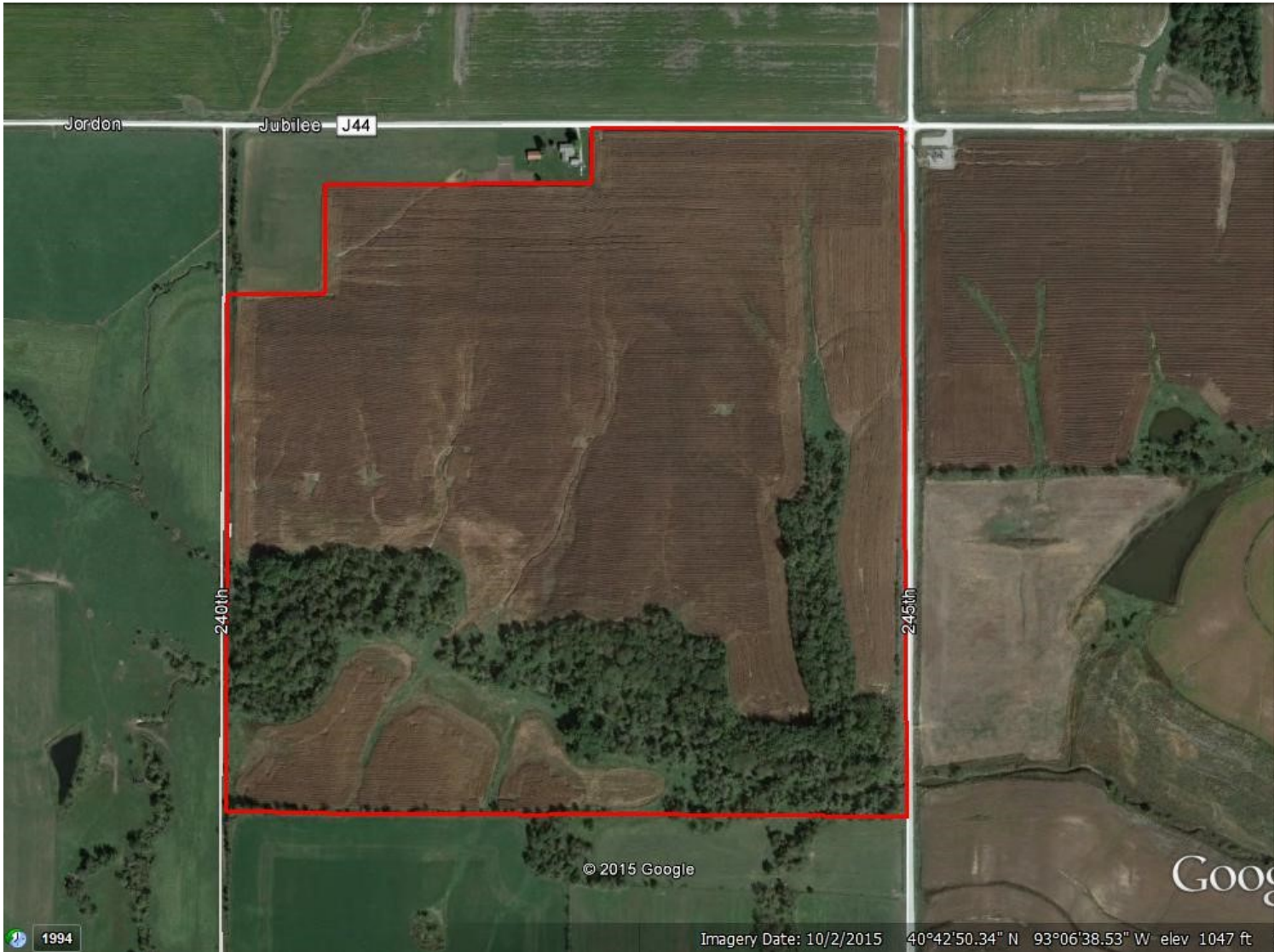


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

146 ACRES M/L
WAYNE COUNTY, IOWA

LISTING #435



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, 146 Acres M/L, Wayne County, IA

TOTAL ACRES:	146 Acres M/L
PRICE:	\$671,500
Price Per Acre:	\$4,599
Owner:	Bielenberg
Operator:	Kent
County & State:	Wayne, IA
Location:	Seymour
Possession Date:	At Closing
Drainage Info:	Natural
Average Productivity:	53.2
Taxable Acres:	143.49
Net RE Taxes:	\$2,137
Taxes Payable In:	2016
Topography:	Level to Rolling

LEGAL DESCRIPTION:

The SW 1/4 of Section 1 excluding acreage, Township 68 North, Range 20 West.

COMMENTS & BUILDING INFORMATION:

Good Tillable farm with some Timber, North of Seymour

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:	145.83
Crop Acres:	114.39
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	104.4
Corn Yield:	101
Soybean Base:	10
Soybean Yield:	24

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	146
Tillable Acres:	114
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	31
Pasture:	

LEASE/FSA INFORMATION:

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

**Centerville's
Locally Owned
Full Service Bank**

Member
FDIC

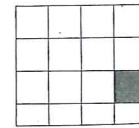


IOWA TRUST
and savings bank
www.itsb-iowa.com

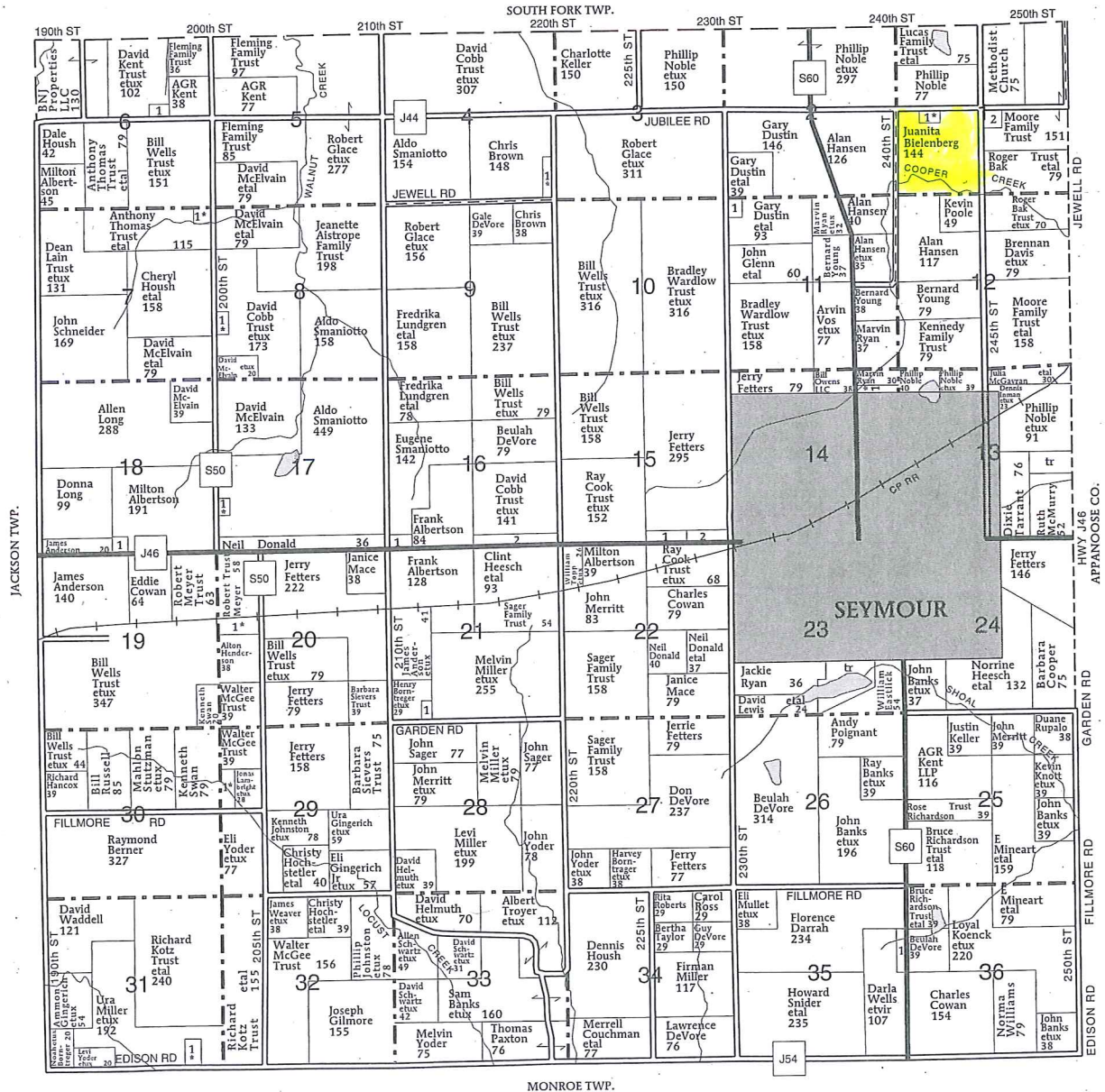
**2 LOCATIONS
TO SERVE YOU BETTER!**
200 N. 10th, Centerville
23918 Hwy. J18, Moravia
641-437-4500

T-68-N

WALNUT PLAT
(Landowners)



R-20-W



WALNUT TOWNSHIP

SECTION 1

1. Grimes, John 10
2. Iowa Southern Utilities Co 8

SECTION 4

1. Brown, Chris 5

SECTION 6

1. Poole, Edwin 5

SECTION 7

1. Whitney, Lucas 5

SECTION 8

1. Johnston, Phillip 5

SECTION 11

1. Dustin, Louise 6

SECTION 14

1. Noble, Phillip 7

SECTION 15

1. Mace, Janice 8

2. Donald, Neil 8

SECTION 16

1. Albertson, Milton 6

2. Shubat, Stephen 8

SECTION 17

1. Easton, Michael 5

SECTION 18

1. McElvain, David 5

SECTION 20

1. Wells Trust, Bill 14

SECTION 21

1. Bornreger, Elmar 10

SECTION 29

1. Schmucker, Daniel 10

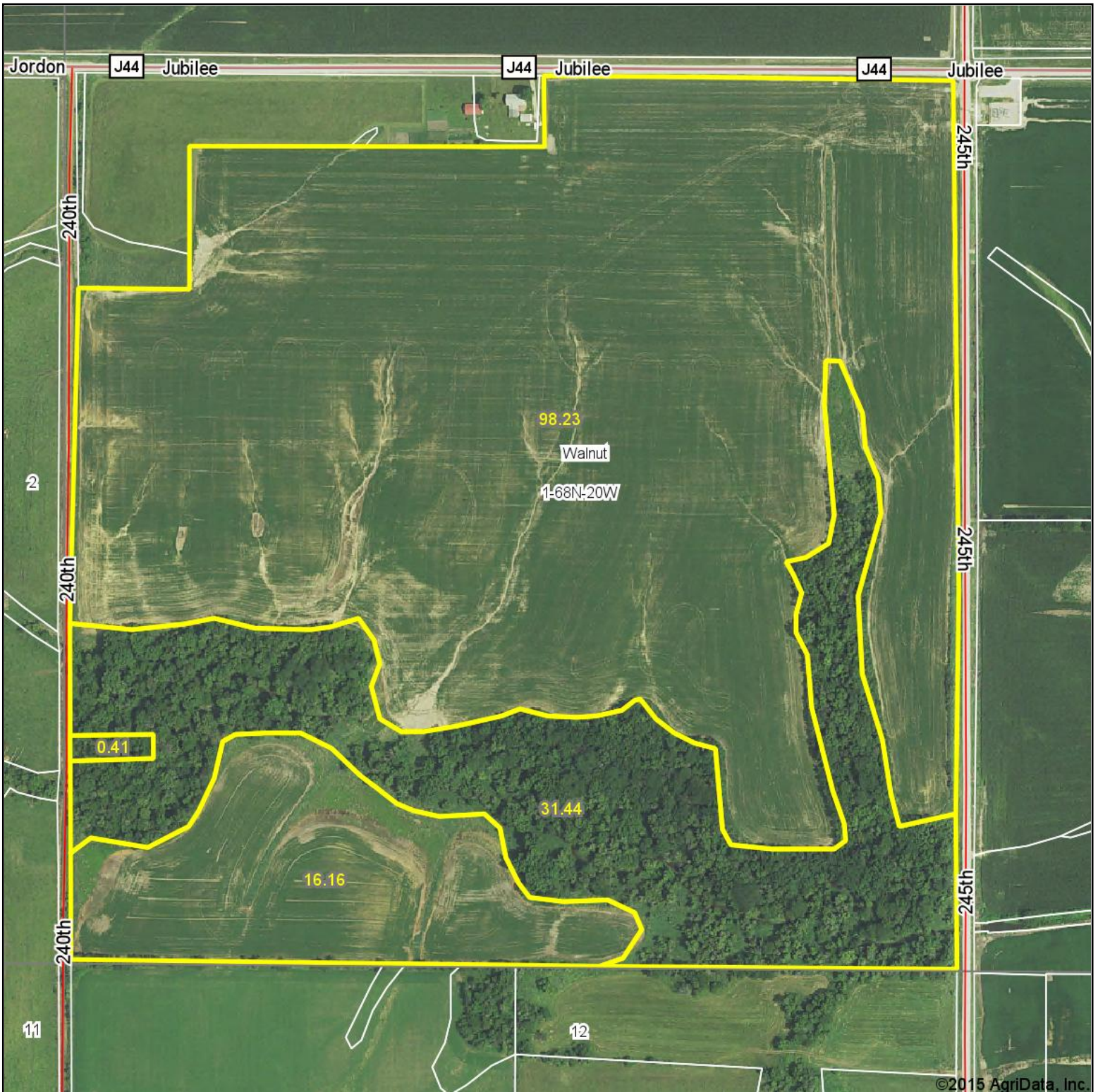
SECTION 31

1. Miller, Elmer 9

SECTION 35

1. Mincks, Steve 9

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

map center: 40° 42' 49.75, 93° 6' 40.98

0ft 459ft 919ft

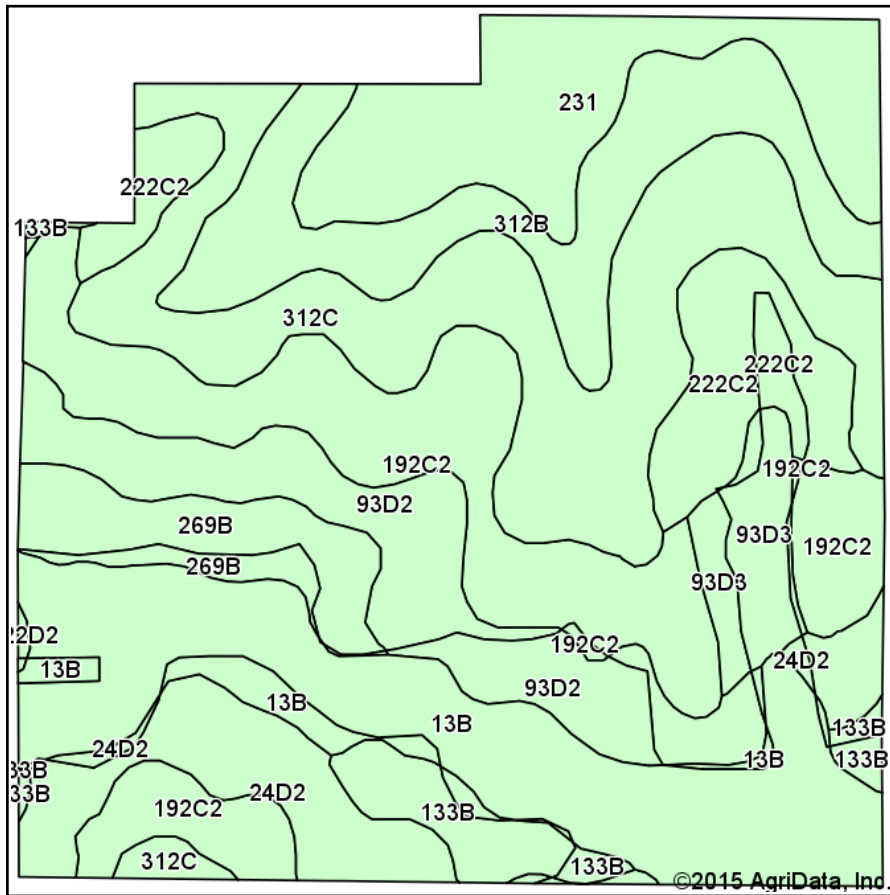
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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1-68N-20W
Wayne County
Iowa

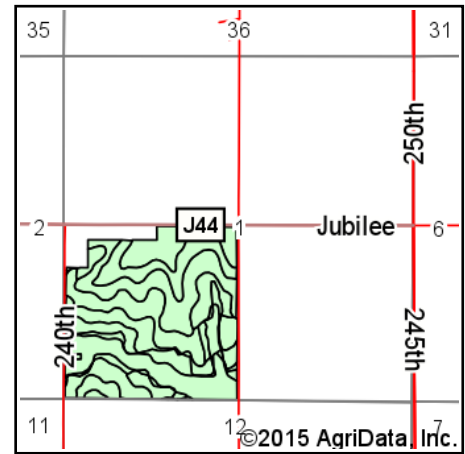


1/4/2016

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wayne**
 Location: **1-68N-20W**
 Township: **Walnut**
 Acres: **146.24**
 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
312C	Seymour silt loam, 5 to 9 percent slopes	24.83	17.0%	IIIe	58				60
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	23.34	16.0%	IIw	71	189	62	55	70
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	22.76	15.6%	IIIe	31	129	46	37	48
312B	Seymour silt loam, 2 to 5 percent slopes	14.44	9.9%	IIIe	64				61
231	Edina silt loam, 0 to 2 percent slopes	13.80	9.4%	IIIw	59				72
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	13.43	9.2%	IVe	36	148	49	43	57
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	9.38	6.4%	IIIe	51				61
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.86	6.1%	IVw	34				46
269B	Humeston silty clay loam, 2 to 5 percent slopes	6.63	4.5%	IIIw	71	157	59	45	85
133B	Colo silty clay loam, 2 to 5 percent slopes	4.45	3.0%	IIw	80	206	70	60	95
93D3	Shelby-Adair complex, 9 to 14 percent slopes, severely eroded	4.20	2.9%	IVe	33	124	41	36	44
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.12	0.1%	IVe	29				64
Weighted Average					53.2	80.8	27.5	23.4	61.6

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 : 4685
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
145.83	114.39	114.39	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	114.39	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	104.40	0.00	0	101	
Soybeans	10.00	0.00	0	24	
TOTAL	114.40	0.00			

NOTES

Tract Number : 2886

Description : Sec 1 Walnut, Wayne

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MRS JUANITA K BIELENBERG

Other Producers : DAVID L KENT TRUST

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
145.83	114.39	114.39	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	114.39	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	104.40	0.00	0	101
Soybeans	10.00	0.00	0	24
TOTAL	114.40	0.00		

NOTES

IOWA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4685
Prepared : Dec 30, 2015
Crop Year : 2016

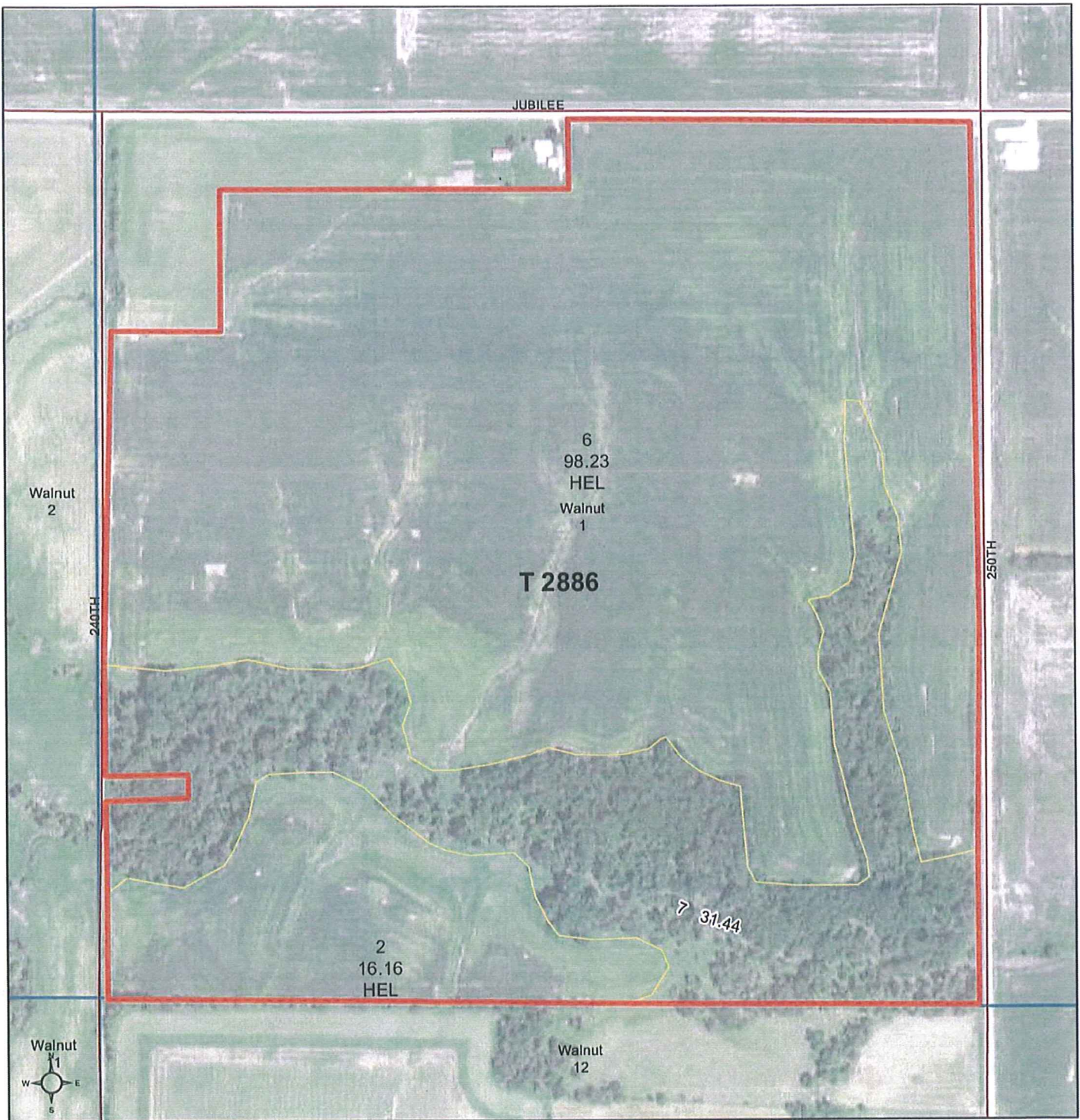
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United States
Department of
Agriculture

Wayne County, Iowa



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

PLSS

0 170 340 680
Feet

2016 Program Year
Map Created December 08, 2015

Wetland Determination Identifiers

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

2015 Ortho Imagery

Tract Cropland Total: 114.39 acres

Farm 4685
Tract 2886

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