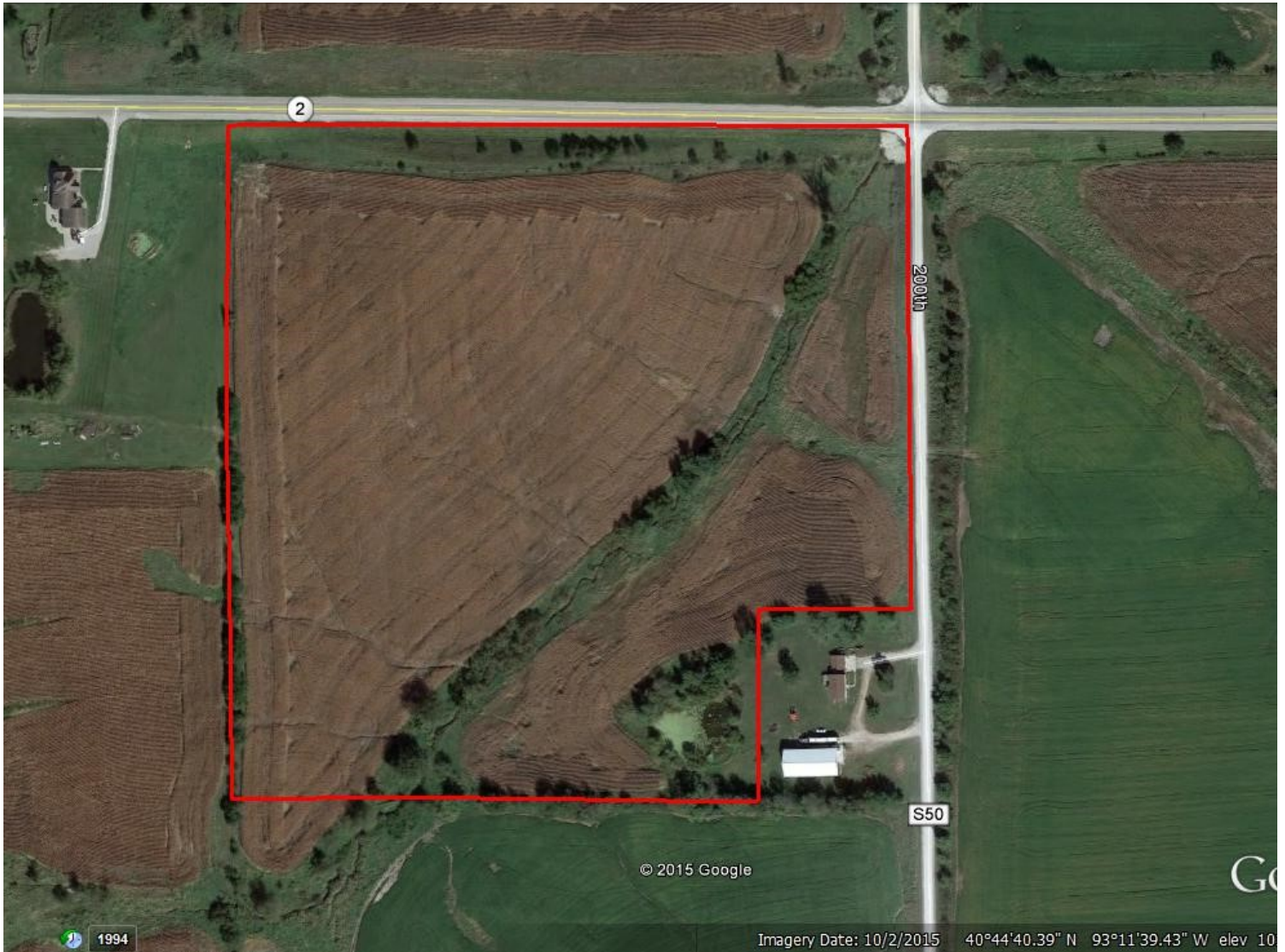


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

35 ACRES M/L
WAYNE CO, IOWA

LISTING #436



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

Bielenberg, 35 Acres M/L, Wayne Co, Iowa

| | |
|------------------------------|-------------------------|
| TOTAL ACRES: | 35 Acres M/L |
| PRICE: | \$140,000 |
| Price Per Acre: | \$4,000 |
| Owner: | Bielenberg |
| Operator: | Kent |
| County & State: | Wayne, Iowa |
| Location: | Promise City |
| Possession Date: | At Closing |
| Drainage Info: | Natural |
| Average Productivity: | 44.6 CSR2 |
| Taxable Acres: | 33.49 |
| Net RE Taxes: | \$400 |
| Taxes Payable In: | 2016 |
| Topography: | Level to gently rolling |

LEGAL DESCRIPTION:

The Northeast 1/4 of the East 1/2 of Section 30, excluding acreage, Township 69 North, Range 20 West

COMMENTS & BUILDING INFORMATION:

Highly Tillable farm on highway 2 west of Promise City, IA

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

Call: Alan McNeil
Cell: 563-321-1125
Office: 563-659-8185
Email: alan@totalrealtyco.com

F.S.A. INFORMATION:

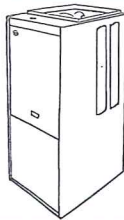
| | |
|-----------------------|-------|
| Farmland: | 34.82 |
| Crop Acres: | 30.23 |
| CRP Acres: | |
| Wheat Base: | |
| Wheat Yield: | |
| Corn Base: | 7.7 |
| Corn Yield: | 111 |
| Soybean Base: | 7.7 |
| Soybean Yield: | 36 |

APPROXIMATE BREAKDOWN OF ACRES:

| | |
|------------------------|-------|
| Total Acres: | 35 |
| Tillable Acres: | 30.23 |
| CRP Acres: | |
| Farmstead: | |
| Roads: | .5 |
| Waterways: | |
| Timber: | 4.27 |
| Pasture: | |

LEASE/FSA INFORMATION:

Existing Lease in place due on March 1st. Call for more information.



SERVING WAYNE COUNTY SINCE 1914

CLAYTON

Plumbing & Heating

"The Do-It Yourself Headquarters"

602 W. Jefferson

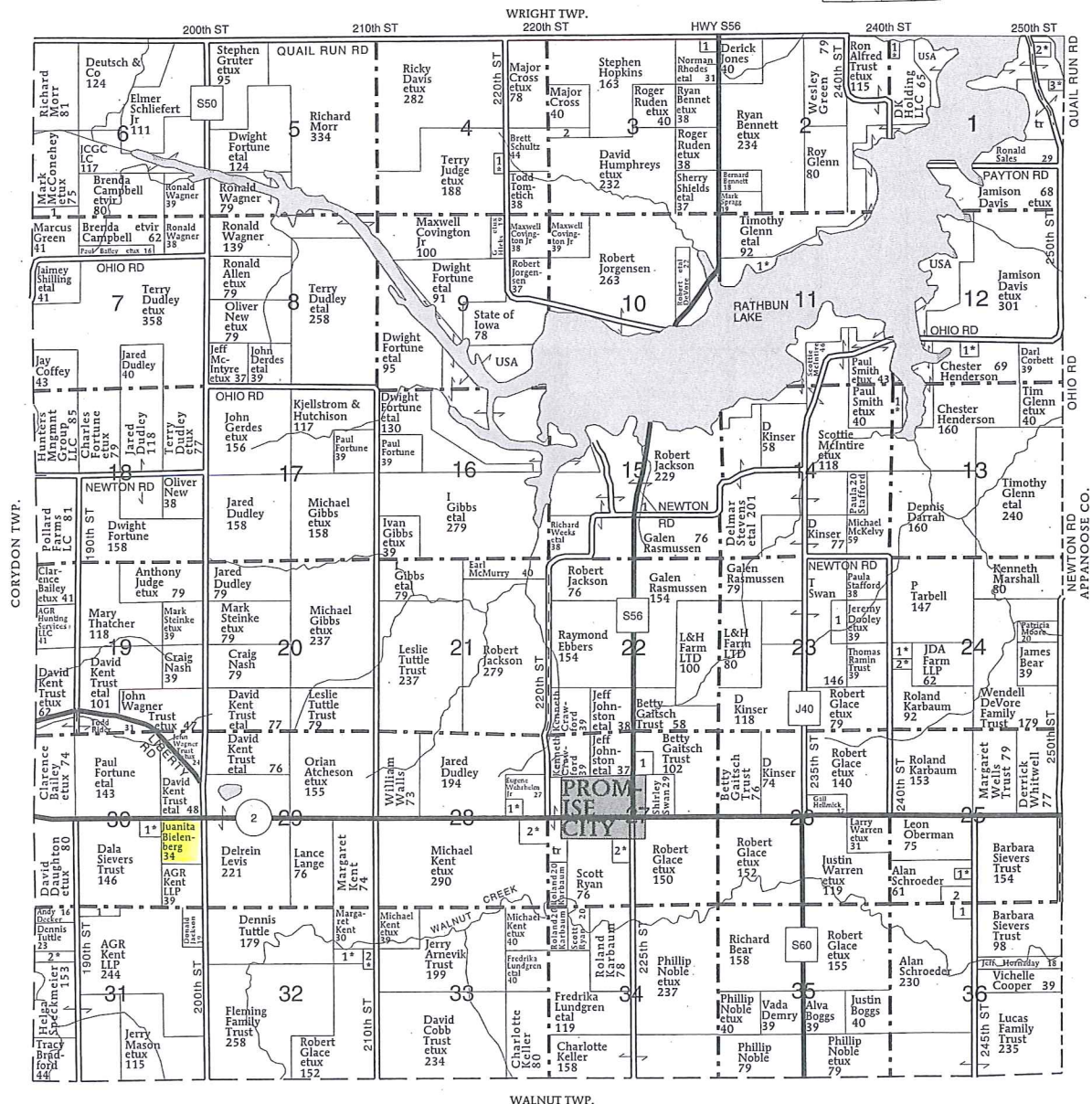
Phone 641-872-2151

Corydon, IA

T-69-N

SOUTH FORK PLAT

R-20-W



SOUTH FORK TOWNSHIP

SECTION 1

1. Alfred Trust, Ron 5
2. DeVore, Darryl 7
3. Davis, Jamison 5

SECTION 3

1. Rhodes, Norman 7
2. Schultz, Brett 5

SECTION 4

1. Roberts, Harold 6

SECTION 5

1. Wagner, Ronald 5

SECTION 6

1. Green, Marcus 7

SECTION 11

1. Buckingham, Jeremy 18

SECTION 12

1. Donald, James 10

SECTION 13

1. Smith, Paul 10

SECTION 15

1. Essick, Frances 10

SECTION 23

1. Swan, Marvin 9

SECTION 24

1. Bartels, Michael 9
2. Dooley, Larry 6

SECTION 25

1. Fenton, Robin 5
2. Holt Jr Trust, Charles 14

SECTION 27

1. Swan, Tom 12

SECTION 28

2. Johnstone, Jeff 12

SECTION 30

1. Enright, Michael 9

SECTION 31

1. Sievers Trust, Dale 12
2. Tuttle, Jeffrey 11

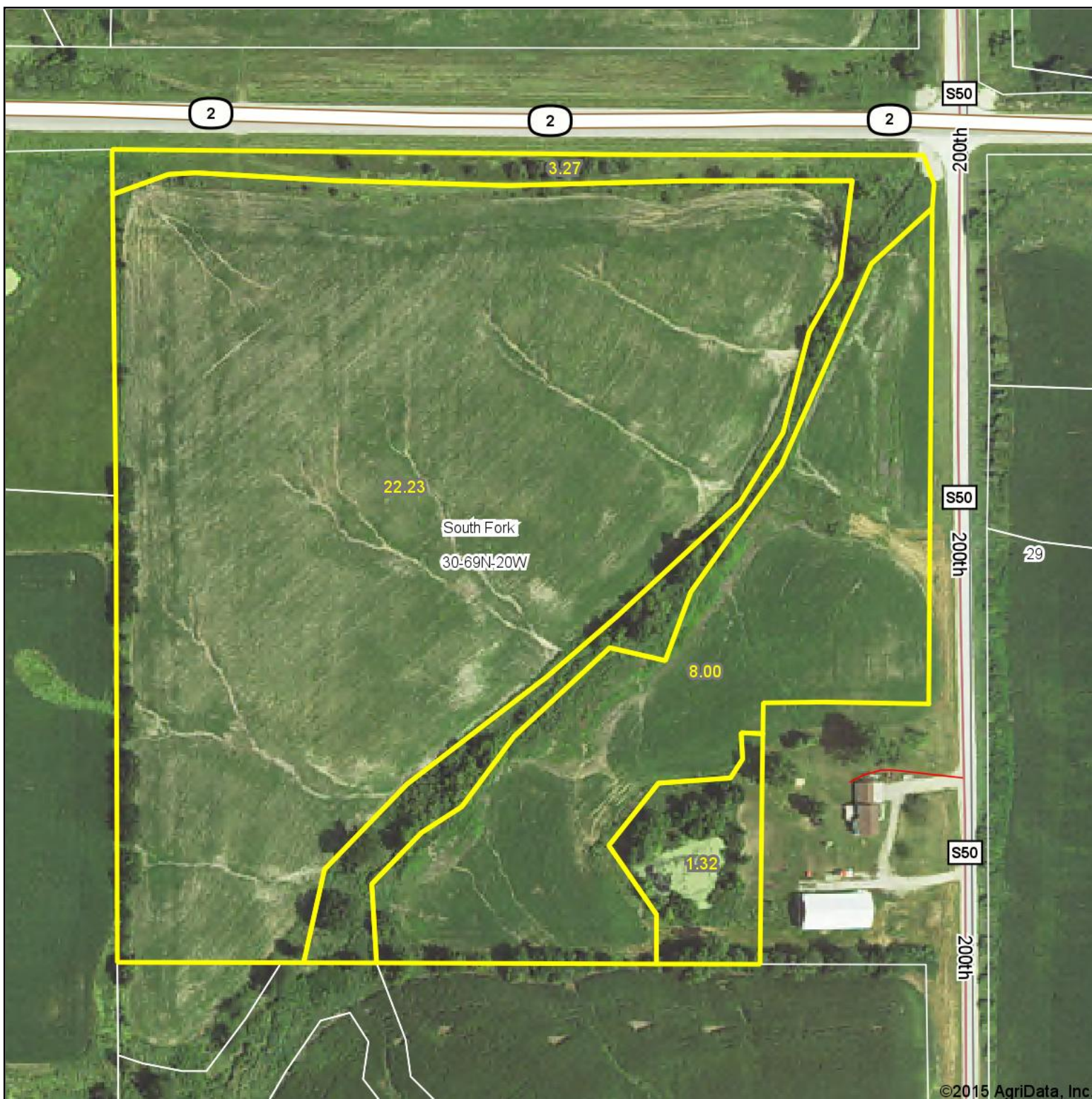
SECTION 32

1. Redmon, Roney 10
2. Borntrager, Daniel 6

SECTION 36

1. Holt Jr Trust, Charles 6

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

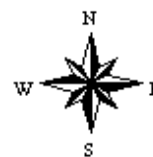


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map center: 40° 44' 40.57, 93° 11' 42.23

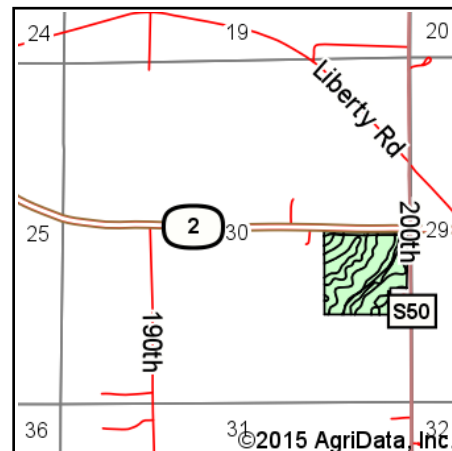
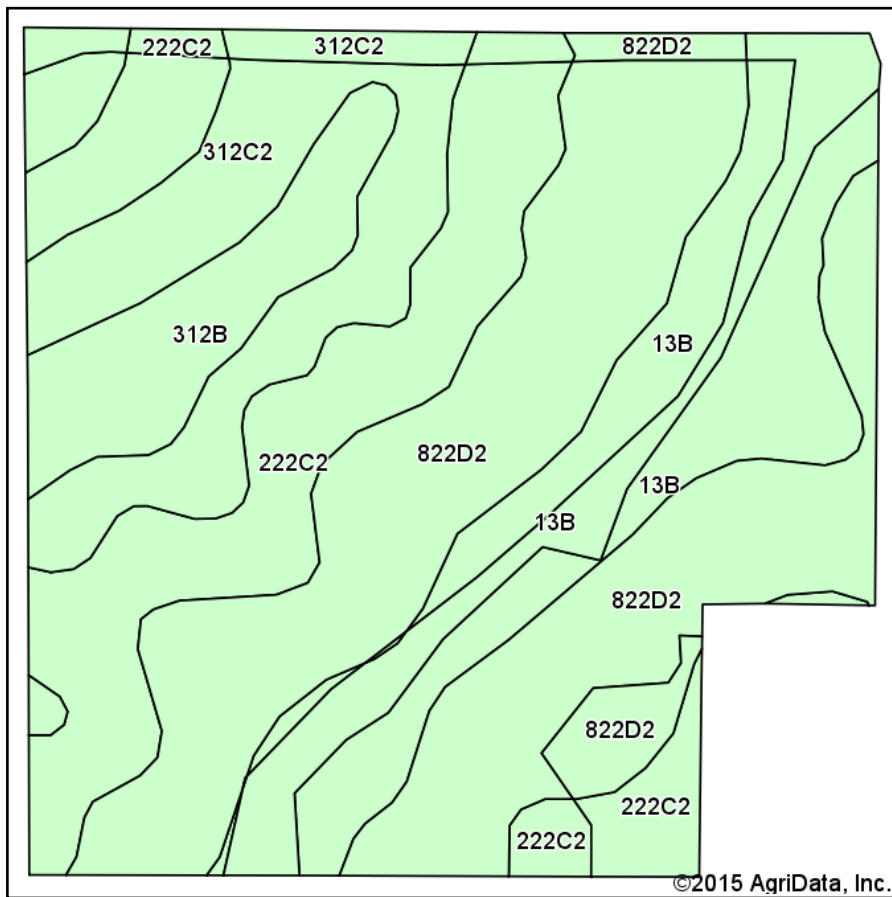
30-69N-20W
Wayne County
Iowa

0ft 243ft 486ft



1/4/2016

Soils Map-CSR2



State: **Iowa**
 County: **Wayne**
 Location: **30-69N-20W**
 Township: **South Fork**
 Acres: **34.82**
 Date: **1/4/2016**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA185, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | CSR2** | Corn | Oats | Soybeans | NCCPI Overall |
|-------------------------|--------------------------------------------------------------------|-------|------------------|------------------|-------------|-------------|-------------|-----------|---------------|
| 822D2 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 13.22 | 38.0% | IVe | 29 | | | | 64 |
| 222C2 | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 7.39 | 21.2% | IVw | 34 | | | | 46 |
| 13B | Zook-Olmitz-Vesser complex, 0 to 5 percent slopes | 6.96 | 20.0% | IIw | 71 | 189 | 62 | 55 | 70 |
| 312C2 | Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded | 4.82 | 13.8% | IIIe | 56 | | | | 55 |
| 312B | Seymour silt loam, 2 to 5 percent slopes | 2.43 | 7.0% | IIIe | 64 | | | | 61 |
| Weighted Average | | | | | 44.6 | 37.8 | 12.4 | 11 | 59.9 |

Area Symbol: IA185, Soil Area Version: 18

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

WAYNE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4005

Prepared : Dec 30, 2015

Crop Year : 2016

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|----------------|---------------|-----------|--------------------------|------------------|
| 34.82 | 30.23 | 30.23 | 0.00 | 0.00 | 0.00 | 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 | 30.23 | 0.00 | 0.00 | No | 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 | 7.70 | 0.00 | 0 | 111 | |
| Soybeans | 7.70 | 0.00 | 0 | 36 | |
| TOTAL | 15.40 | 0.00 | | | |

NOTES

Tract Number : 1487

Description : Sec 30 Southfork, Wayne

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 : MRS JUANITA K BIELENBERG

Other Producers : MR DOUGLAS L. KENT

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 34.82 | 30.23 | 30.23 | 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 | 30.23 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|--------------|-----------------------------|------------|-----------|
| Corn | 7.70 | 0.00 | 0 | 111 |
| Soybeans | 7.70 | 0.00 | 0 | 36 |
| TOTAL | 15.40 | 0.00 | | |

NOTES

IOWA

WAYNE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4005

Prepared : Dec 30, 2015

Crop Year : 2016

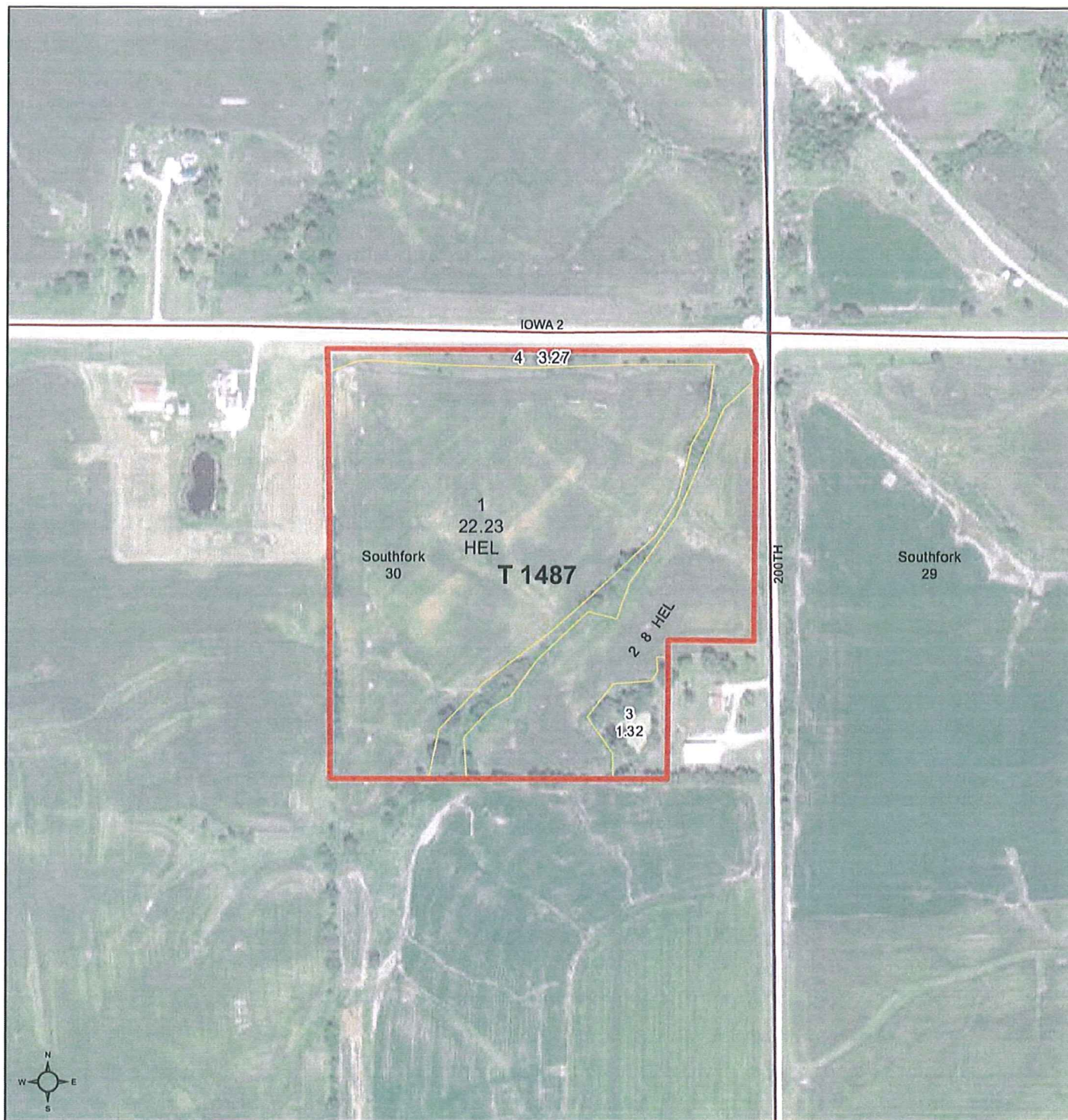
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United States
Department of
Agriculture

Wayne County, Iowa



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

0 170 340 680
Feet

Wetland Determination Identifiers

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

2015 Ortho Imagery

Tract Cropland Total: 30.23 acres

2016 Program Year

Map Created December 08, 2015

Farm 4005
Tract 1487

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