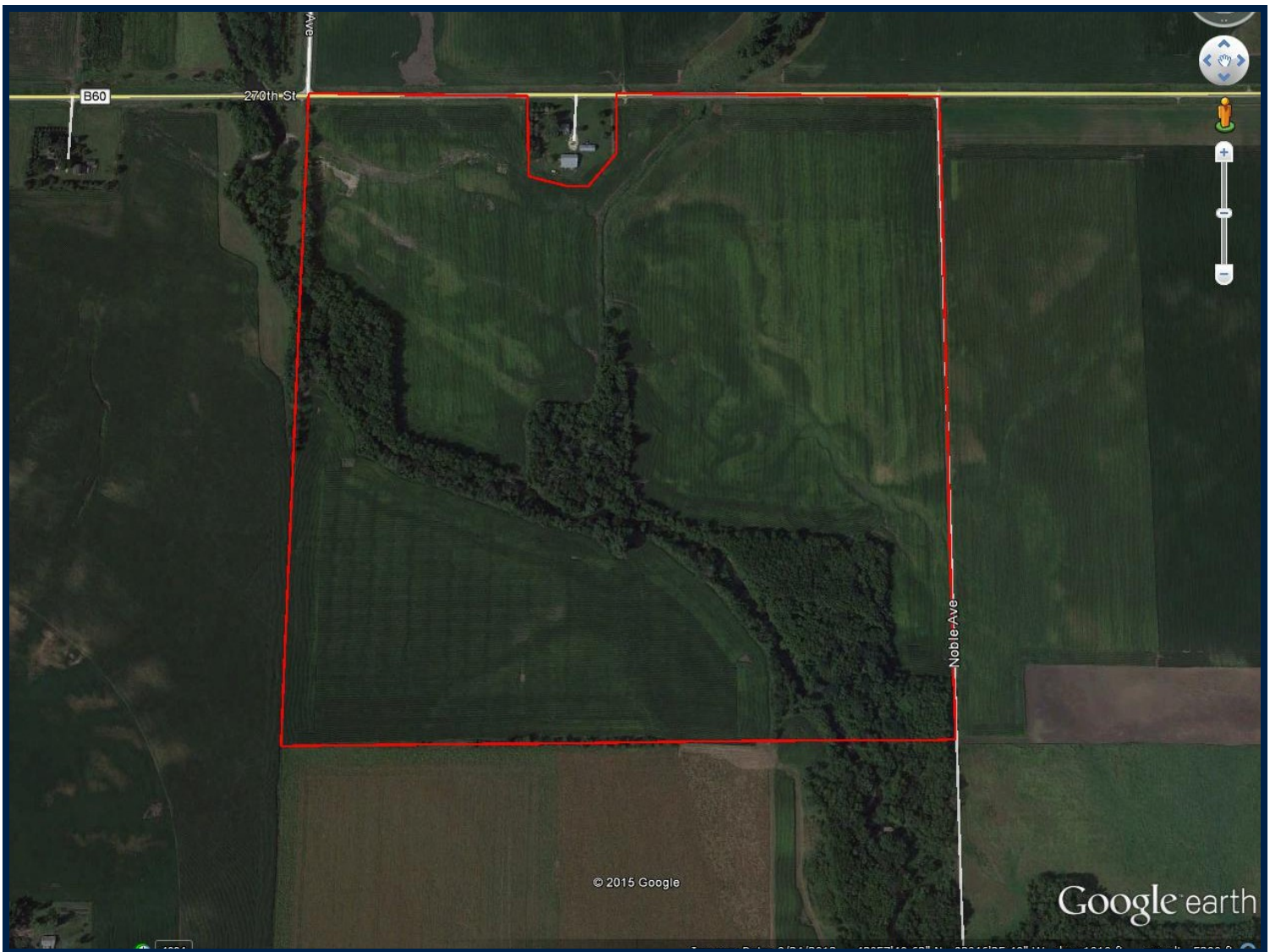


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

157 ACRES M/L
SUMMIT-GLASPIE, FLOYD COUNTY, IOWA

LISTING #418



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

© 2015 Total Realty, Co LLC We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Summit ~ Glaspie Farm, 157 Acres M/L, Floyd County, IA

TOTAL ACRES:	157 MOL
PRICE:	\$850,000.00
Price Per Acre:	\$5,414.00
Owner:	Summit ~ Glaspie Farm
Operator:	Barlow
County & State:	Floyd Co., IA
Location:	4 miles east of Marble Rock on 270th St.
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	68.9 CSR2 72.6 CSR on the tillable acres
Taxable Acres:	152.97
Net RE Taxes:	\$1,501.00
Taxes Payable In:	2014
Topography:	Level

LEGAL DESCRIPTION: The Northeast 1/4 of Section 18, Township 94 North, Range 16 West, excluding 2.7 surveyed acres and buildings. A.K.A.: Parcel "C".

COMMENTS & BUILDING INFORMATION:

Almost the entire farm is 5% slope or less. Shows a very good return.

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: LEASED FOR THE 2015 CROP YEAR.

F.S.A. INFORMATION:

Farmland:	153.9
Crop Acres:	130.2
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	64.2
Corn Yield:	109
Soybean Base:	42.6
Soybean Yield:	30

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	157
Tillable Acres:	130.2
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	3.07
Timber:	23.73
Pasture:	



FSB First State Bank

"Where Community Matters"



401 Main Street
P.O. Box 187
Nashua, Iowa 50658

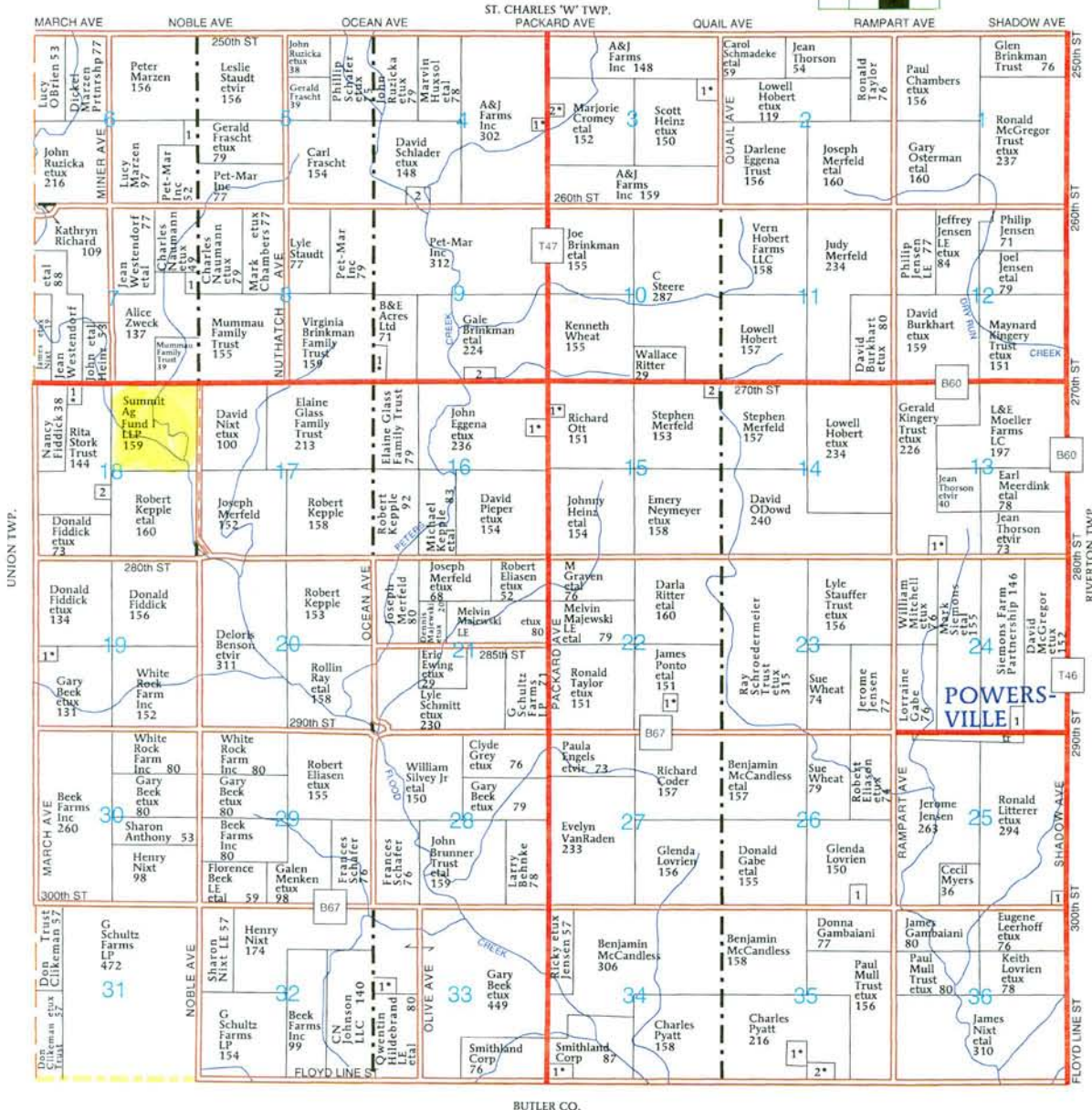
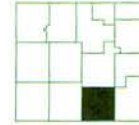
641-435-4943
Fax 641-435-4959

Email:
glenn@fsb-nashua.com
Web: www.fsb-nashua.com

T-94-N

PLEASANT GROVE PLAT

R-16-W



BUTLER CO.

PLEASANT GROVE TOWNSHIP

SECTION 3

1. Latch, Wayne 10
2. Fuerstenberg, Brandon 6

SECTION 4

1. Heinz, Scott 6
2. Parks, Scott 9

SECTION 6

1. Kirsch, Paul 10

SECTION 7

1. Eggena, John 10

SECTION 9

1. Ulrichs, Brian 8

2. Brinkman Hog Farm LC 9

SECTION 13

1. Kingery, Kevin 12

SECTION 15

1. Koenigsfeld, Mark 5

2. Neymeyer, Cheryl 5

SECTION 16

1. Brinkman, Dennis 5

SECTION 18

1. Bradley, Lloyd 5

2. Fox, Chet 10

SECTION 19

1. Ulrichs, Robert 6

SECTION 22

1. Ponto, Mark 6

SECTION 24

1. Fenzloff, Albert 12

SECTION 25

1. Junker, Bryan 10

SECTION 26

1. Eliason, Rodney 10

SECTION 33

1. Taylor, Jerold 10

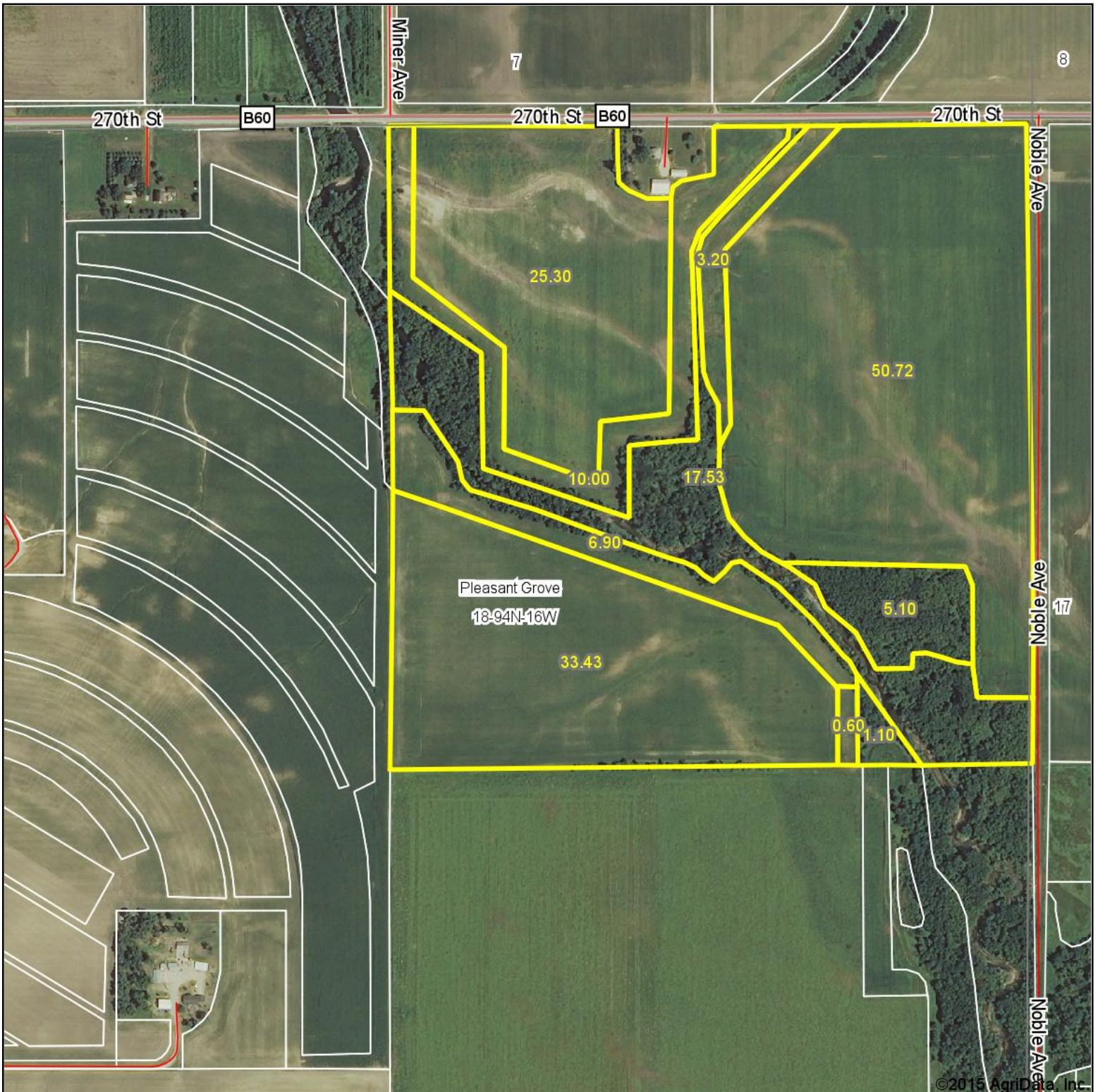
SECTION 34

1. Jensen, Ricky 10

SECTION 35

1. Pyatt, Charles 10
2. Pyatt, Stanley 10

Aerial Map



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TOTAL
REALTY CO.
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Maps Provided By:



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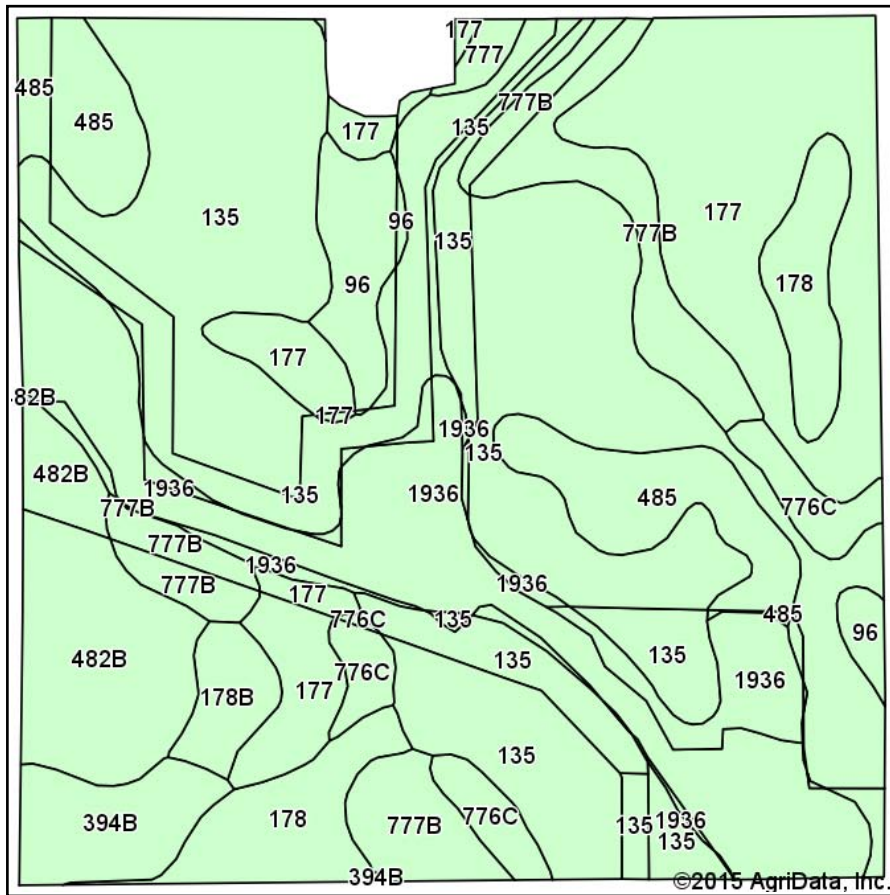
18-94N-16W
Floyd County
Iowa

map center: 42° 57' 38.06, 92° 46' 45.52
scale: 7287

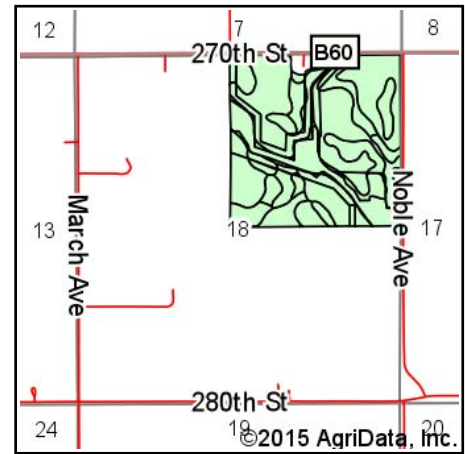


4/3/2015

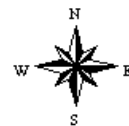
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **18-94N-16W**
 Township: **Pleasant Grove**
 Acres: **153.88**
 Date: **4/3/2015**



TOTAL
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 Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA067, Soil Area Version: 20

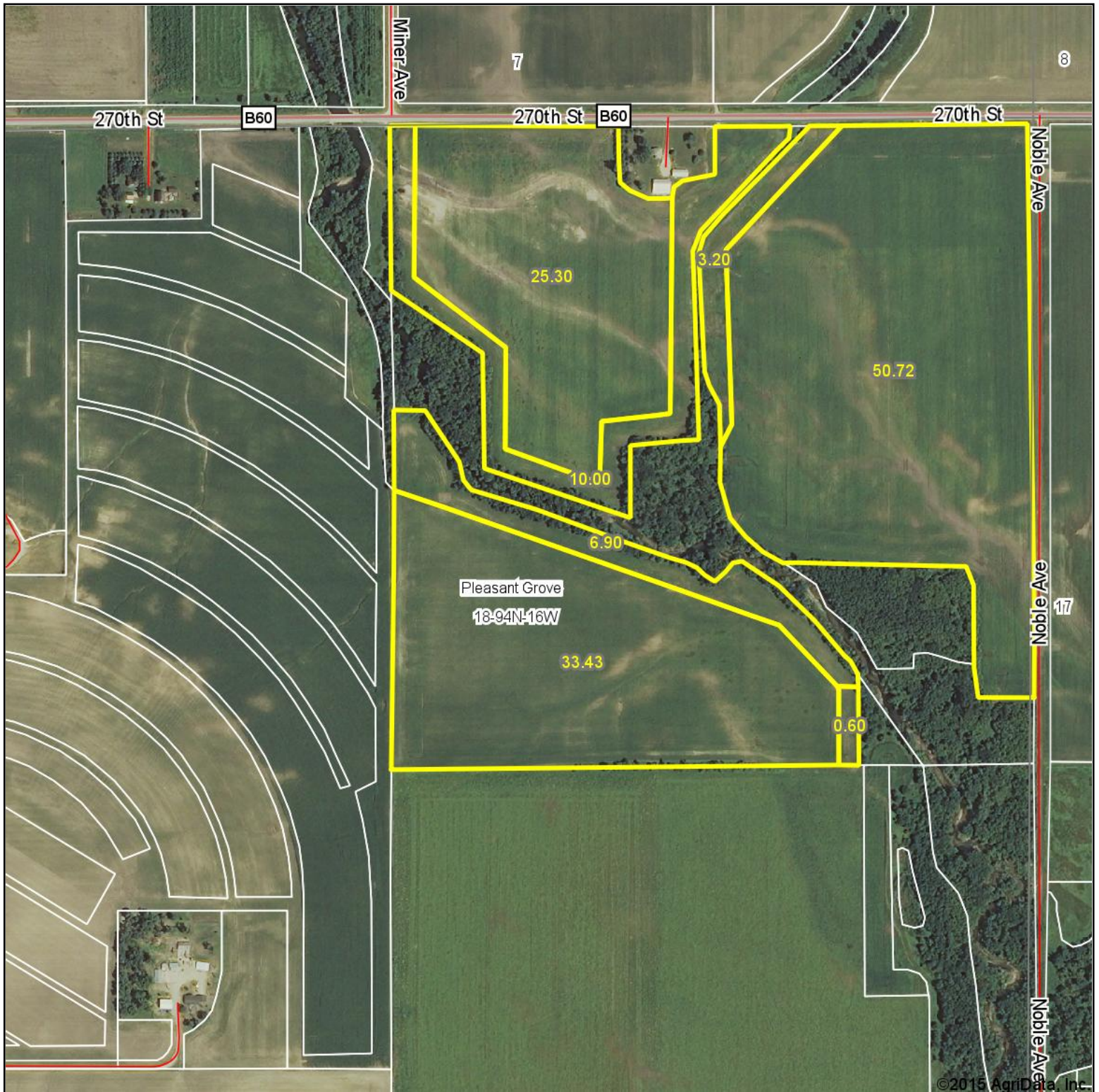
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	NCCPI Overall
135	Coland clay loam, 0 to 2 percent slopes	57.59	37.4%	IIw	74	80	91
177	Saupe loam, 0 to 2 percent slopes	22.57	14.7%	IIIs	60	63	67
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	21.10	13.7%	IVs	29	25	56
777B	Wapsie loam, 2 to 5 percent slopes	10.84	7.0%	IIe	48	53	64
482B	Racine loam, 2 to 5 percent slopes	9.45	6.1%	IIe	84	79	85
485	Spillville loam, 0 to 2 percent slopes	9.30	6.0%	IIw	90	92	91
178	Waukee loam, 0 to 2 percent slopes	7.75	5.0%	IIIs	70	79	76
96	Turlin loam, 0 to 2 percent slopes	4.21	2.7%	IIw	94	90	90
776C	Lilah sandy loam, 3 to 9 percent slopes	4.11	2.7%	IVe	5	8	38
394B	Ostrander loam, 2 to 5 percent slopes	4.10	2.7%	IIe	87	84	85
178B	Waukee loam, 2 to 5 percent slopes	2.18	1.4%	IIe	65	74	75
777	Wapsie loam, 0 to 2 percent slopes	0.68	0.4%	IIIs	51	58	61
Weighted Average					64.1	67	77.7

Area Symbol: IA067, Soil Area Version: 20

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

Soils data provided by USDA and NRCS.

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

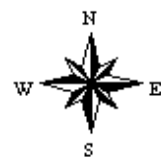


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18-94N-16W
Floyd County
Iowa

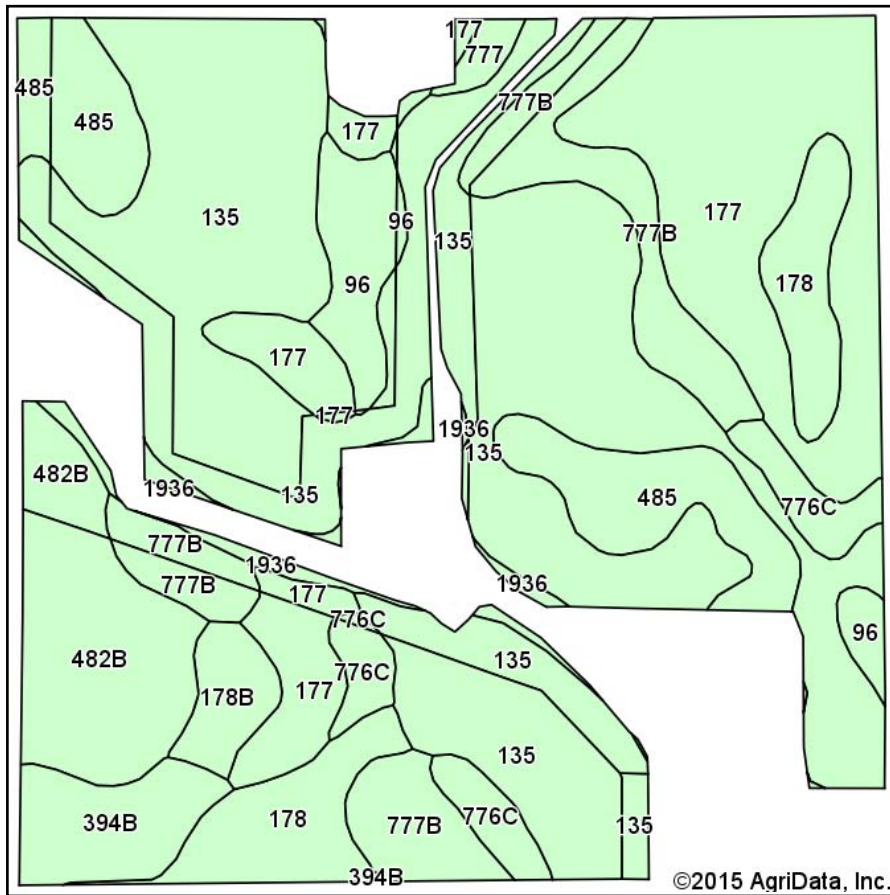
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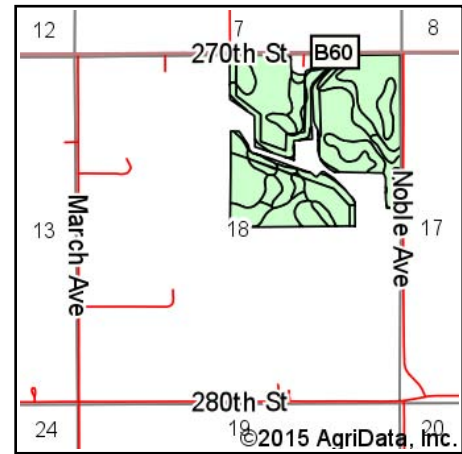


4/3/2015

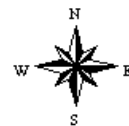
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **18-94N-16W**
 Township: **Pleasant Grove**
 Acres: **130.15**
 Date: **4/3/2015**



TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY
 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: IA067, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	NCCPI Overall
135	Coland clay loam, 0 to 2 percent slopes	52.93	40.7%	IIw	74	80	91
177	Saupe loam, 0 to 2 percent slopes	22.57	17.3%	IIIs	60	63	67
777B	Wapsie loam, 2 to 5 percent slopes	10.84	8.3%	IIe	48	53	64
482B	Racine loam, 2 to 5 percent slopes	9.43	7.2%	IIe	84	79	85
485	Spillville loam, 0 to 2 percent slopes	9.22	7.1%	IIw	90	92	91
178	Waukee loam, 0 to 2 percent slopes	7.75	6.0%	IIIs	70	79	76
96	Turlin loam, 0 to 2 percent slopes	4.21	3.2%	IIw	94	90	90
776C	Lilah sandy loam, 3 to 9 percent slopes	4.11	3.2%	IVe	5	8	38
394B	Ostrander loam, 2 to 5 percent slopes	4.10	3.2%	IIe	87	84	85
178B	Waukee loam, 2 to 5 percent slopes	2.18	1.7%	IIe	65	74	75
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	2.13	1.6%	IVs	29	25	56
777	Wapsie loam, 0 to 2 percent slopes	0.68	0.5%	IIIs	51	58	61
Weighted Average					68.9	72.6	80.4

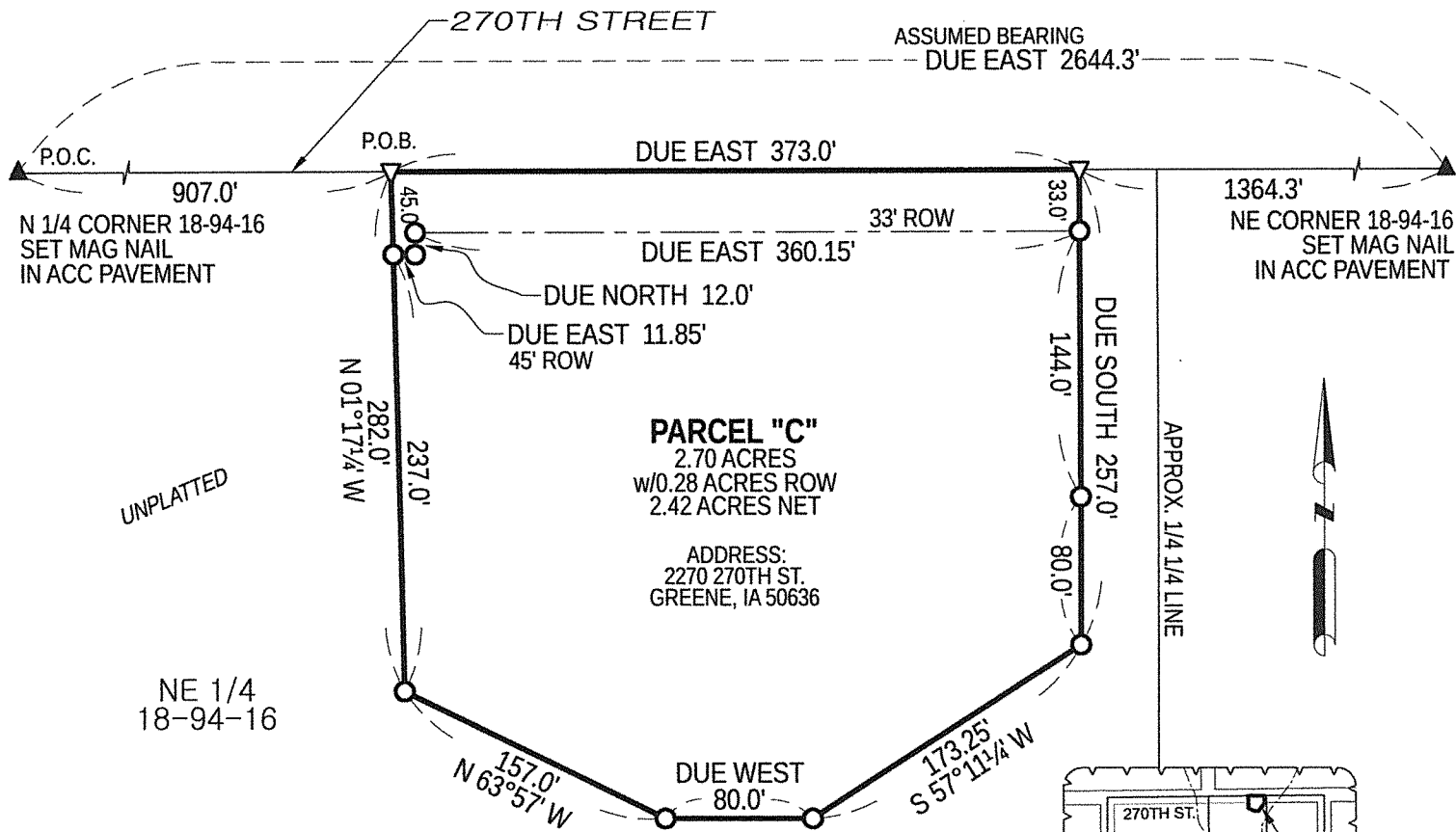
Area Symbol: IA067, Soil Area Version: 20

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

Soils data provided by USDA and NRCS.

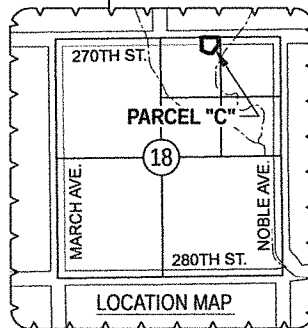
PLAT OF SURVEY
IN THE NE 1/4 SEC. 18-T94N-R16W
FLOYD COUNTY, IOWA

THIS PLAT OF SURVEY SUPERSEDES PLAT OF SURVEY
DOCUMENT 2013-0291 RECORDED 1/29/2013



PARCEL LETTER APPROVED BY AUDITOR'S OFFICE
PROPRIETOR:

CARMEN GLASPIE, MARY McCORD, LEON GLASPIE, & PAUL GLASPIE
SURVEY REQUESTED BY: JANET FENTON - SUMMIT AG FUND
DATE OF FIELD WORK: 1/15/13 & 3/14/13



THIS PLAT REPRESENTS A SURVEY OF PARCEL "C"

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FLOYD COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, POINT BEING A SET MAG NAIL IN ACC PAVEMENT;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER DUE EAST 907.0 FEET TO A SET MAG NAIL IN ACC PAVEMENT, BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE DUE EAST 373.0 FEET TO A SET MAG NAIL IN ACC PAVEMENT;

THENCE DUE SOUTH 257.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE SOUTH 57°11¼' WEST 173.25 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE DUE WEST 80.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE NORTH 63°57' WEST 157.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE NORTH 01°17¼' WEST 282.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.70 ACRES INCLUDING 0.28 ACRES OF ROW.

SUBJECT TO RESTRICTIONS, EASEMENTS, COVENANTS, ORDINANCES, AND LIMITED ACCESS PROVISION OF RECORD AND NOT OF RECORD.

NOTE: THE NORTH LINE OF SAID NORTHEAST QUARTER IS ASSUMED TO BEAR DUE EAST FOR THIS DESCRIPTION.



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.

Ted C. Hoodjer
TED C. HOODJER
License Number 21096
My license renewal date is December 31, 2013.
All pages or sheets are covered by this seal except:

3/14/2013
DATE

- SET NO. 4 REBAR x 24" LONG
w/MAROON PLASTIC CAP #21096
- ▽ SET MAG NAIL
IN ACC PAVEMENT

PROJECT 13-101

SCALE: 1" = 100'



Iowa
Floyd

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7432
Prepared: 3/21/14 10:31 AM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ADAM LEE BARLOW	7339 7431 7432 14-100	

Farms Associated with Operator:
5700, 6693, 6760, 6974, 7049, 7077, 7111, 7431

CRP Contract Number(s): None

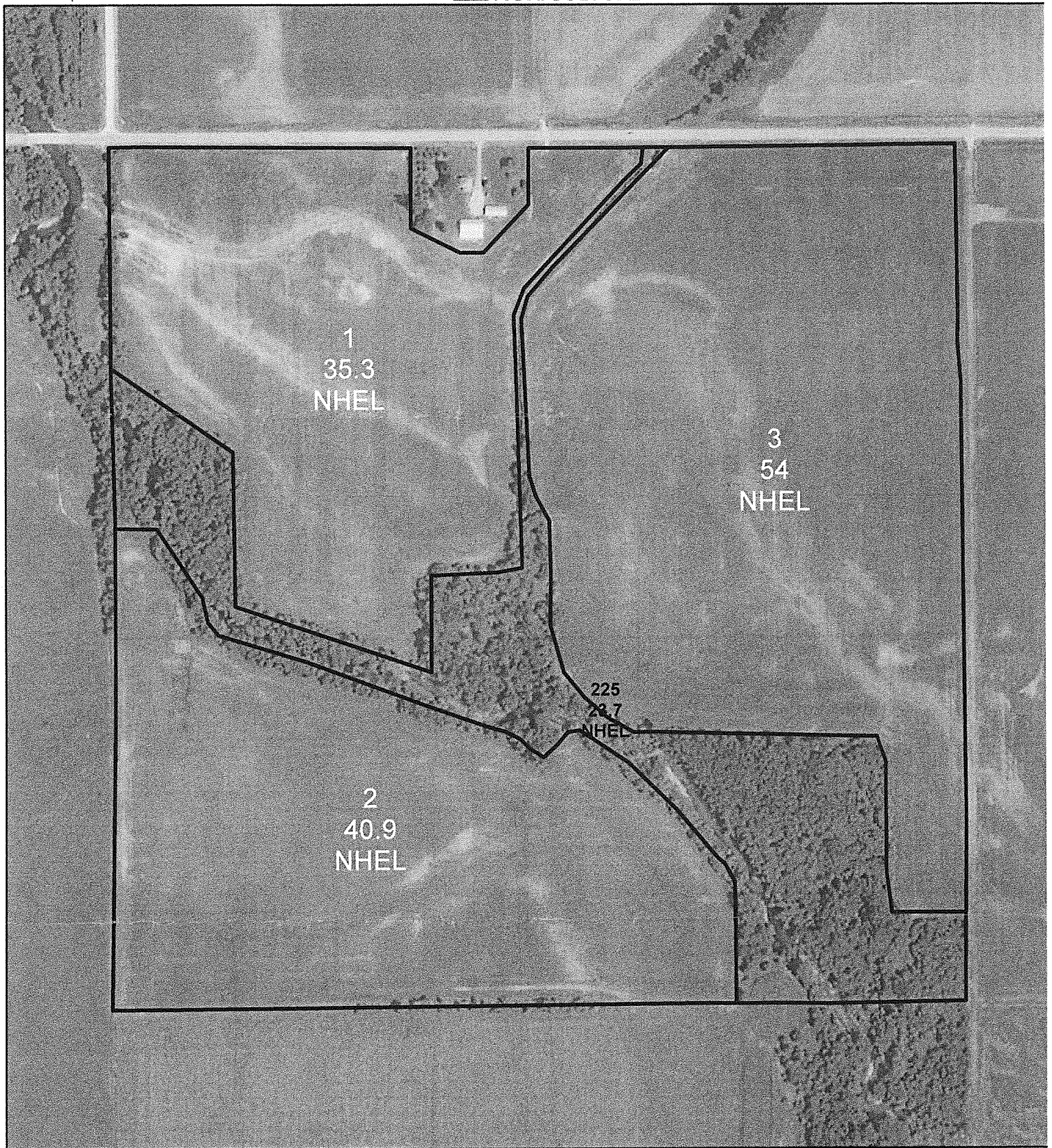
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.9	130.2	130.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	130.2	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	64.2	109	109	0.0	0.0
SOYBEANS	42.6	30	30	0.0	0.0
Total Base Acres:	106.8				

Tract Number: 2094	Description: 18-94-16 Pleasant Grove	FAV/WR History
BIA Range Unit Number:		N
HEL Status: NHEL: no agricultural commodity planted on undetermined fields		
Wetland Status: Tract contains a wetland or farmed wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
153.9	130.2	130.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	130.2	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	64.2	109	109	0.0	0.0	
SOYBEANS	42.6	30	30	0.0	0.0	
Total Base Acres:	106.8					

Owners: SUMMIT AG FUND I LLP
Other Producers: None



FARM: 7432
TRACT: 2094

0 250 500 1,000 Feet
1 inch = 400 feet

Printed
March 21, 2014
by FLOYD CO FSA

SECTION: 18-94-16
TWP: PLEASANT GROVE

CROP YEAR _____

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.



Notification of Bases, Payment Yields, and CRP Reductions After Reconstitution

Floyd County - IA
611 BECK ST
CHARLES CITY, IA 50616-3799
(641) 228-4055

SUMMIT AG FUND I LLP
10640 COUNTY HIGHWAY D20
ALDEN, IA 50006-4814

Year : 2014
Farm No : 7432

Crop Name	Base Acres	Direct Yield	Counter Cyclical Yield	CCC-505 CRP Reduction Acres
Corn	64.20	109	109	0.00
Soybeans	42.60	30	30	0.00

As a result of a reconstitution, this farm is a newly created farm that, as of the date of this notice, has not been enrolled in any contract or program. In order for the Base Acres to be eligible for any program benefit (if available), producers on this farm must act to enroll or apply in accordance with rules governing that program by the later of 30 days from the date of this notice or the end of the enrollment or application period if an application period exists or is in effect on the date this notice is issued. Contact your FSA service center office for details.

This farm is the result of a division of farm number 7339.

This notice is a determination of the county FSA office. You may appeal this notice determination to the County Committee by filing a written request no later than 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you have the right to an informal hearing which you or your representative may attend either personally or by telephone. If you appeal this determination to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice determination is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed below.

Owner : SUMMIT AG FUND I LLP
Operator : ADAM LEE BARLOW
Farm Description : 19-067-7432
FAV/WR History : N

Final Date of Appeal: Apr 20, 2014



Document 2013-0988

Book 2013 Page 0988 Type EASE Pages 3

Date 4/09/2013 Time 4:36 PM

Rec Amt \$17.00

✓
INDX
CHCK
NOTE

DEBORAH K ROBERTS, COUNTY RECORDER
FLOYD COUNTY IOWA

✓
SCAN
ODD

Prepared by and Return to: Rodney E. Mulcahy, 701 Blunt Parkway, Charles City, IA 50616, 641 228-3727

EASEMENT FOR INGRESS AND EGRESS

WHEREAS Robert J. Kepple, owns certain interests in the following described real property in Floyd County, Iowa, to wit:

The Southeast Quarter (SE ¼) of Section Eighteen (18), Township Ninety-four North (94N), Range Sixteen (16) West of the Fifth P.M.

WHEREAS Summit Ag Fund I, L.L.P., owns ceratin interests in the following described real property in Floyd County, Iowa, to wit:

The Northeast Quarter (NE ¼) of Section Eighteen (18), Township Ninety-four North (94N), Range Sixteen (16) West of the Fifth P.M.

WHEREAS the parties mutually are desirous of creating an easement over Robert J. Kepple's property to allow access to the real property owned by Summit Ag Fund I, L.L.P.

WHEREAS the parties are desirious of reducing said agreement to writing.

NOW, THEREFORE, IT IS HEREBY AGREED, by and among the parties hereto and for and in consideration of the mutual covenants of the parties hereto, as follows:

1. Robert J. Kepple hereby grants and conveys to Summit Ag Fund I, L.L.P., a perpetual easement and right-of-way with a right of ingress and egress over and through that portion of Robert J. Kepple's real property described on the photograph attached hereto as "Exhibit A". Said easement shall be 25' in width.
2. Summit Ag Fund I, L.L.P., will be responsible for any crop damage which might occur due either to the use or any required maintenance and repair of the said easement, or any other damage which might occur during the use of said easement.

3. This agreement shall be recorded with the intent the easement hereby granted shall be permanent and run with the land forever and further that this agreement shall be binding upon the successors in interest to the parties hereto, beneficiaries, executors and administrators.

Robert J. Kepple 4-8-13
Robert J. Kepple Date

Bruce Rastetter 3/2/13
Summit Ag Fund I, L.L.P. Date
By AGMP I, L.L.P., Managing Partner
By Bruce Rastetter, Managing Partner

STATE OF IOWA)
)
FLOYD COUNTY) SS:

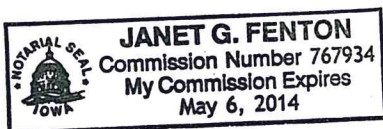
On this 8th day of April, 2013, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Robert J. Kepple, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged he executed the same as his voluntary act and deed.



Rodney E. Mulcahy
Notary Public, State of Iowa

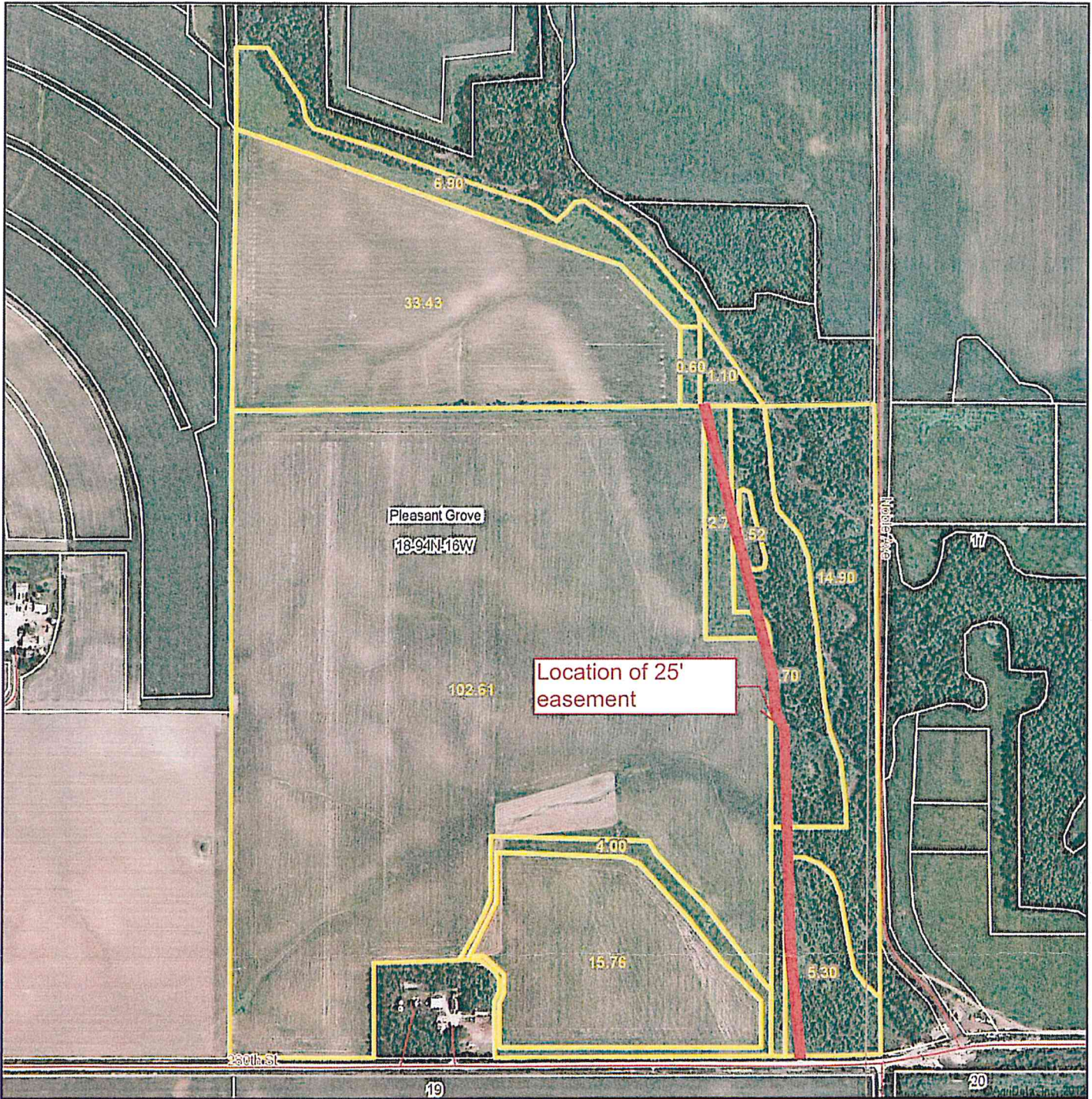
STATE OF IOWA)
)
Hardin COUNTY) SS:

On this 2nd day of April, 2013, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Bruce Rastetter, Managing Partner of AGMP, L.L.P., Managing Partner of Summit Ag Fund I, L.L.P., to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged he executed the same as his voluntary act and deed, as Managing Partner of AGMP I, L.L.P., Managing Partner of Summit Ag Fund I, L.L.P..



Janet G. Fenton
Notary Public, State of Iowa

"Exhibit A"



SUMMIT
FARMS

Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

18-94N-16W
Floyd County
Iowa

map center: 42° 57' 23.45, 92° 46' 36.84
scale: 6696



4/1/2013

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