

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

76 ACRES M/L SCOTT COUNTY, IOWA



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LISTING #384

PRICE: \$735,000(\$9,671/Acre)

DESCRIPTION: 76 acres M/L located 1.5 miles North of St. Ann's Rd., Long Grove, IA. A good row crop farm on level to gentle sloping soil. The House, buildings and 4 surveyed acres are excluded.

DIRECTIONS: From Long Grove go North on Cadda Rd to St. Ann's Rd (F33) and turn west. West on F33 to 140th. Turn North on 140th and go 1.5 miles, property is on the east side of the road.

TAXES: \$1,280 Annually
Payable 2015/2016

FARM PROGRAM INFORMATION:

Crop Acres: 70.46

Corn Base: 47.20 acres with a Direct Yield of 117 and a CC of 117.

Farm Lease:

Open for the 2015 crop year

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com

TOTAL REALTY CO.

A SUBSIDIARY OF PEOPLES COMPANY

Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189
www.toatlrealtyco.com

76 acres MOL, Scott Co., IA

TOTAL ACRES:	76
PRICE:	\$735,000.00
Price Per Acre:	\$9,671.00
Owner:	Berg
Operator:	Green
County & State:	Scott Co., IA
Location:	1.5 miles North of St. Ann's Rd., Long Grove, IA
Possession Date:	TBD
Drainage Info:	Natural & tile
Average CSR:	78.9 Average CSR2: 77.2
Taxable Acres:	77.22
Net RE Taxes:	\$1,280
Taxes payable in:	2015/2016
Topography:	Level to gentle slope

Legal Description:

The North 1/2 of the Southwest 1/4, excluding house, buildings and 4 acres, Section 9, Township 80 North, Range 3 East of the 5th P.M.

Comments & Building Information:

The house, buildings and 4 surveyed acres are excluded.
Good row crop farm in excellent area.

F.S.A. Information:

Farmland:	80.32	Corn Base:	47.20
Crop Acres:	70.46	Corn Yield:	117
CRP Acres:		Soybean Base:	16.7
Wheat Base:		Soybean Yield:	42
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	76
Tillable Acres:	70.46
CRP Acres:	
Farmstead:	
Roads:	2
Waterways:	
Timber:	3.5
Pasture:	

To Contact Listing Agent:

Douglas R. Yegge
563-320-9900
total@totalrealtyco.com

Lease/FSA Information:

Open for 2015 crop year.

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Possession Date: TBD

Drainage Info: Natural & tile

Average CSR: 78.9 **Average CSR2:** 77.2

Taxable Acres: 77.22

Net RE Taxes: \$1,178

Taxes payable in: 2014

Topography: Level to gentle slope

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Roads: 2

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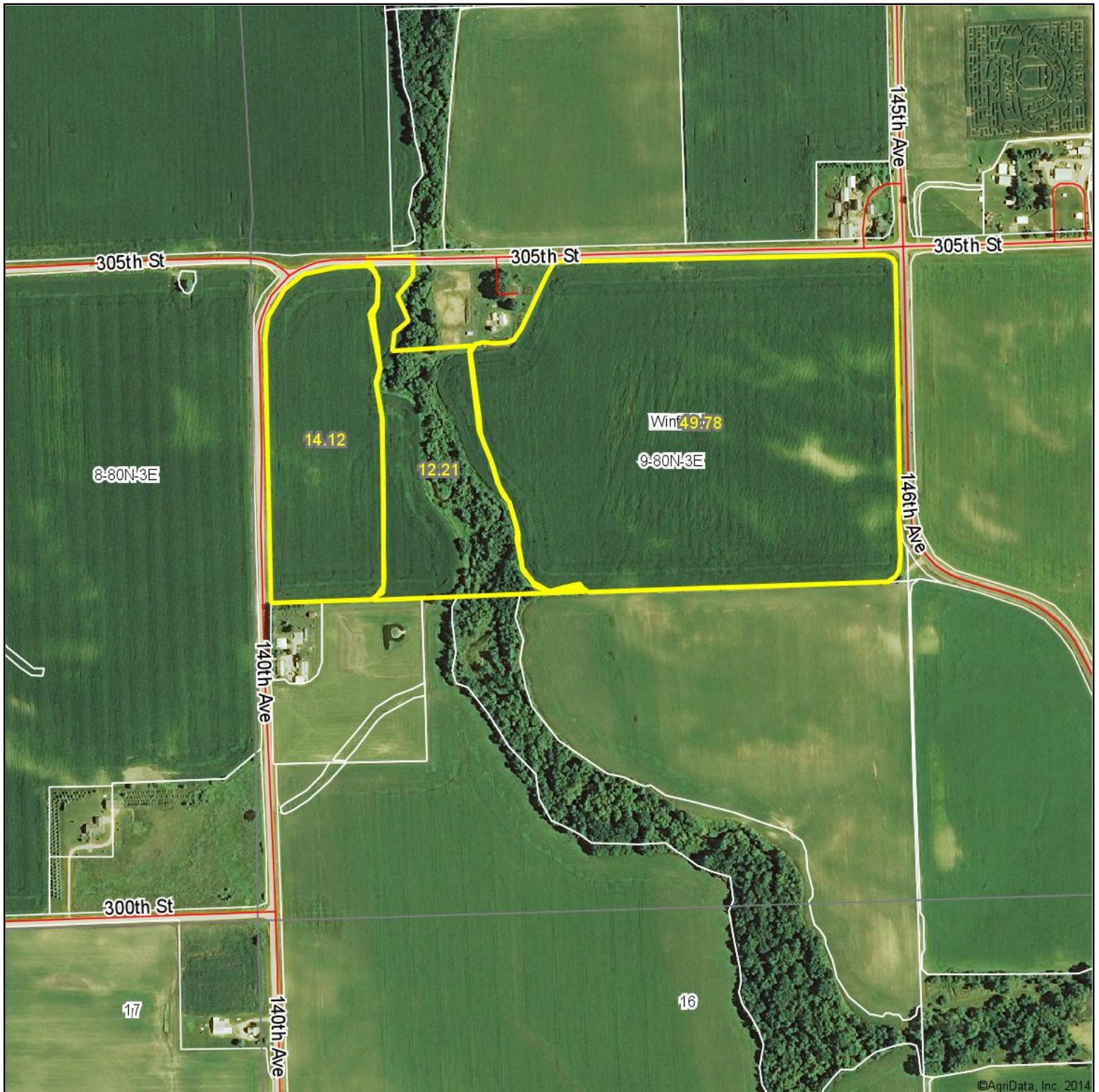
To Contact Listing Agent:

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Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
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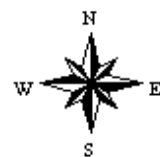
Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

9-80N-3E
Scott County
Iowa

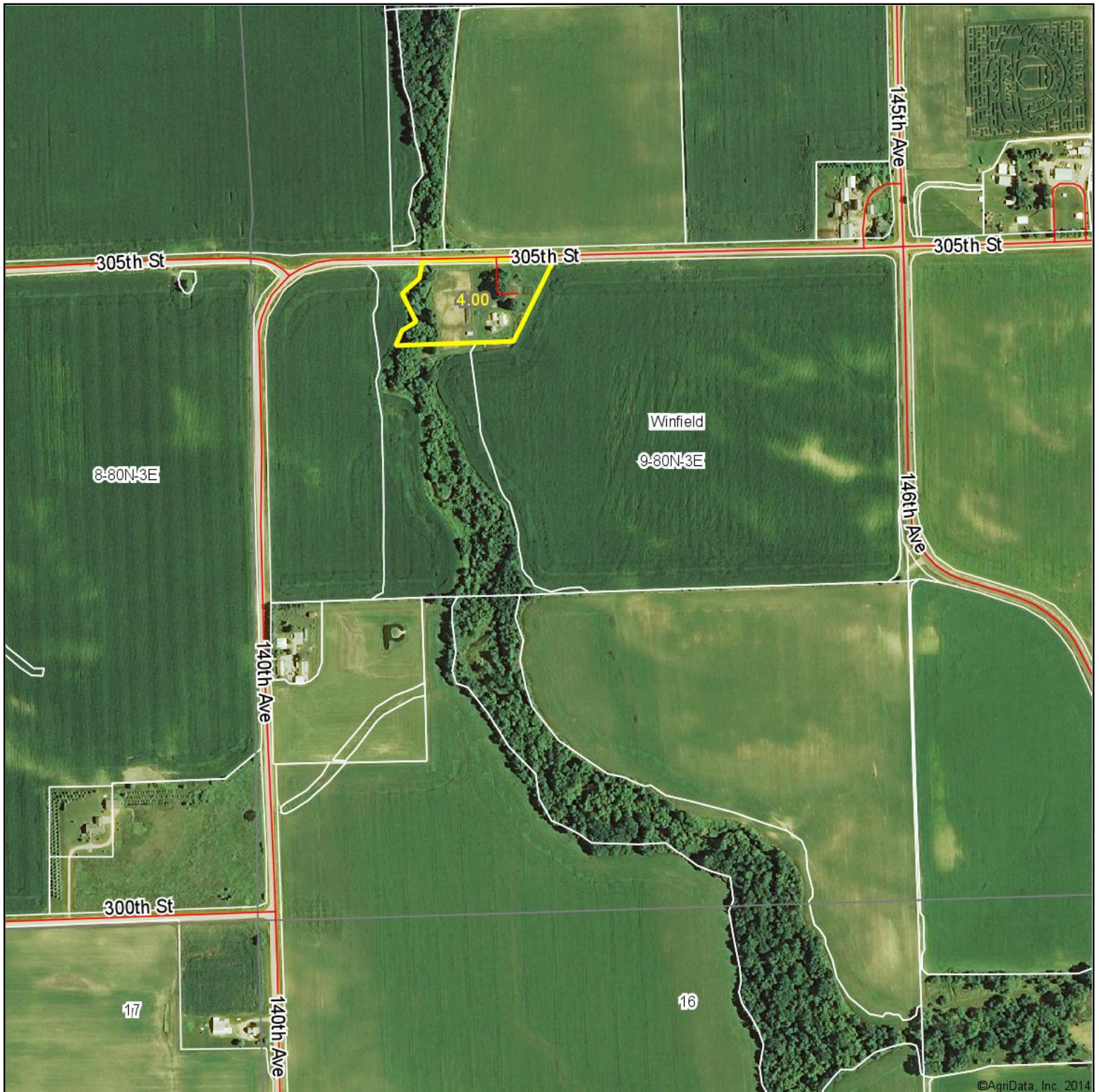
map center: 41° 44' 46.63, 90° 37' 20.66

scale: 7334



6/4/2014

Aerial Map



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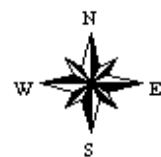
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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9-80N-3E
Scott County
Iowa

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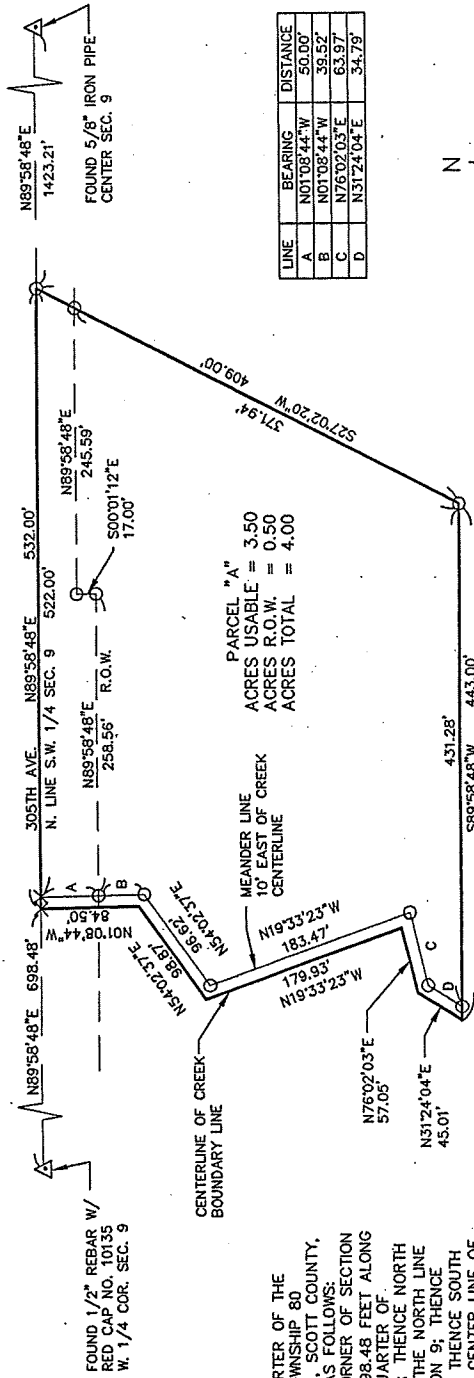


6/4/2014

PLAT OF SURVEY

BEING PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 9, TOWNSHIP-80 NORTH, RANGE-3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

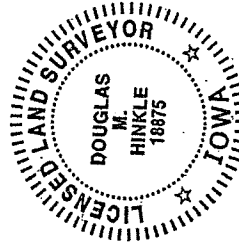
FOR: DOUG YEGGE
700 6TH AVE.
DEWITT, IOWA 52742



PARCEL "A" DESCRIPTION:
BEING A PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 80
NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY,
IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION
9; THENCE NORTH 89° 58' 48\" E, 698.48 FEET ALONG
THE NORTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 9 TO THE POINT OF BEGINNING; THENCE NORTH
89° 58' 48\" E, 532.00 FEET ALONG THE NORTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE
SOUTH 27° 02' 20\" W, 409.00 FEET; THENCE SOUTH
89° 58' 48\" W, 443.00 FEET TO THE CENTER LINE OF
THE CREEK; THENCE NORTH 31° 24' 04\" E, 45.01 FEET
ALONG THE CENTER LINE OF THE CREEK; THENCE NORTH
76° 02' 03\" E, 57.05 FEET ALONG THE CENTER LINE
OF THE CREEK; THENCE NORTH 19° 33' 23\" W, 179.93
FEET ALONG THE CENTER LINE OF THE CREEK; THENCE
NORTH 54° 02' 37\" E, 98.87 FEET ALONG THE CENTER
LINE OF THE CREEK; THENCE NORTH 01° 08' 44\" W,
84.50 FEET ALONG THE CENTER LINE OF THE CREEK TO
THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.00
ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

ZONING = A-P
This plat meets Subdivision and Zoning Ordinance requirements for
Scott County Iowa.

Scott County Zoning Administrator



LEGEND

- O SET 5/8\" REBAR W/
BLUE CAP NO. 18875
- X SET CUT \"X\" ON CONCRETE
- △ FOUND SECTION CORNER
- 50.00' MEASURED DISTANCE

PREPARED BY:
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: BERG FARM SURVEY
Project #: 09-0751

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF IOWA.

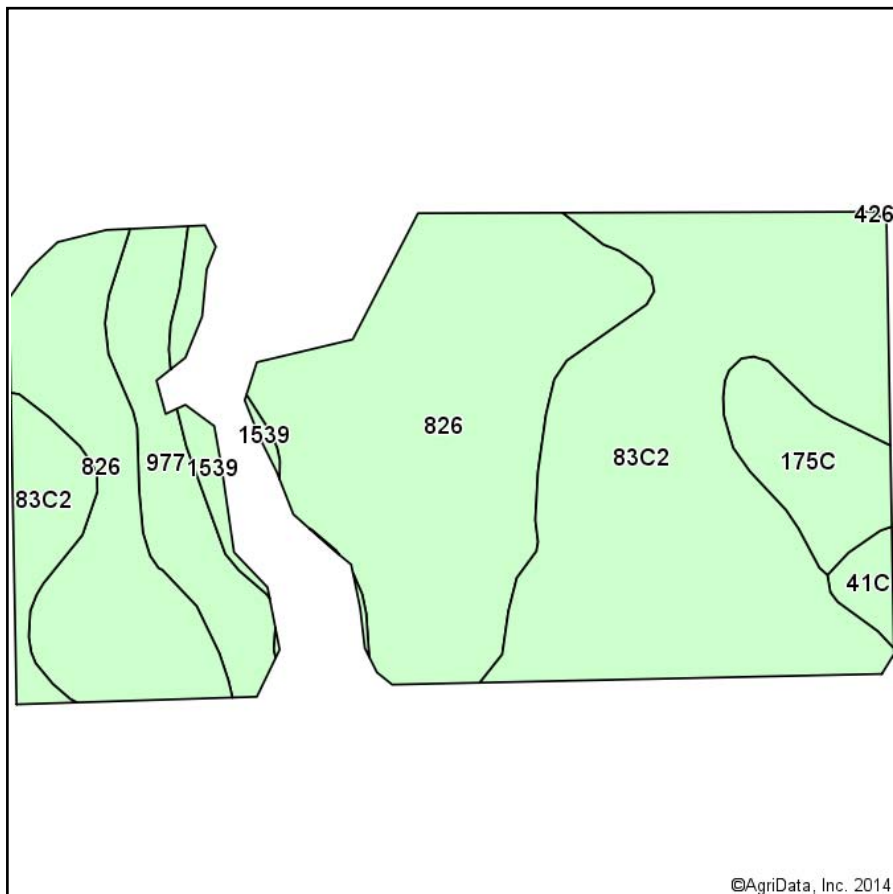
Douglas M. Hinkle DATE 11/17/2007
DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 1

Excluded Acreage



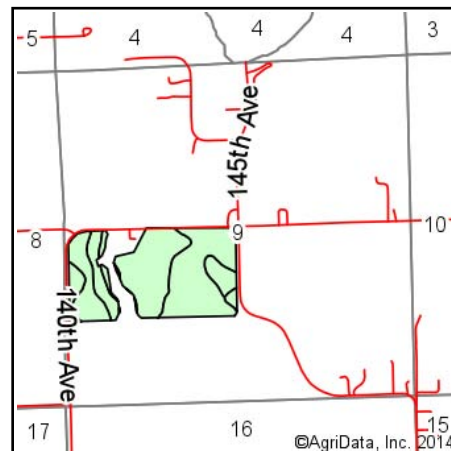
<http://www.suretymaps.com/reports/CustomReport.aspx?datakey=0067459927B785E63324...> 6/6/2014

Soils Map-CSR2

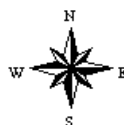


Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Scott**
 Location: **9-80N-3E**
 Township: **Winfield**
 Acres: **70.44**
 Date: **6/6/2014**



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DeWitt, IA
 563-659-8185

Maps Provided By:



Area Symbol: IA163, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Cotton
826	Rowley silt loam, 0 to 2 percent slopes	30.11	42.7%	I	76	95	79	79	51	0
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	28.29	40.2%	IIIe	84	69	67	67	34	0
977	Richwood silt loam, 0 to 2 percent slopes	5.52	7.8%	I	100	95	92	92	73	9
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.98	5.7%	IIIe	46	40	58	58	46	0
1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	1.62	2.3%	Vw	5	25	44	44	16	0
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.92	1.3%	IVs	33	25	46	46	32	0
Weighted Average					77.2	78.9	72.8	72.8	44.6	0.7

Area Symbol: IA163, Soil Area Version: 20

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014

Date : Mar 11, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 5827

County : SCOTT

Operator Name : JASON MICHAEL GREEN

Farms Associated with Operator : 19-163-2543, 19-163-5827, 19-163-5921, 19-045-7506

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
146.03	136.05	136.05	0.00	0.00	0.00	0.00	Active		2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	136.05	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	1.00	0.00	0.00	38	38
Corn	80.80	0.00	0.00	115	115
Soybeans	26.80	0.00	0.00	41	41
TOTAL	108.60	0.00	0.00		

NOTES

State : IOWA

Farm Number : 5827

County : SCOTT

Tract Number : 263

Description : SW1/4 OF 9 WINFIELD T80N R3E

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : DELANO R BERG

Other Producers : CHRIS ANDREW GREEN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
80.32	70.46	70.46	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	70.46	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	47.20	0.00	0.00	117	117
Soybeans	16.70	0.00	0.00	42	42

Farm# 582 SECTION: 9
Tract# 263 TWP: WINFIELD

Map Printed:
March 11, 2014



Legend



0 205 410 820 Feet

1 inch = 434.756429 feet

Field Boundary

Wetland Determination

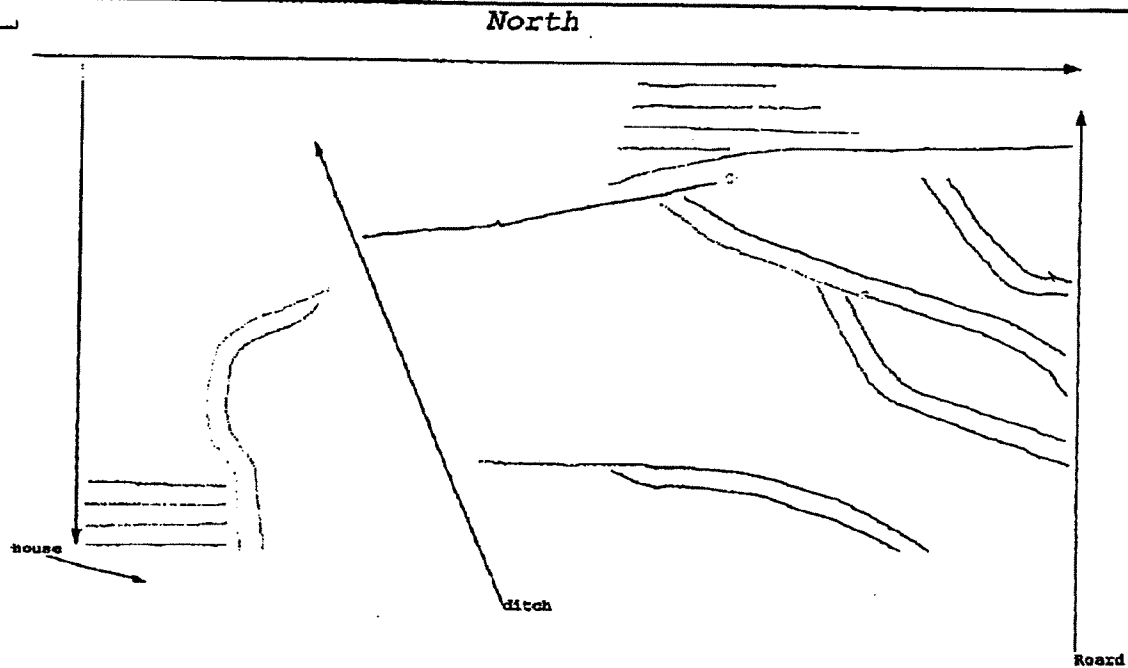
Wetland Determination Identifiers

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

Prepared by SCOTT CO. FSA

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.

LATEC GPS: delbergfa12.gps



Customer: Del Berg

Location: Scott County IA

Scale: 350 feet

Spacing: 60

Date: 1-11-12

Davisson tiling

4 in: 4631 ft

6 in: 995 ft

8 in: 1028 ft

5 in: 501083 ft

6 in: 501313 ft

4 in: 506718 ft

