County.)

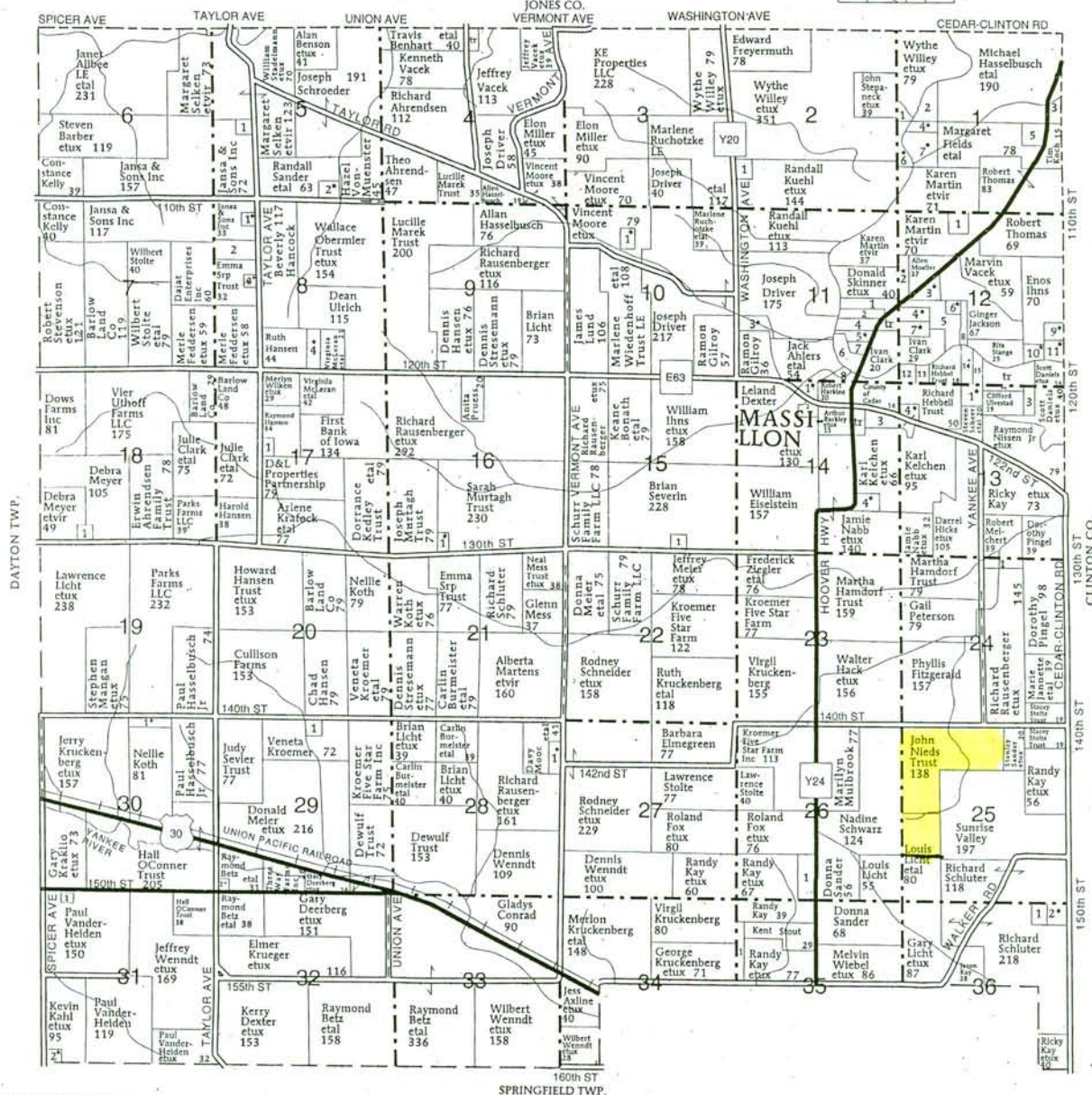
Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605

Or email: camille.knowles@farmandhomepublishers.com

T-82-N

MASSILLON PLAT

R-1-W



MASSILLON TOWNSHIP

SECTION 1

1. Kroemer Estate, Carl 5
2. Fields, Billy 7
3. Stevenson, Ronald 11
4. Fields, Allen 9
5. Hudrik, Steven 12
6. Willey, Wythe 8
7. Fields, Meryl 12

SECTION 2

1. Brockmeyer, Marie 9

SECTION 3

1. Kunkel, Robert 5
2. Sander, John 12

SECTION 6

1. Allbee, Janet 7

SECTION 8

1. Eaker, John 5
2. Dajate Enterprises Inc 20
3. Burhite, Leonard 5
4. Wilken, Merlyn 13

SECTION 10

1. Wenndt, Sheila 7

SECTION 11

1. Skinner, Kevin 11
2. Tischer, Bradley 8
3. Petersen, Jack 9
4. Tischer, Brad 8
5. Skinner, John 7

SECTION 12

1. Fox, Mark 10
2. Schnelder, Terry 7
3. Ihns, Howard 5
4. Burda, Ferdinand 10
5. Goodlove Trust 25
6. Hudrik, Stevin 5
7. Skinner, Donald 10
8. Schutt, Loren 12
9. Schoop Trust, John 8
10. Hess, Sally 9
11. Blake, Wendy 9

SECTION 13

1. Zeigler, Frederick 10
2. Thurston, Mickey 5
3. Schutt, Loren 6
4. Reeves, Steven 10
1. Ahlers, John 6
2. Archibald, David 5
3. Mess, Neal 10
4. Behne, Larry 9

SECTION 15

1. Severin Trust, Robert 8

SECTION 16

1. King, Gary 5

SECTION 17

1. Hansen DB Ltd 5

SECTION 18

1. Yutesler, David 5

SECTION 24

1. Melchert, Robert 10

SECTION 26

1. Steinke, Kirk 12

SECTION 28

1. Ruchotzke, Terry 11

SECTION 29

1. Bunge Family Trust, Howard 6

SECTION 30

1. Koth, Warren 14

SECTION 31

1. Johnson, Dale 5

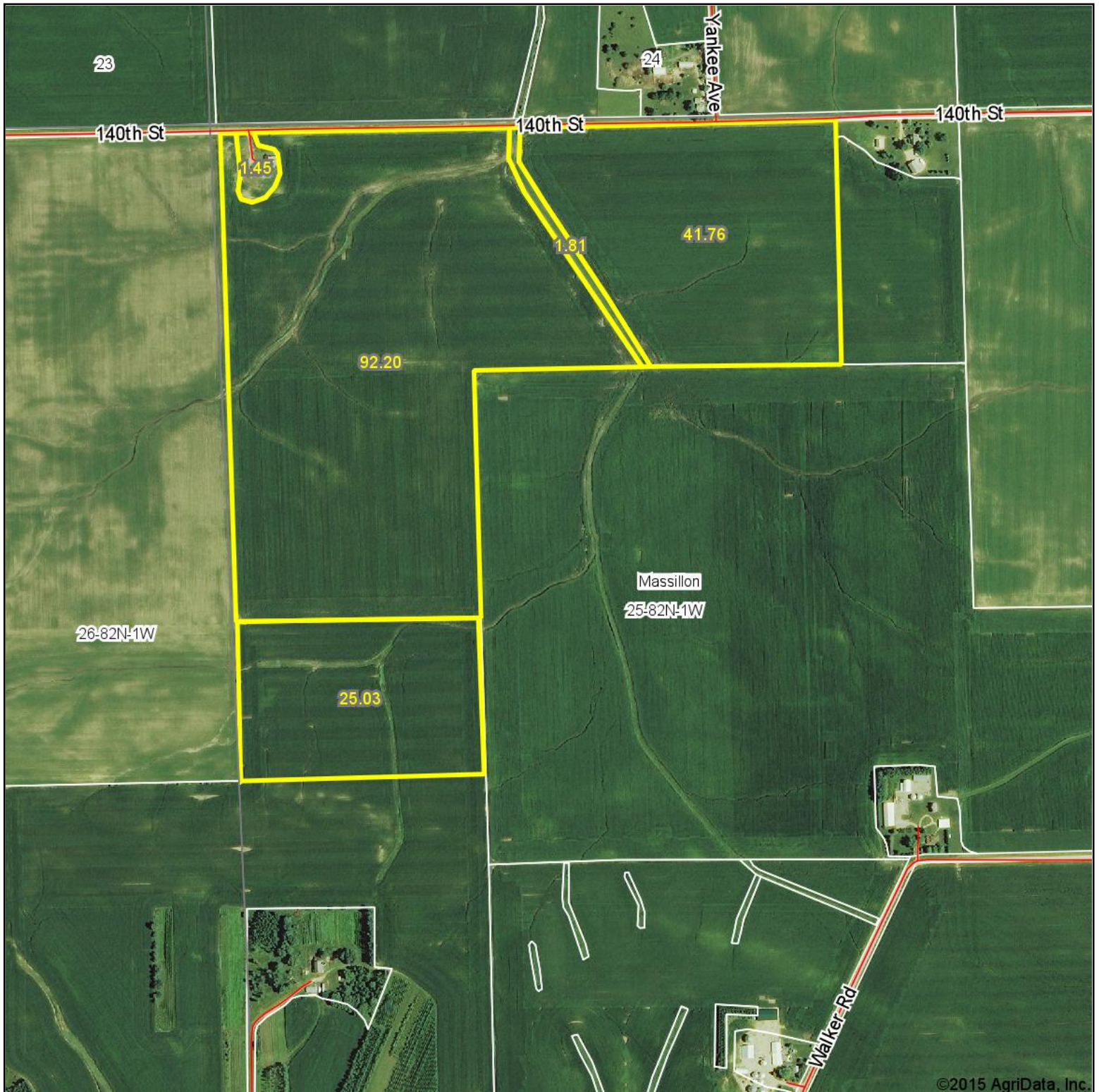
SECTION 35

1. Kruckenberg, Virgil 8

SECTION 36

1. Marshall, Mitchell 6
2. Schneider, Rodney 12

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

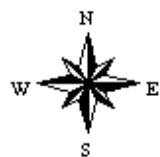


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25-82N-1W
Cedar County
Iowa

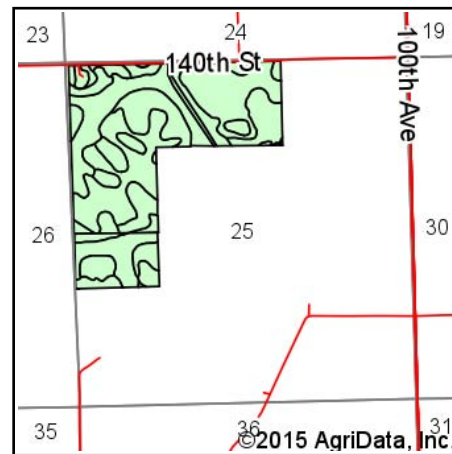
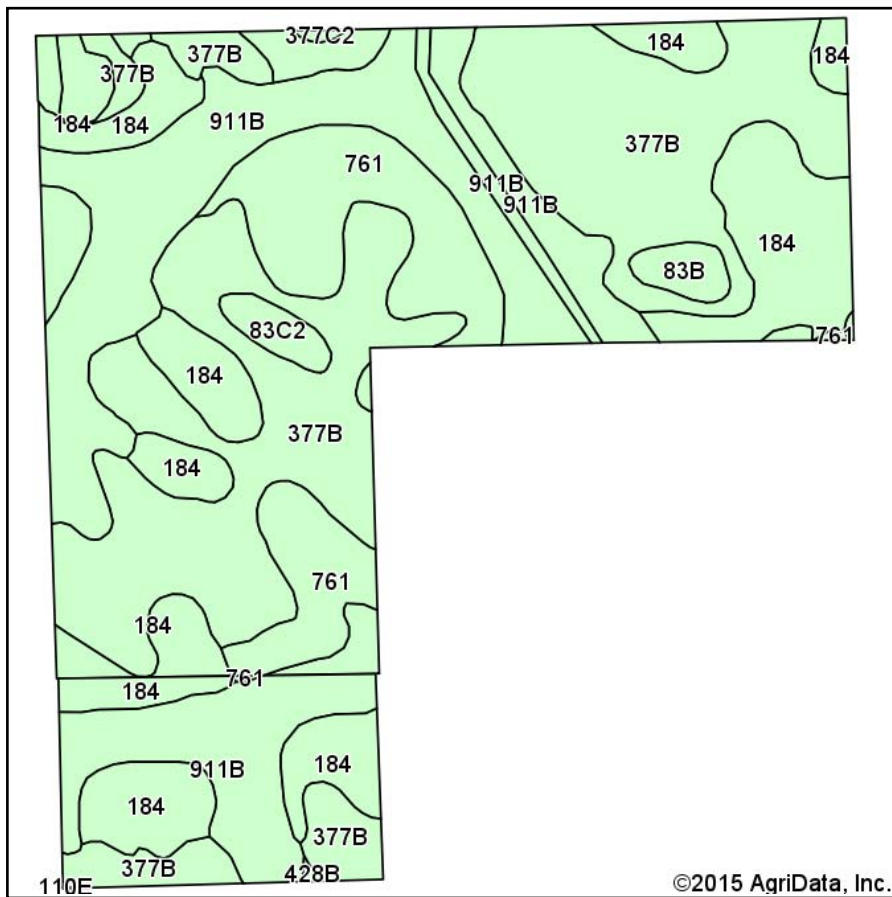
map center: 41° 52' 54.45, 90° 54' 41.28

scale: 9553



1/29/2015

Soils Map-CSR2

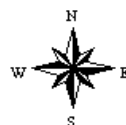


State: **Iowa**
 County: **Cedar**
 Location: **25-82N-1W**
 Township: **Massillon**
 Acres: **162.25**
 Date: **1/29/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	62.75	38.7%	Ile	95	90				97
911B	Colo-Ely complex, 2 to 5 percent slopes	42.19	26.0%	Ile	82	85				96
184	Klinger silty clay loam, 1 to 3 percent slopes	33.05	20.4%	I	95	93				95
761	Franklin silt loam, 1 to 3 percent slopes	20.59	12.7%	I	85	83				94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.70	1.0%	IIle	84	69	212	88	61	67
83B	Kenyon loam, 2 to 5 percent slopes	1.69	1.0%	Ile	90	87	210	91	61	84
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	0.17	0.1%	IIle	87	73				81
428B	Ely silty clay loam, 2 to 5 percent slopes	0.11	0.1%	Ile	88	93				94
Weighted Average					90.2	88.2	4.4	1.9	1.3	95.5

Area Symbol: IA031, Soil Area Version: 19

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

Soils data provided by USDA and NRCS.

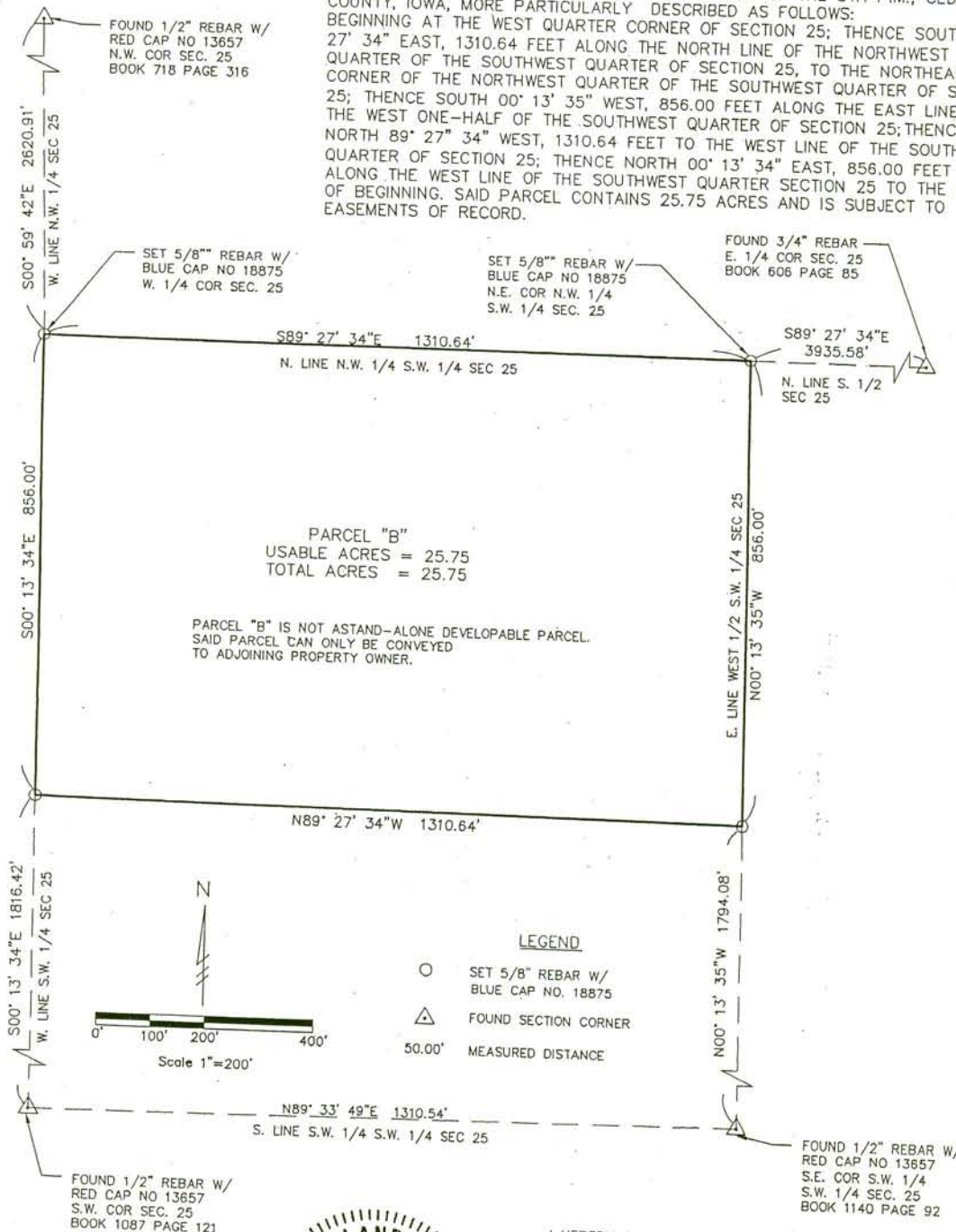
PLAT OF SURVEY

BEING PART OF THE N.W. 1/4 OF THE S.W. 1/4
OF SECTION 25, TOWNSHIP-82 NORTH, RANGE-1
WEST OF THE 5TH P.M., CEDAR COUNTY, IOWA

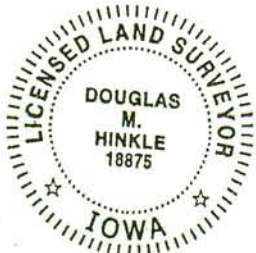
FOR: LOU LIGHT &
CLAIRE ELIZABETH DICKEY
3017 VALLEY VIEW LANE
NORTH LIBERTY, IOWA 52317

PARCEL "B" DESCRIPTION:

BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP-82 NORTH, RANGE-1 WEST OF THE 5TH P.M., CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 25; THENCE SOUTH 89° 27' 34" EAST, 1310.64 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE SOUTH 00° 13' 35" WEST, 856.00 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH 89° 27' 34" WEST, 1310.64 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH 00° 13' 34" EAST, 856.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER SECTION 25 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 25.75 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.



PREPARED BY:
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: LIGHT FARM SURVEY
Project #: 13-1297



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF IOWA.

D. M. Hinkle DATE 9/12/2013
DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 1

Iowa
Cedar
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 6050
Prepared: 12/15/09 3:21 PM
Crop Year: 2010
Page: 1 of 1

Operator Name Farm Description Recon Number
RODNEY R SCHNEIDER 2010D 3721-6050 & 6051 2010 19031 13

Farms Associated with Operator:
1219, 1251, 1280, 1921, 2426, 2438, 3669, 5224, 5447, 6051

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
140.0	134.0	134.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	134.0	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	117.1	0.0	0.0	133	133	0.0	0.0
SOYBEANS	11.6	0.0	0.0	43	43	0.0	0.0
Total Base Acres:	128.7						

Tract Number: 2542 Identifier L-4 N1/2 SEC 25 T82N R1W FAV/WR History
BIA Range Unit Number: N
HEL Status: Classified as not HEL
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
140.0	134.0	134.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	134.0	0.0	0.0	0.0	

Owners:

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	117.1	133	133	0.0	0.0	0	0.0	0.0
SOYBEANS	11.6	43	43	0.0	0.0	0	0.0	0.0
Total Base Acres:	128.7							

JOHN A NIEDS REVOCABLE TRUST

Farm# 6050
Tract# 2542

Section: 25
Twp: Massillon



0 600 1,200 2,400 Feet

1 inch equals 660 feet

Legend

Field Boundary

Wetland Determination
Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation Compliance Provisions

Cedar County FSA

Map Printed: December 15, 2009

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Jul 10, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 4779

County : CEDAR

Tract Number : 6890

Description : 0-4 SE1/4 SEC 26 & W1/2 OF SW1/4 SEC 25 T82N R1W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : CLAIRE E LICHT, LOUIS LICHT

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
135.80	125.30	125.30	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	125.30	0.00	0.00	0.00	0.00	0.00

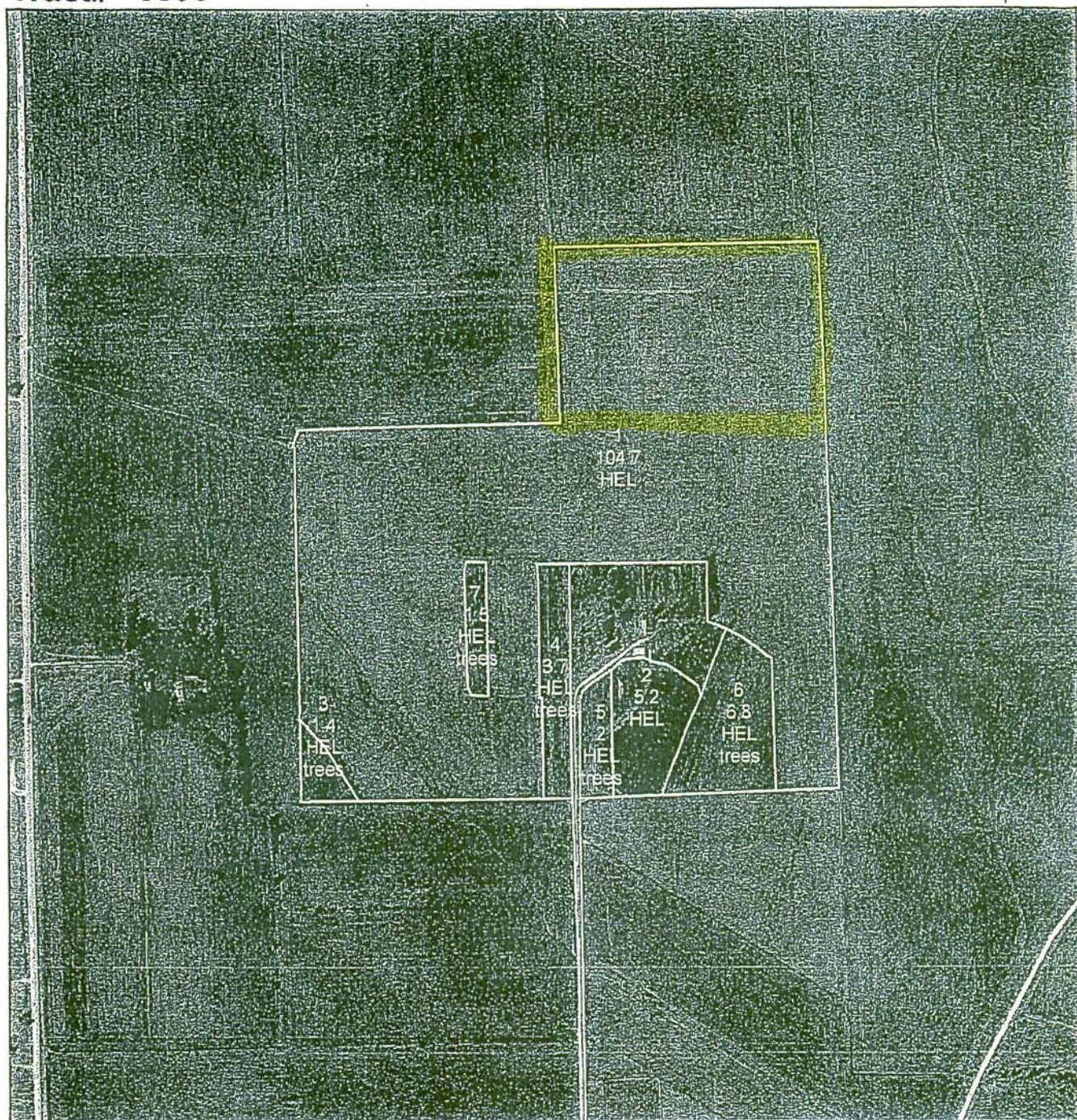
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Oats	0.00	0.00	0.00	0	0
Corn	90.40	0.00	0.00	136	136
Soybeans	5.90	0.00	0.00	45	45

NOTES

Farm# 4779
Tract# 6890

Section: 25
Twp: Massillon



0 600 1,200 2,400 Feet

1 inch equals 660 feet

2010 Layer

Legend

- Field Boundary
- Wetland Determination
- Wetland Determination Identifiers
 - Restricted Use
 - ▽ Limited Restrictions
 - ◻ Exempt from Conservation Compliance Provisions

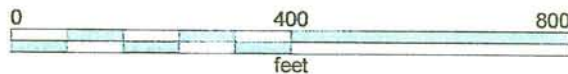
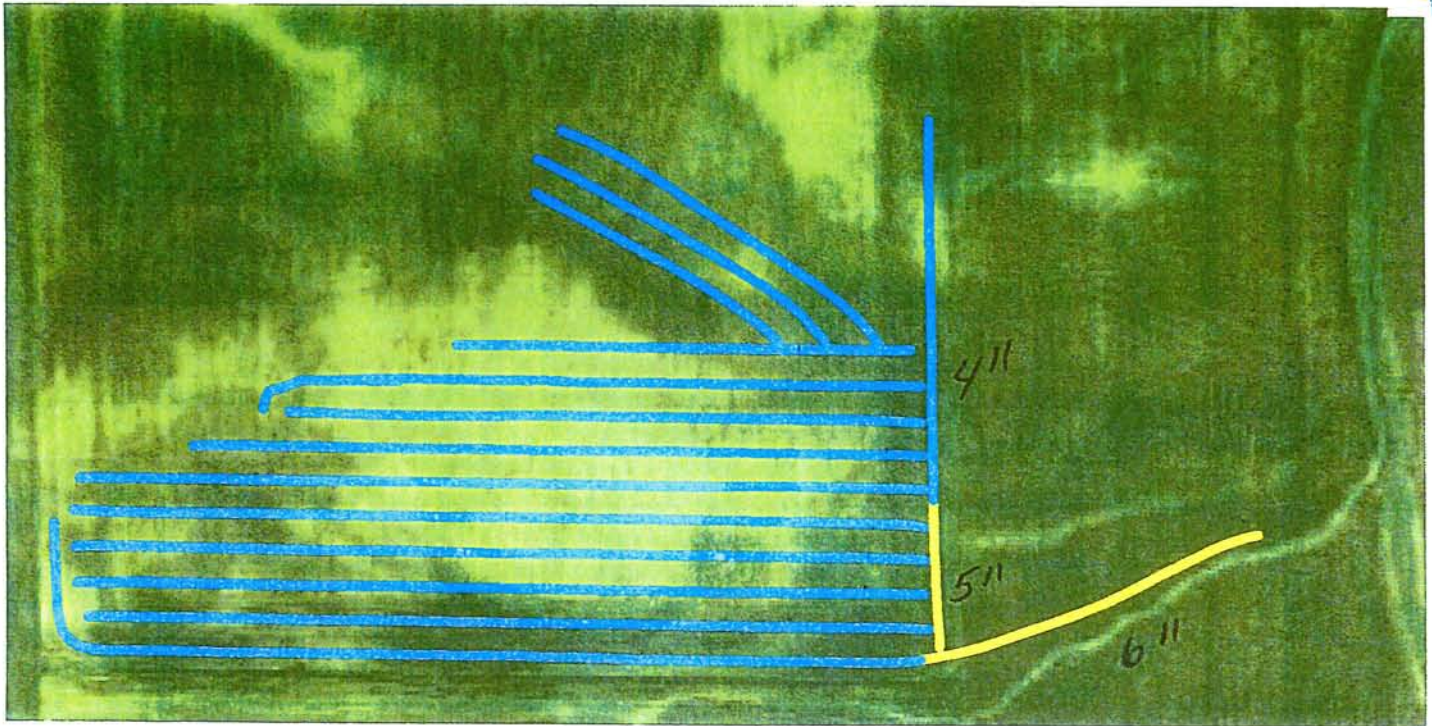
Cedar County FSA

Map Printed: April 05, 2011

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

NIEDS FARM TRUST

Name



Client: RODNEY SCHNEIDER
Farm: NIEDS FARM TRUST
Field: NIEDS FARM TRUST
Name: SPRING 2012
Date: 5/2/2012

4 Inch Tile
5 Inch Tile
6 Inch Tile

EASTERN IOWA DRAINAGE SERVICES INC
DARRELL YUTESLER JR
2217 HOOVER HIGHWAY
LOWDEN, IA 52255