

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**74 ACRES M/L**  
**SCHLUTER - CEDAR COUNTY, IOWA**

**LISTING #439**



**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



## Schluter, 74 Acres M/L, Cedar County, IA

|                              |                               |
|------------------------------|-------------------------------|
| <b>TOTAL ACRES:</b>          | <b>74 acres MOL</b>           |
| <b>PRICE:</b>                | <b>\$400,000</b>              |
| <b>Price Per Acre:</b>       | \$5,405                       |
| <b>Owner:</b>                | Schluter                      |
| <b>Operator:</b>             |                               |
| <b>County &amp; State:</b>   | Cedar Co., IA                 |
| <b>Location:</b>             | 4.5 miles South of Lowden, IA |
| <b>Possession Date:</b>      | As agreed                     |
| <b>Drainage Info:</b>        | Natural                       |
| <b>Average Productivity:</b> | 51.3 CSR2                     |
| <b>Taxable Acres:</b>        | 76.58                         |
| <b>Net RE Taxes:</b>         | \$1,412                       |
| <b>Taxes Payable In:</b>     | 2015-16                       |
| <b>Topography:</b>           | Level to Rolling              |

### LEGAL DESCRIPTION:

The North 1/2 of the Southwest 1/4 of Section 26, Township 81-82 North, Range 1 West.

### COMMENTS & BUILDING INFORMATION:

Rolling tillable farm with CRP, just South of Lowden.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563-320-9900  
Office: 563-659-8185  
Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)

Call: Alan McNeil  
Cell: 563-321-1125  
Office: 563-659-8185  
Email: [alan@totalrealtyco.com](mailto:alan@totalrealtyco.com)

[www.totalrealtyco.com](http://www.totalrealtyco.com)

### F.S.A. INFORMATION:

|                       |       |
|-----------------------|-------|
| <b>Farmland:</b>      | 74.26 |
| <b>Crop Acres:</b>    | 71.2  |
| <b>CRP Acres:</b>     | 10.7  |
| <b>Wheat Base:</b>    |       |
| <b>Wheat Yield:</b>   |       |
| <b>Corn Base:</b>     | 35.8  |
| <b>Corn Yield:</b>    | 169   |
| <b>Soybean Base:</b>  | 2.7   |
| <b>Soybean Yield:</b> | 50    |

### APPROXIMATE BREAKDOWN OF ACRES:

|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 74    |
| <b>Tillable Acres:</b> | 60.51 |
| <b>CRP Acres:</b>      | 10.7  |
| <b>Farmstead:</b>      |       |
| <b>Roads:</b>          | 1     |
| <b>Waterways:</b>      | 1.79  |
| <b>Timber:</b>         |       |
| <b>Pasture:</b>        |       |

### LEASE/FSA INFORMATION:

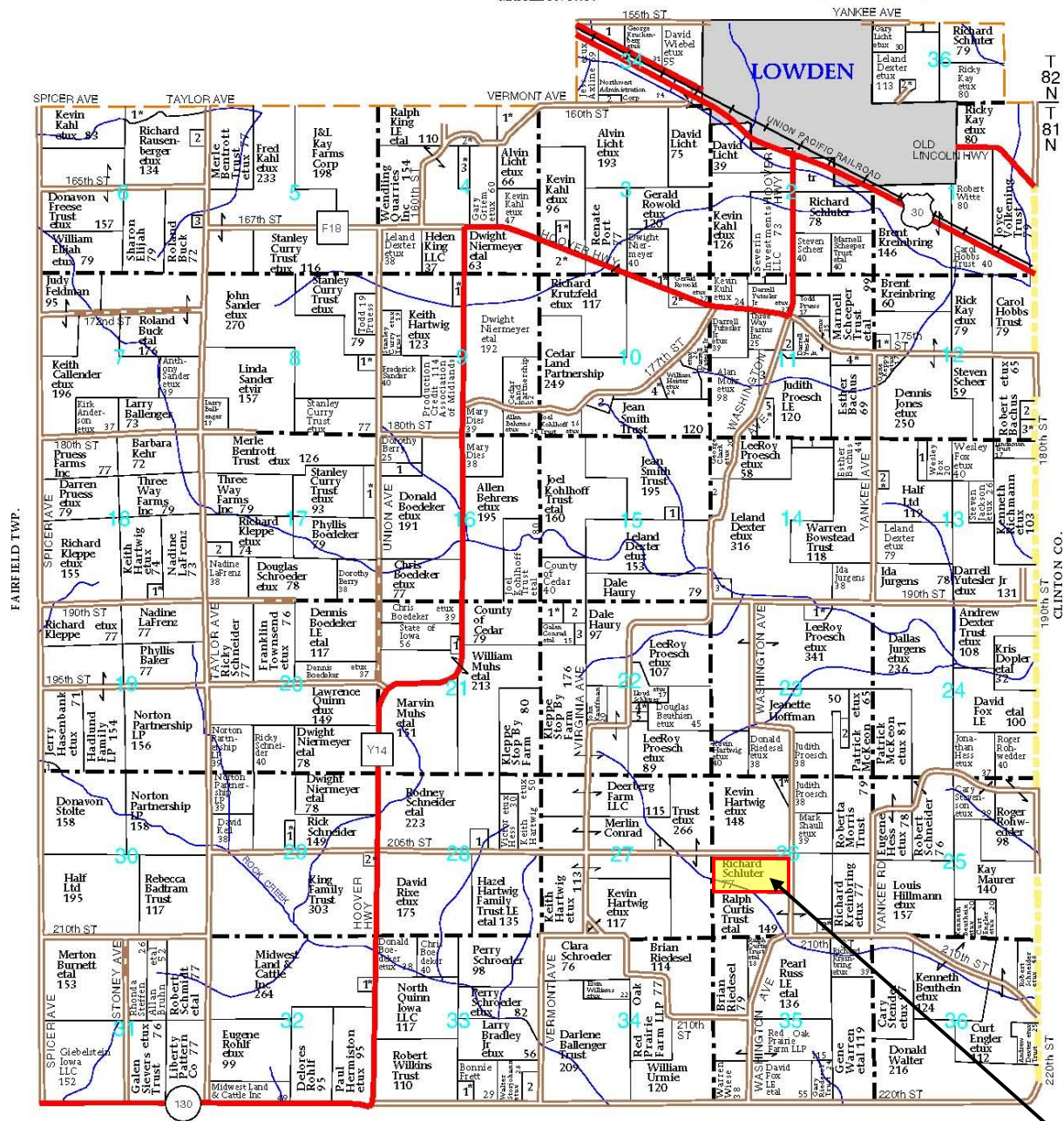
Open for the 2016 crop year.

T-81-82-N

## SPRINGFIELD PLAT

(Landowners)  
MASSILLON TWP.

R-1-W



Subject

**SPRINGFIELD  
TOWNSHIP****SECTION 3**

1. Kahl, Timothy 6
2. Niermeyer, Dwight 14

**SECTION 4**

1. Wenndt, Wilbert 10
2. King, Gary 6
3. Henning, Clint 11

**SECTION 6**

1. VanderHeiden, Paul 19
2. Wenndt, Jeffrey 5
3. Stewart, Jeanette 5

**SECTION 8**

1. Wells Fargo Bank 8

**SECTION 9**

1. Bowie, Daniel 8

**SECTION 10**

1. Smahaj Jr, Joseph 9
2. Morehead, Howard 5
3. House, Daniel 7
4. Sahr, Gregory 10

**SECTION 11**

1. Severin Investments LLC 13
2. Bruun, Dennis 6
3. Twachtman, Larry 9

**SECTION 12**

1. Hoffmeier, Olga 14
2. Heck, Tiffany 5

**SECTION 13**

1. Fox, Lawrence 10
2. Carlson, Craig 8

**SECTION 14**

1. Proesch LE, Judith 10
2. Smith Trust, Jean 12
3. Wiesner, Vickie 9

**SECTION 15**

1. Williams, James 5
2. Wallerich, Cheryl 13

**SECTION 16**

1. Wallerich, Cheryl 13
2. Pinter, Mark 10

**SECTION 18**

1. Brockmeyer, Dick 5

**SECTION 19**

1. Stolte, Donovan 6
2. Heick, Scott 5

**SECTION 22**

1. Bennett, Stacey 10
2. Twachtman, Todd 10
3. Conrad, Julius 5
4. Conrad, James 5
5. Conrad, James 5

**SECTION 23**

1. Scott, Robert 8
2. County of Cedar 5

**SECTION 26**

1. Fiala, Hal 8
2. Ranfeld, Ronald 5

**SECTION 27**

1. Miller, Dustin 6
2. Schneider, Ricky 10

**SECTION 29**

1. Koopmann, Steven 7
2. Holdorf, Hugh 5

**SECTION 32**

1. Voss, Ron 5

**SECTION 33**

1. Grant, Donald 10
2. Graves Trust, Jeffrey 9

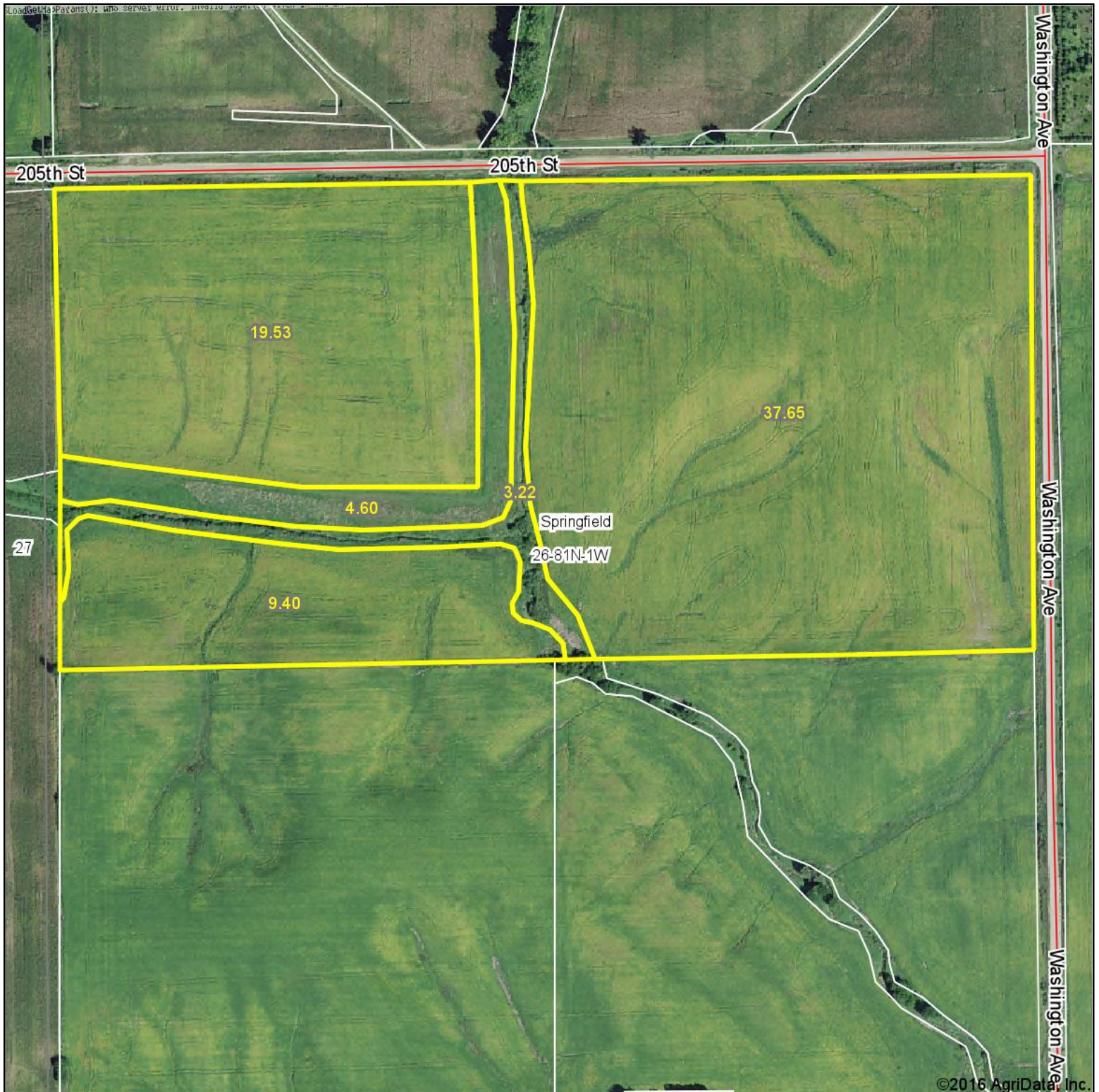
**SECTION 34N**

1. Pollard JD Midwest Real Estate LLC 13
2. Weiland Trust, Pamela 5

**SECTION 36N**

1. Kay, Jason 8
2. Forgie, Dennis 6

# Aerial Map



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**TOTAL**  
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Maps Provided By:



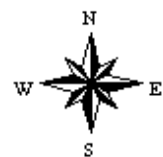
© AgriData, Inc. 2016

www.AgriDataInc.com

map center: 41° 47' 26.55, 90° 55' 56.42

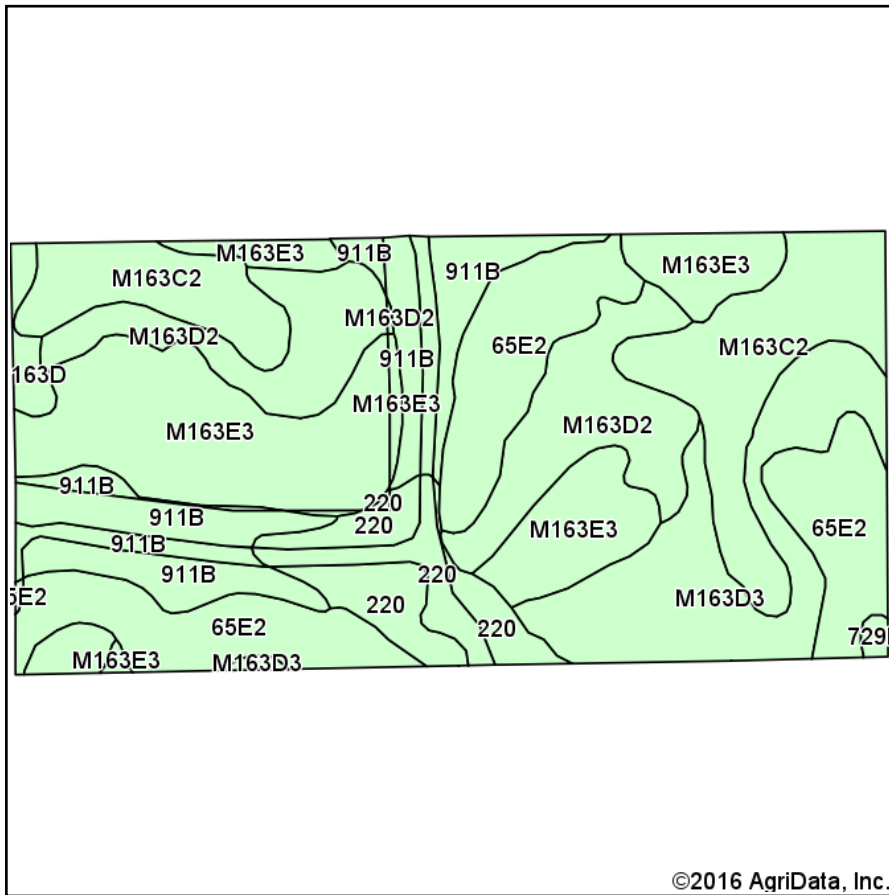
**26-81N-1W**  
**Cedar County**  
**Iowa**

0ft 410ft 820ft

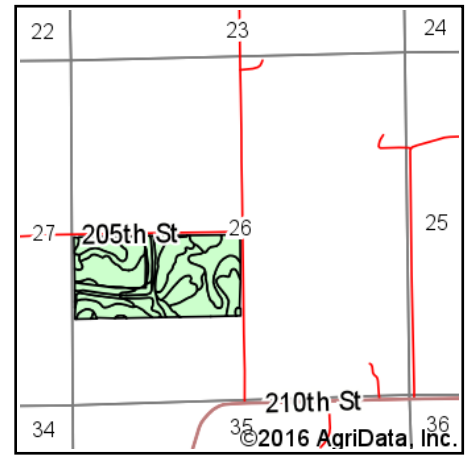


2/3/2016

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cedar**  
 Location: **26-81N-1W**  
 Township: **Springfield**  
 Acres: **74.4**  
 Date: **2/3/2016**

**TOTAL**  
 REALTY CO.  
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



## Area Symbol: IA031, Soil Area Version: 20

| Code                    | Soil Description                                                              | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | CSR2**      | CSR       | Corn     | Oats       | Soybeans   | *n NCCPI Overall |
|-------------------------|-------------------------------------------------------------------------------|-------|------------------|------------------|--------------|-------------|-----------|----------|------------|------------|------------------|
| M163E3                  | Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded | 15.31 | 20.6%            | Vle              |              | 29          |           |          |            |            | 46               |
| 65E2                    | Lindley loam, 14 to 18 percent slopes, moderately eroded                      | 13.32 | 17.9%            | Vle              |              | 31          | 24        | 15       | 4          | 3          | 58               |
| M163C2                  | Fayette silt loam, till plain, 5 to 9 percent slopes, eroded                  | 11.59 | 15.6%            | Ille             |              | 76          |           | 9        | 4          | 2          | 68               |
| M163D2                  | Fayette silt loam, till plain, 9 to 14 percent slopes, eroded                 | 9.70  | 13.0%            | Ille             |              | 47          |           |          |            |            | 66               |
| 911B                    | Colo-Ely complex, 2 to 5 percent slopes                                       | 9.46  | 12.7%            | Ilw              |              | 82          | 85        | 10       | 4          | 3          | 96               |
| M163D3                  | Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded  | 8.67  | 11.7%            | IVe              |              | 41          |           |          |            |            | 48               |
| 220                     | Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded                | 5.32  | 7.2%             | Ilw              | Ilw          | 82          | 85        | 9        | 4          | 2          | 93               |
| M163D                   | Fayette silt loam, till plain, 9 to 14 percent slopes                         | 0.82  | 1.1%             | Ille             |              | 50          |           |          |            |            | 79               |
| 729B                    | Ackmore-Nodaway complex, 2 to 5 percent slopes                                | 0.21  | 0.3%             | Ilw              |              | 80          | 83        | 10       | 4          | 3          | 81               |
| <b>Weighted Average</b> |                                                                               |       |                  |                  |              | <b>51.3</b> | <b>*-</b> | <b>6</b> | <b>2.1</b> | <b>1.4</b> | <b>*n 64.6</b>   |

Area Symbol: IA031, Soil Area Version: 20

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

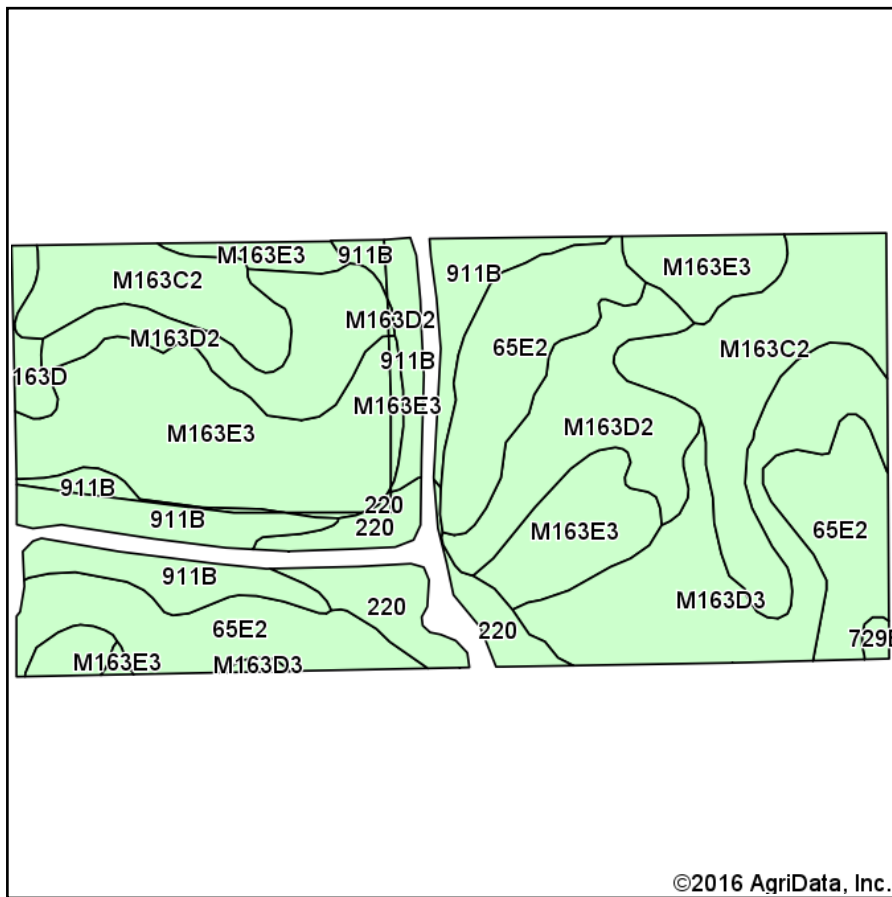
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: NCCPI updated on 1-25-2016

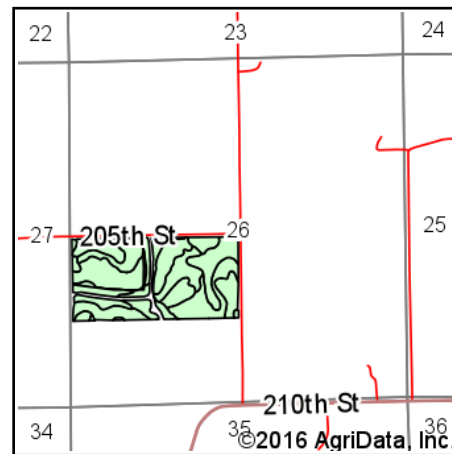
Soils data provided by USDA and NRCS.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tillable Soils Map



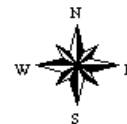
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cedar**  
 Location: **26-81N-1W**  
 Township: **Springfield**  
 Acres: **71.18**  
 Date: **2/3/2016**

**TOTAL**  
 REALTY CO.  
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



## Area Symbol: IA031, Soil Area Version: 20

| Code                    | Soil Description                                                              | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | CSR2**    | CSR       | Corn       | Oats       | Soybeans   | *n NCCPI Overall |
|-------------------------|-------------------------------------------------------------------------------|-------|------------------|------------------|--------------|-----------|-----------|------------|------------|------------|------------------|
| M163E3                  | Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded | 15.32 | 21.5%            | VIe              |              | 29        |           |            |            |            | 46               |
| 65E2                    | Lindley loam, 14 to 18 percent slopes, moderately eroded                      | 13.28 | 18.7%            | VIe              |              | 31        | 24        | 15         | 4          | 3          | 58               |
| M163C2                  | Fayette silt loam, till plain, 5 to 9 percent slopes, eroded                  | 11.59 | 16.3%            | IIIe             |              | 76        |           | 9          | 4          | 2          | 68               |
| M163D2                  | Fayette silt loam, till plain, 9 to 14 percent slopes, eroded                 | 9.70  | 13.6%            | IIIe             |              | 47        |           |            |            |            | 66               |
| M163D3                  | Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded  | 8.67  | 12.2%            | IVe              |              | 41        |           |            |            |            | 48               |
| 911B                    | Colo-Ely complex, 2 to 5 percent slopes                                       | 7.85  | 11.0%            | IIw              |              | 82        | 85        | 10         | 4          | 3          | 96               |
| 220                     | Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded                | 3.74  | 5.3%             | IIw              | IIw          | 82        | 85        | 9          | 4          | 2          | 93               |
| M163D                   | Fayette silt loam, till plain, 9 to 14 percent slopes                         | 0.82  | 1.2%             | IIIe             |              | 50        |           |            |            |            | 79               |
| 729B                    | Ackmore-Nodaway complex, 2 to 5 percent slopes                                | 0.21  | 0.3%             | IIw              |              | 80        | 83        | 10         | 4          | 3          | 81               |
| <b>Weighted Average</b> |                                                                               |       |                  |                  |              | <b>50</b> | <b>*-</b> | <b>5.9</b> | <b>2.1</b> | <b>1.3</b> | <b>*n 63.3</b>   |

Area Symbol: IA031, Soil Area Version: 20

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: NCCPI updated on 1-25-2016

Soils data provided by USDA and NRCS.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA

CEDAR

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5690

Prepared : Jan 27, 2016

Crop Year : 2016

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : 11030A

## Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP  | WRP  | CRP   | GRP  | Sugarcane | Farm Status | Number Of Tracts |
|----------|----------|--------------|------|------|-------|------|-----------|-------------|------------------|
| 74.26    | 71.21    | 71.21        | 0.00 | 0.00 | 10.70 | 0.00 | 0.00      | Active      | 1                |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FAV/WR History | Acre Election | EWP  | DCP Ag. Related Activity |
|--------------------|--------------------|------------------------|----------------|------|----------------|---------------|------|--------------------------|
| 0.00               | 0.00               | 60.51                  | 0.00           | 0.00 | No             | No            | 0.00 | 0.00                     |

## Crop Election Choice

| ARC Individual | ARC County        | Price Loss Coverage |
|----------------|-------------------|---------------------|
| None           | OATS, CORN, SOYBN | None                |

## DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|-----------|------------|-----------------------------|------------|-----------|-----|
| Oats      | 1.00       | 0.00                        | 0          | 65        |     |
| Corn      | 35.80      | 0.00                        | 0          | 169       |     |
| Soybeans  | 2.70       | 0.00                        | 0          | 50        |     |

**TOTAL** **39.50** **0.00**

## NOTES

Tract Number : 2569

Description : O-7 SW1/4 SEC 26 T81N 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 : None

Owners : RICHARD R SCHLUTER AND SIGRUN SCHLUTER IRR TRUST

Other Producers : MR RICHARD RAY SCHLUTER

## Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | WRP  | CRP   | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|-------|------|-----------|
| 74.26     | 71.21    | 71.21        | 0.00 | 0.00 | 10.70 | 0.00 | 0.00      |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | EWP  | DCP Ag. Related Activity |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|
| 0.00               | 0.00               | 60.51                  | 0.00           | 0.00 | 0.00 | 0.00                     |

## DCP Crop Data

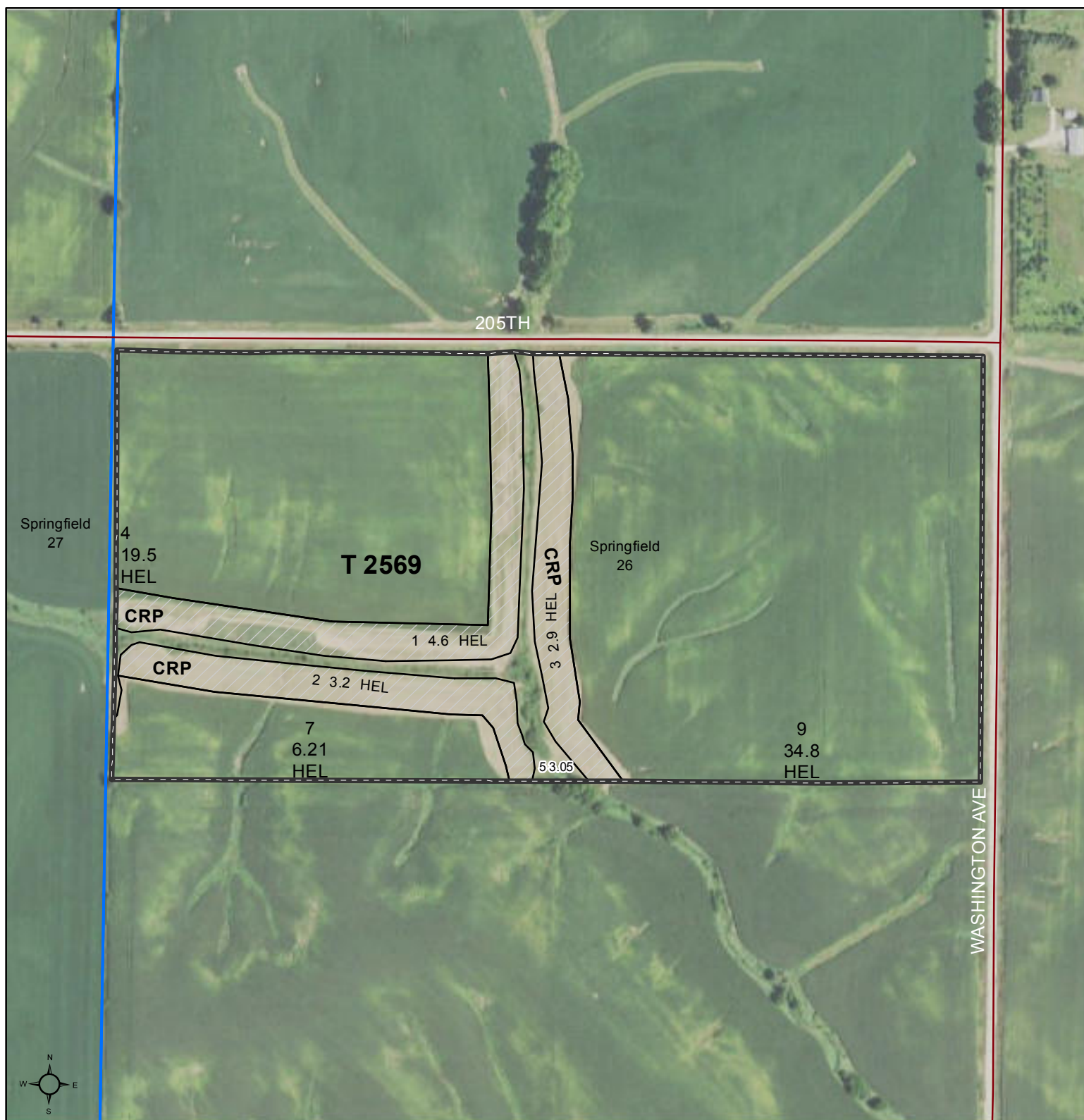
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------|------------|-----------------------------|------------|-----------|
| Oats      | 1.00       | 0.00                        | 0          | 65        |
| Corn      | 35.80      | 0.00                        | 0          | 169       |
| Soybeans  | 2.70       | 0.00                        | 0          | 50        |

**TOTAL** **39.50** **0.00**



United States  
Department of  
Agriculture

## Cedar County, Iowa



**Common Land Unit**

|  |                |
|--|----------------|
|  | CRP            |
|  | Cropland       |
|  | Non-Cropland   |
|  | Tract Boundary |
|  | PLSS           |

### Wetland Determination Identifiers

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

0 170 340 680  
Feet  
2015 Ortho Imagery

2016 Program Year  
Map Created December 08, 2015

Farm **5690**  
Tract **2569**

Tract Cropland Total: 71.21 acres

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