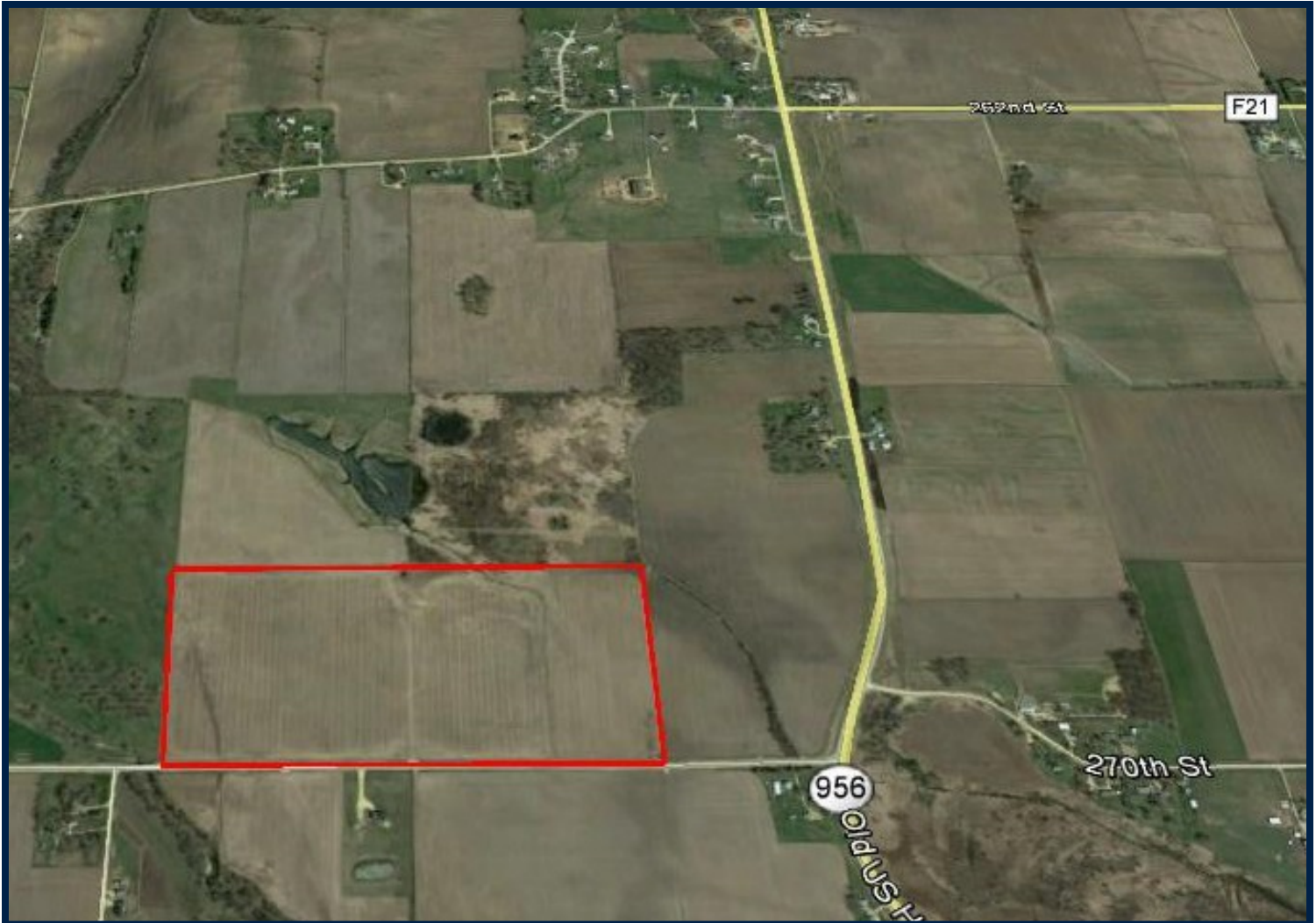


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

80 ACRES M/L, CLINTON CO., IA
WOODSTOCK APARTMENTS LLC

LISTING #428



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Woodstock Apartments LLC, 80 Acres M/L, Clinton County, IA

TOTAL ACRES:	80
PRICE:	\$540,000
Price Per Acre:	\$6,750
Owner:	Woodstock Apartments LLC, Vanslingerlandt
Operator:	Green
County & State:	Clinton Co., Iowa
Location:	1 mile south of DeWitt, Ia on Old Hwy. 61
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	51.9 CSR2 ~ 63.3 CSR
Taxable Acres:	76
Net RE Taxes:	\$2,356
Taxes Payable In:	2015/2016
Topography:	Level

LEGAL DESCRIPTION: The Southwest 1/4 of the Southwest 1/4 of Section 30, Township 81 North, Range 4 East and the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 81 North, Range 3 East, all in the 5th P.M.

COMMENTS & BUILDING INFORMATION:
80 acres MOL. Level crop land, close to DeWitt, Iowa. Good investor unit.

TO CONTACT LISTING AGENT:

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

LEASE/FSA INFORMATION: OPEN FOR THE 2016 CROP YEAR.

F.S.A. INFORMATION:

Farmland:	73.83
Crop Acres:	73.12
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	73.10
Corn Yield:	120
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	73.12
CRP Acres:	
Farmstead:	
Roads:	6.17
Waterways:	
Timber:	.71
Pasture:	

ADM GRAIN

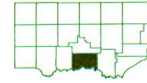
'Buyers Of Corn & Soybeans'
1811 S. 4th St. - Clinton, Iowa

563-242-5251

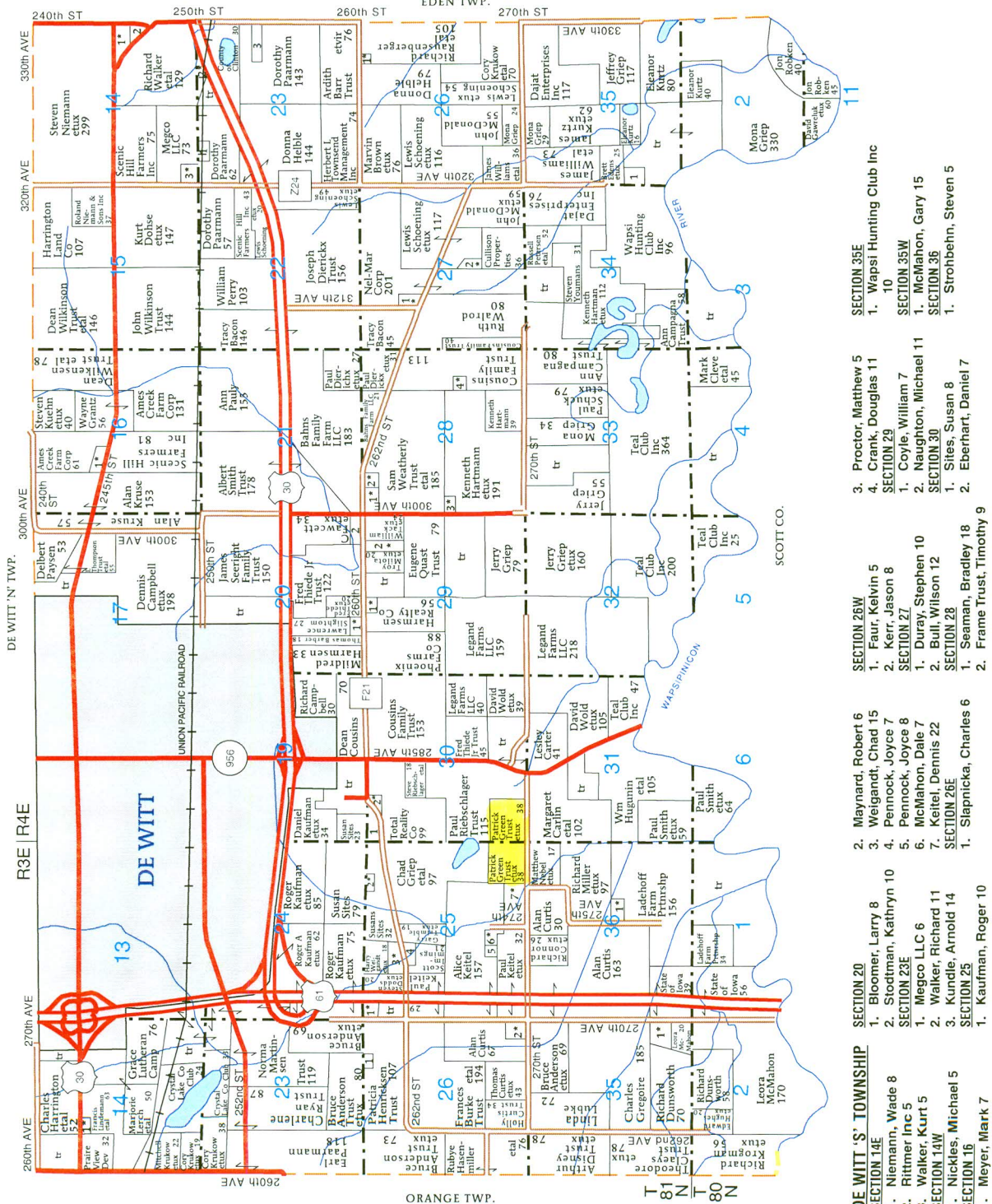
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T-80-81-N

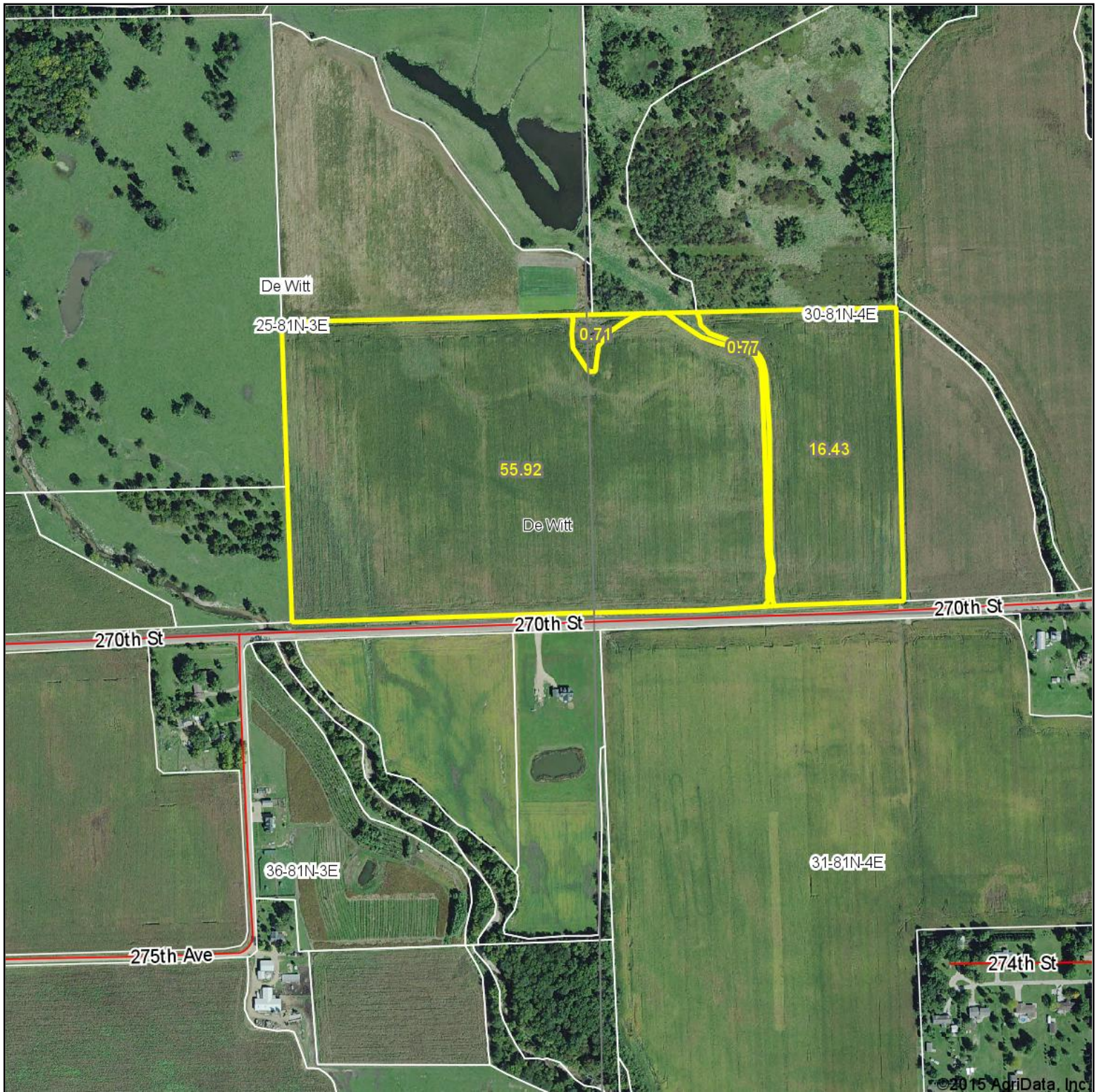
DE WITT 'S' PLAT
(Landowners)



R-3-4-E



Aerial Map



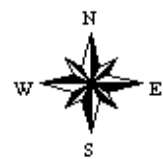
TOTAL
REALTY CO.
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map center: 41° 47' 12.32, 90° 32' 58.43

0ft 653ft 1306ft

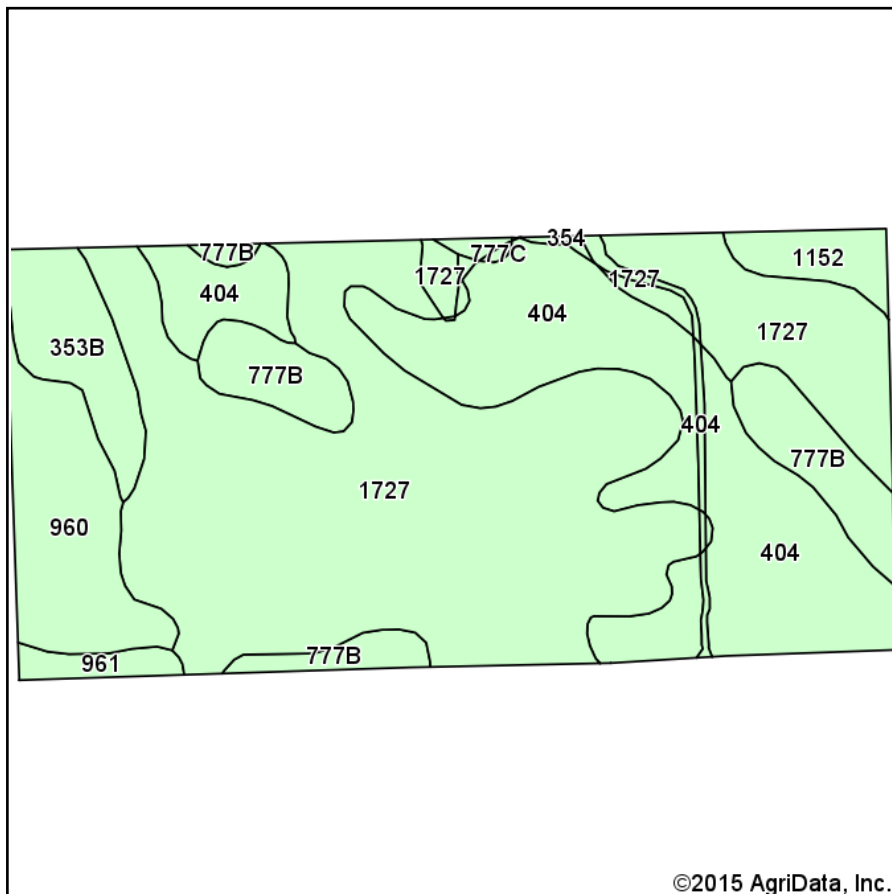
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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25-81N-3E
Clinton County
Iowa

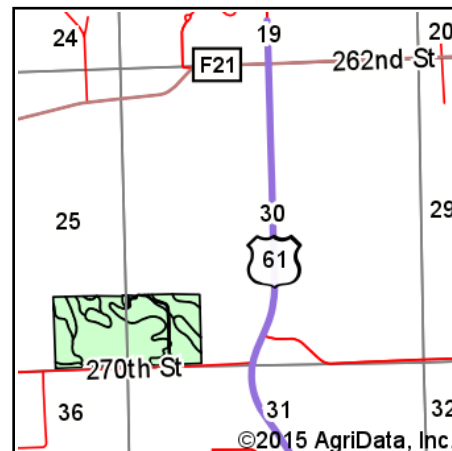


11/5/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **25-81N-3E**
 Township: **De Witt**
 Acres: **73.83**
 Date: **11/5/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
1727	Udolpho loam, 0 to 2 percent slopes	37.89	51.3%	IIw	48	69				81
404	Thorp silt loam, 0 to 2 percent slopes	17.91	24.3%	IIw	60	57				94
777B	Wapsie loam, 2 to 5 percent slopes	5.93	8.0%	Ile	50	52				71
960	Shaffton loam, 0 to 2 percent slopes	5.85	7.9%	IIw	57	62				90
353B	Tell silt loam, 2 to 5 percent slopes	3.45	4.7%	Ile	44	59				84
1152	Marshan clay loam, 0 to 2 percent slopes	1.62	2.2%	IIw	55	70	123	76	41	84
961	Ambraw silty clay loam, 0 to 2 percent slopes	0.86	1.2%	IIw	65	47				92
777C	Wapsie loam, 5 to 9 percent slopes	0.26	0.4%	IIIe	45	34				70
354	Aquolls, ponded	0.06	0.1%	VIIIw	5	5				1
Weighted Average					51.9	63.3	2.7	1.7	0.9	84.3

Area Symbol: IA045, Soil Area Version: 19

**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.

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Nov 5, 2014

Abbreviated 156 Farm Record

Soybeans	40.10	0.00	0.00	44	44
TOTAL	253.60	0.00	0.00		

NOTES

State : IOWA
County : CLINTONFarm Number : 7423
Tract Number : 1569

Description : I-10, J-10; SE1/4 OF 25, SW1/4 OF 30

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PATRICK J GREEN AND CYNTHIA L GREEN FAMILY TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
73.83	73.12	73.12	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	73.12	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
Corn	73.10	0.00	0.00	120	120
TOTAL	73.10	0.00	0.00		

NOTES

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Farm# 7423
Tract# 1569

Sec 25 & 30
Township: Orange & DeWitt



0 305 610 1,220 Feet

1 inch equals 660 feet

Clinton County FSA

March 20, 2008

Legend

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ◻ Limited Restrictions
- ◻ Exempt from Conservation Compliance Provisions
- Field Boundary

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.