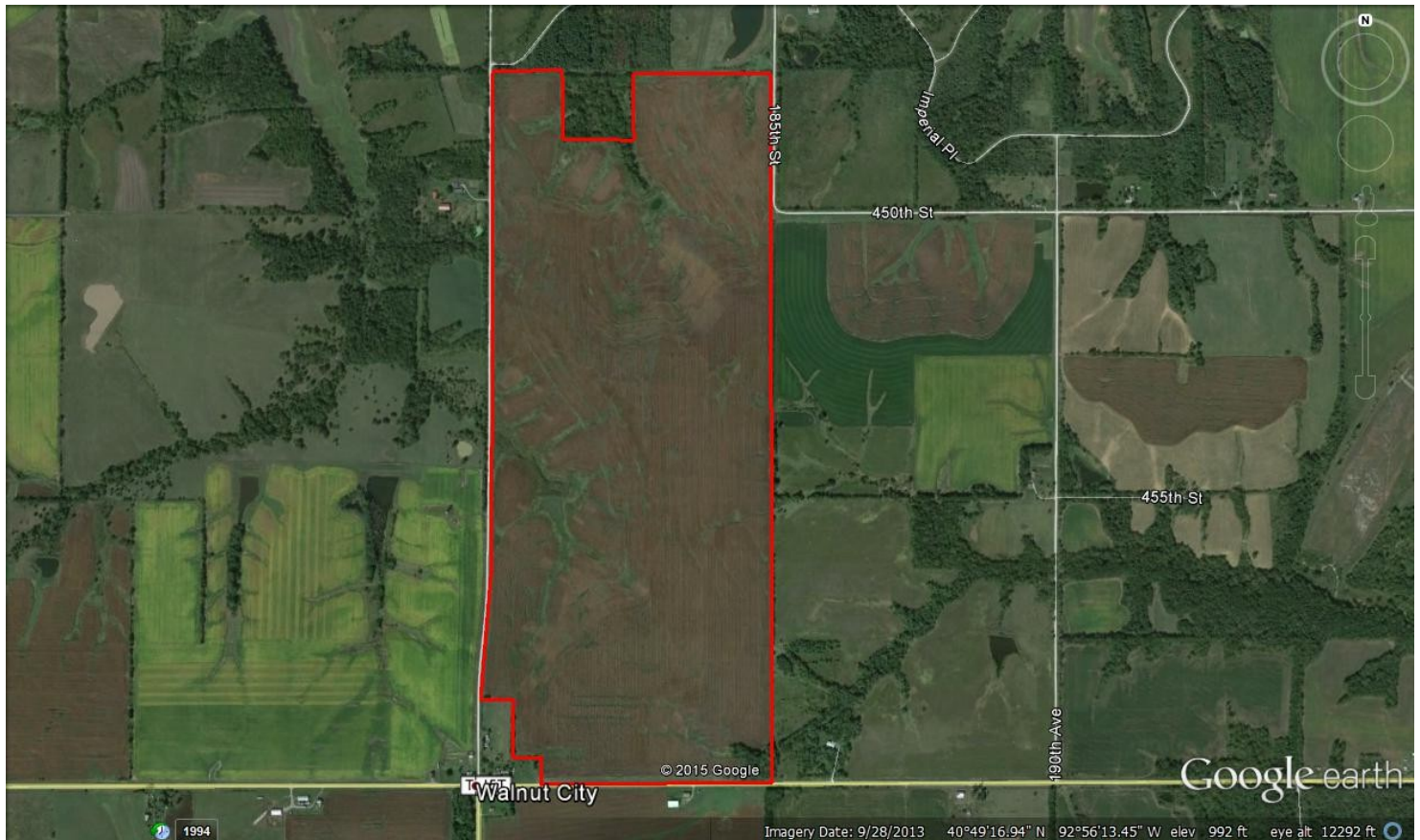


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

368.72 ACRES M/L
VAN WYK, APPANOOSE COUNTY, IOWA

LISTING #433



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

Van Wyk, 368 Acres M/L, Appanoose County, Iowa

TOTAL ACRES:	368.72
PRICE:	\$1,883,700
Price Per Acre:	\$5,108
Owner:	Van Wyk
Operator:	Porter Farms
County & State:	Appanoose Co., Iowa
Location:	1 mile North of Mystic, Iowa
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	52.1
Taxable Acres:	374.78
Net RE Taxes:	\$5,556
Taxes Payable In:	2015
Topography:	Level to gently rolling

LEGAL DESCRIPTION:

68 acre MOL in the south MOL in the South 1/2 of the Southwest 1/4 of Section 28; and the Northwest 1/4 of Section 33; and the Southwest 1/4 of Section 33 (except approximately 12 acres in the Southwest corner containing the house & buildings) all being in Township 70 North, Range 18 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

TO CONTACT LISTING AGENT:

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

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Email: alan@totalrealtyco.com

www.totalrealtyco.com

F.S.A. INFORMATION:

Farmland:	368.72
Crop Acres:	344.98
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	298.3
Corn Yield:	162
Soybean Base:	46.6
Soybean Yield:	33

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	368
Tillable Acres:	344.98
CRP Acres:	
Farmstead:	
Roads:	3
Waterways:	10
Timber:	10.2
Pasture:	

LEASE/FSA INFORMATION:

Open for the 2016 Crop Year



Walnut City
Quarry
641-647-2809

Clarkdale
Quarry
641-437-1512

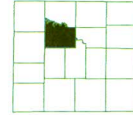
Home: Office
641-437-4830

ROAD STONE - AG LIME - RIP RAP - CLEAN ROCK

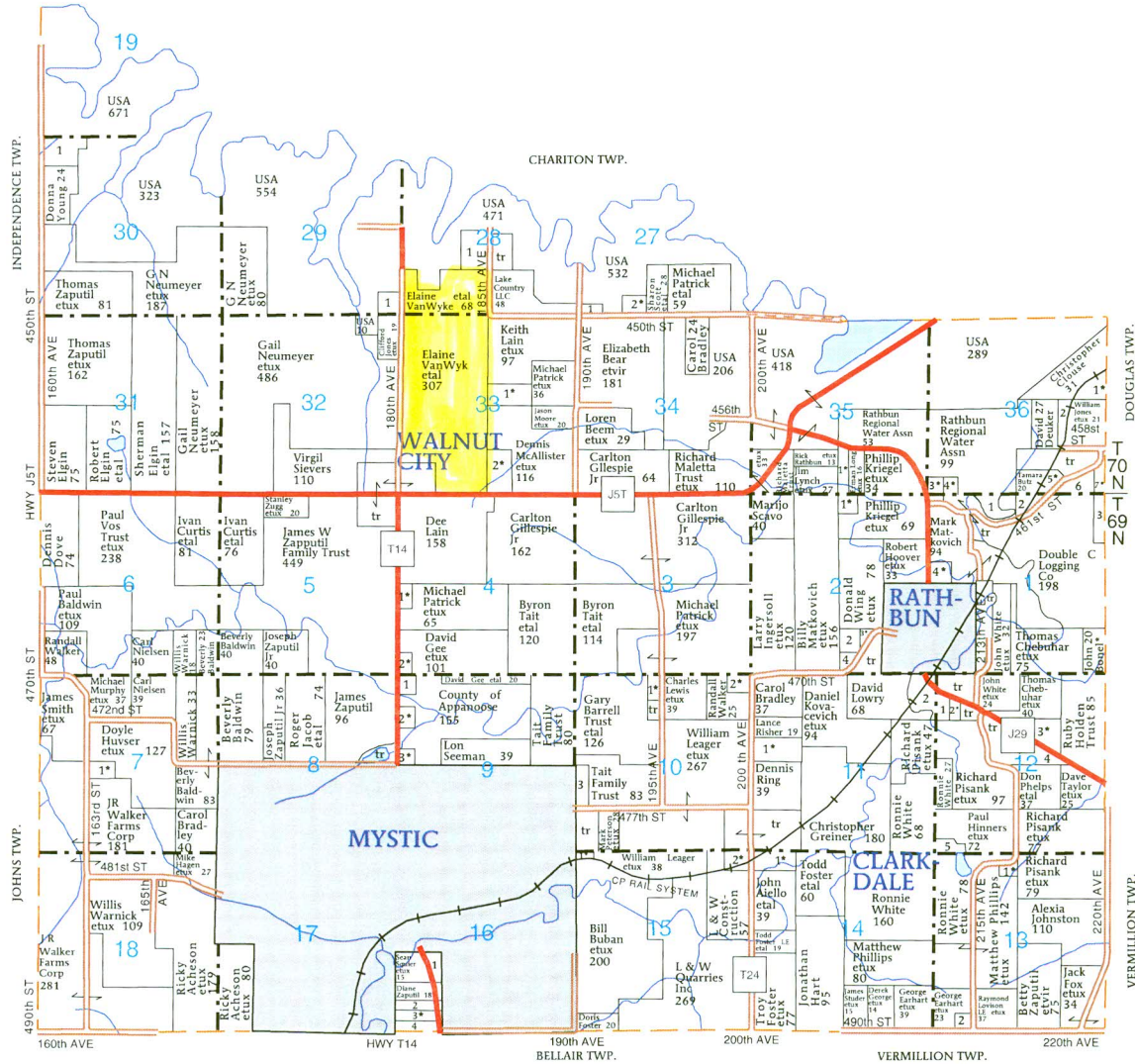
T-69-70-N

WALNUT PLAT

(Landowners)



R-18-W



WALNUT TOWNSHIP

SECTION 1

1. Rathbun Regional Water Assn 7
2. Butz, Tamara 12
3. Milani, James 8
4. Ellis Jr, Edward 9

SECTION 2

1. Long, Erman 10
2. Seddon, Rosemary 15
3. Poolman, Craig 8
4. Lowry, David 10

SECTION 4

1. Devore, Todd 7
2. Lee, Lyle 7

SECTION 7

1. Mrzlak, Patrick 7

SECTION 9

1. Blackledge, Bob 10

2. Deevers, Francis 10

1. Fenton, Earl 7

SECTION 10

1. Star, Philip 5
2. Dusablon, Grant 14
3. Beechum, Deltria 10

SECTION 11

1. Clark, Robert 14
2. Ervin, Duane 8

SECTION 12

1. Ervin, Duane 5
2. Scott, Thomas 5
3. Lindley, Garold 15
4. Ellison, Steven 13
5. White, Ronnie 25

SECTION 13

1. Hinners, Paul 7
2. Smith, Kevin 11

SECTION 14

1. Aiello, James 16

SECTION 15

1. Peterson, Mark 6
2. Foster LE, Dwight 14

SECTION 16

1. Moorman, Robert 8
2. Zaputit, Justin 10
3. Osborn, Timothy 10
4. Perrin, Jack 10

SECTION 27

1. Main, Ronald 5
2. West, Harlan 11

SECTION 28

1. Strube, Christopher 16

SECTION 29

1. Logston, Terrie 10

SECTION 30

1. Parker, Maurice 18

SECTION 33

1. Moore, Jason 20
2. Davis, Michael 15

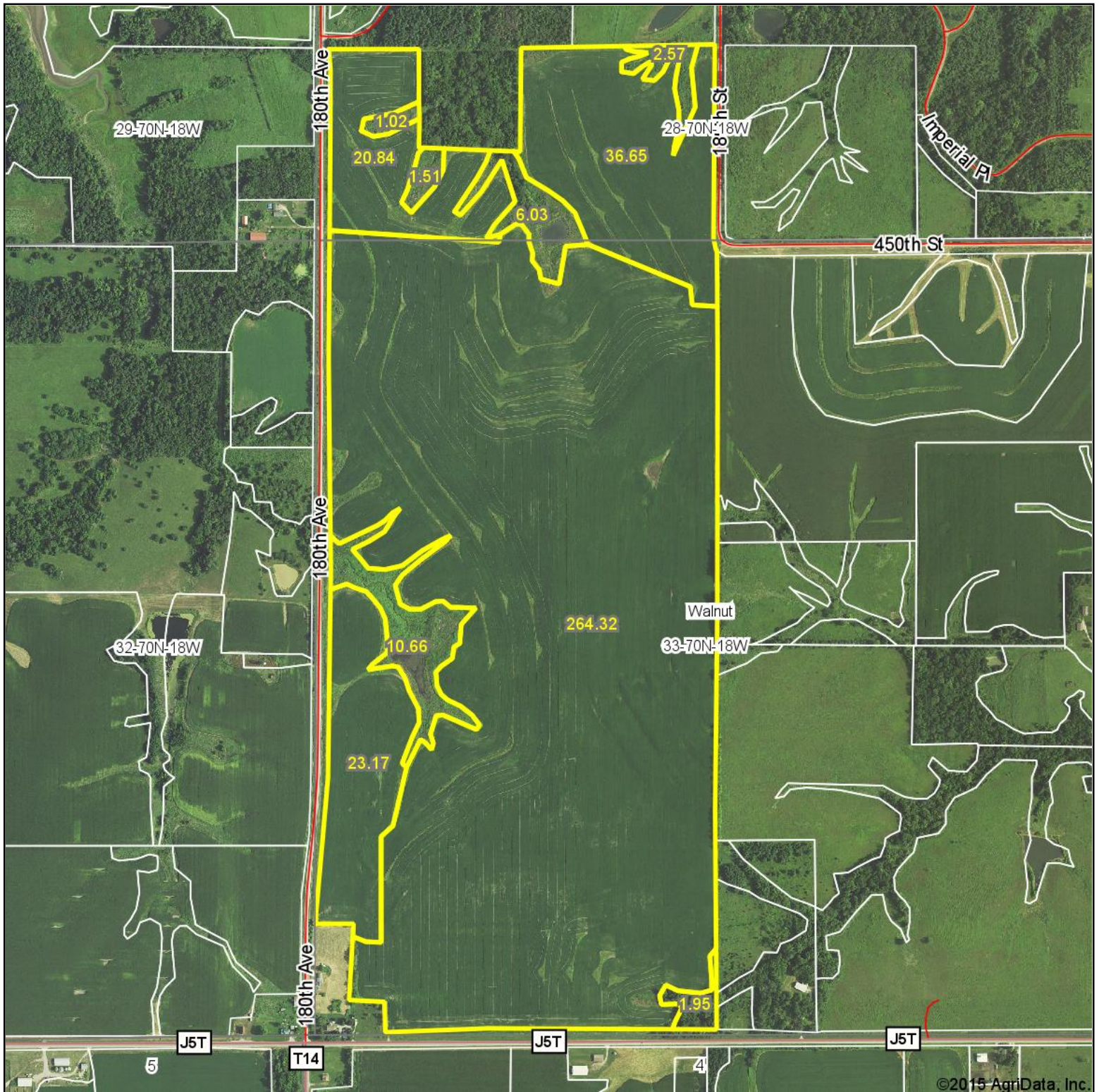
SECTION 35

1. Tubaugh, Jaren 10

SECTION 36

1. Whicker, Phillip 14
2. Simmons, Alfreda 5
3. Elliott, David 7
4. Glenn, John 8
5. Boenker, Garry 8
6. Double C Logging Co 13
7. McDonald, Jake 8

Aerial Map



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TOTAL
REALTY CO.
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map center: 40° 49' 16.42, 92° 56' 20.53

0ft 1030ft 2060ft

33-70N-18W
Appanoose County
Iowa

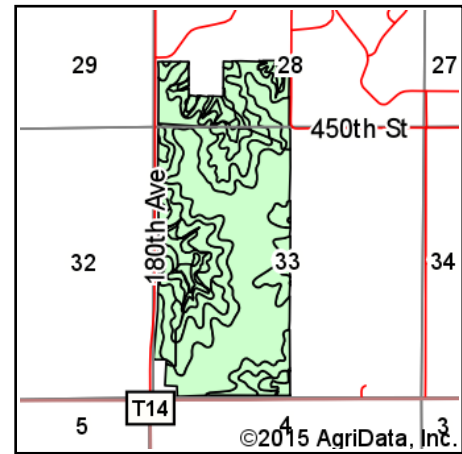
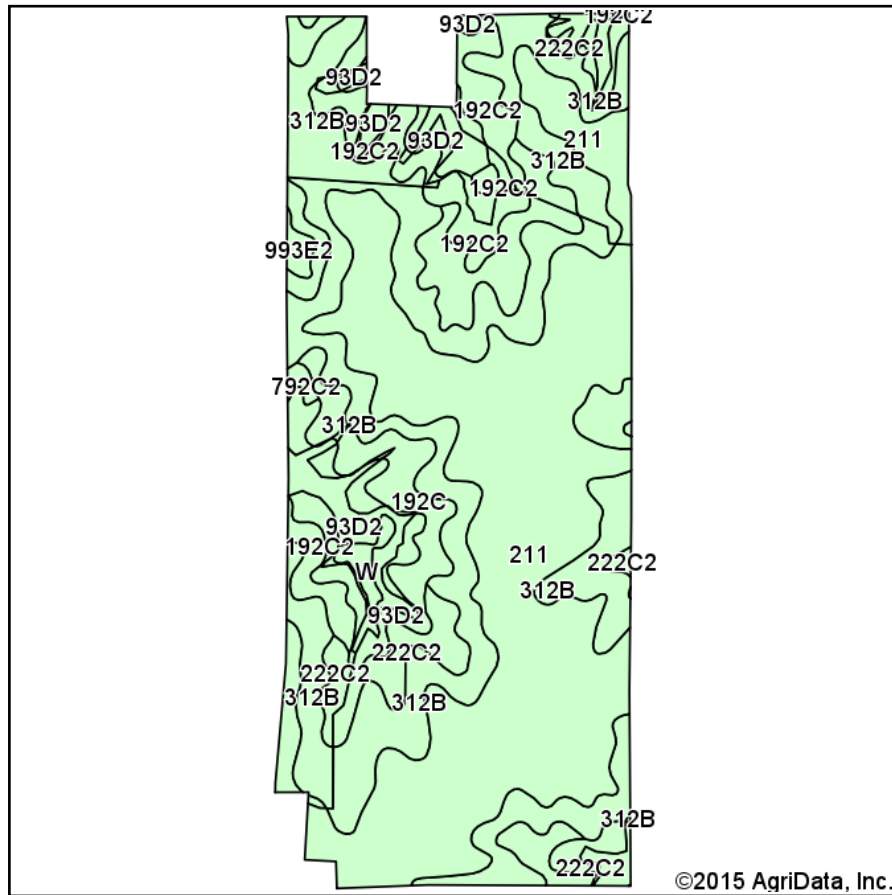


12/21/2015

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map-CSR2



State: **Iowa**
 County: **Appanoose**
 Location: **33-70N-18W**
 Township: **Walnut**
 Acres: **368.72**
 Date: **12/21/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
211	Edina silt loam, 0 to 1 percent slopes	147.42	40.0%	IIIw	59	60	72
312B	Seymour silt loam, 2 to 5 percent slopes	106.61	28.9%	IIIe	64	60	70
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	34.35	9.3%	IVw	34	25	46
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	27.14	7.4%	IVe	25	25	58
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	27.13	7.4%	IIIe	36	30	58
192C	Adair clay loam, 5 to 9 percent slopes	13.88	3.8%	IIIe	39	35	70
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	3.87	1.0%	IIIe	56	35	63
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	3.85	1.0%	IIIe	24	26	54
W	Water	2.95	0.8%		0	0	0
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded complex	1.52	0.4%	Vle	17	10	51
Weighted Average					52.1	49.7	65.9

Area Symbol: IA007, Soil Area Version: 21

**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
APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2472

Prepared : Dec 16, 2015

Crop Year : 2016

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
368.72	344.98	344.98	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	344.98	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	298.30	0.00	0	162	
Soybeans	46.60	0.00	0	33	
TOTAL	344.90	0.00			

NOTES

Tract Number : 2534

Description : W 1/2 SEC 33 & SW 1/4 SEC 28-WALNUT

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 : CURTIS L VAN WYK, WENDY L VAN WYK, ELAINE R VAN WYK

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
368.72	344.98	344.98	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	344.98	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	298.30	0.00	0	162
Soybeans	46.60	0.00	0	33
TOTAL	344.90	0.00		

IOWA
APPANOOSE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2472

Prepared : Dec 16, 2015

Crop Year : 2016

Abbreviated 156 Farm Record

Tract 2534 Continued ...

NOTES

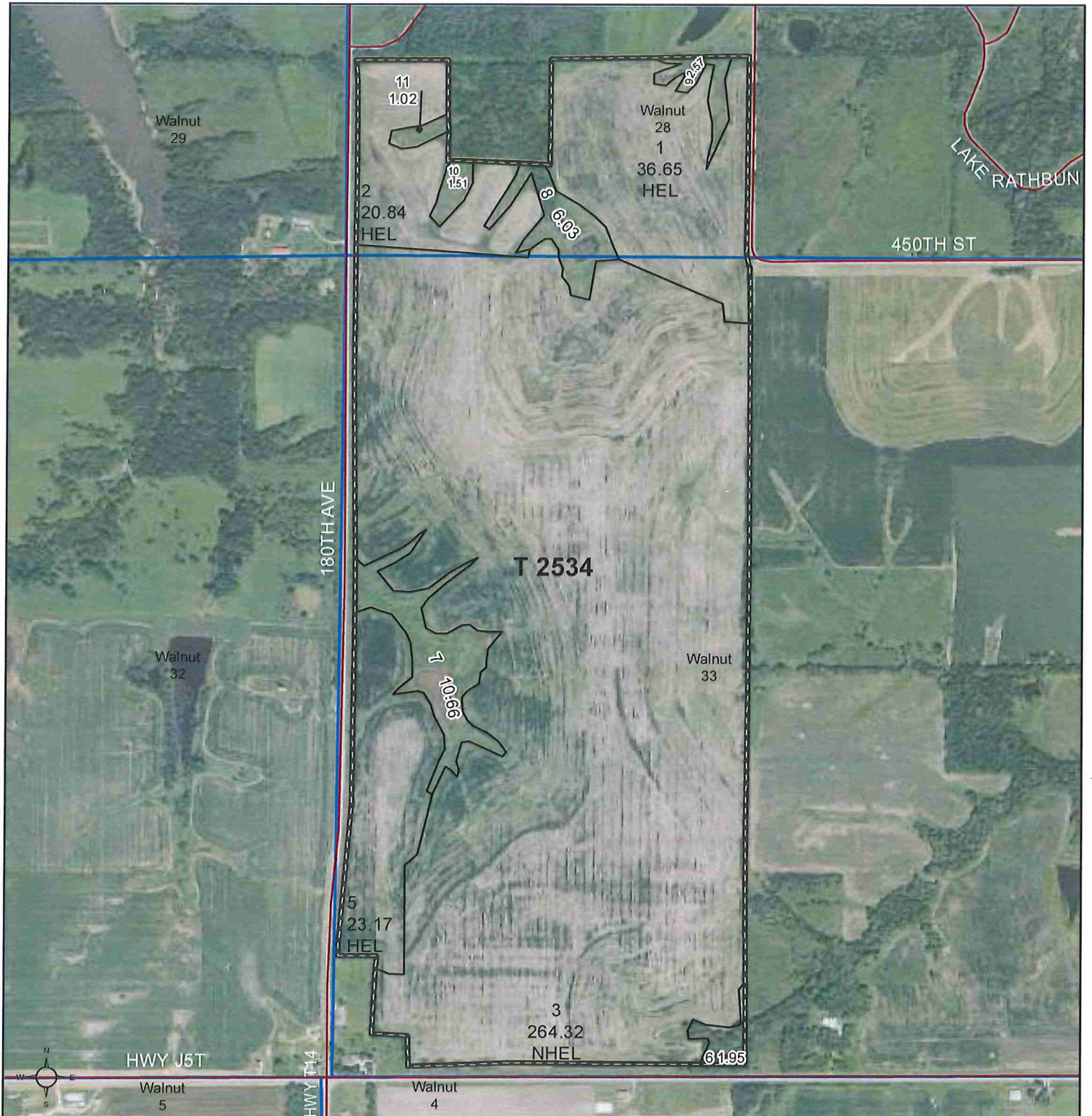
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United States
Department of
Agriculture

Appanoose County, Iowa



Common Land Unit  Tract Boundary
 Cropland  PLSS
 Non-Cropland

Wetland Determination Identifiers

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

0 375 750 1,500
Feet
2015 Ortho Imagery

2016 Program Year

Map Created December 02, 2015

Farm **2472**

Tract **2534**

Tract Cropland Total: 344.98 acres

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