

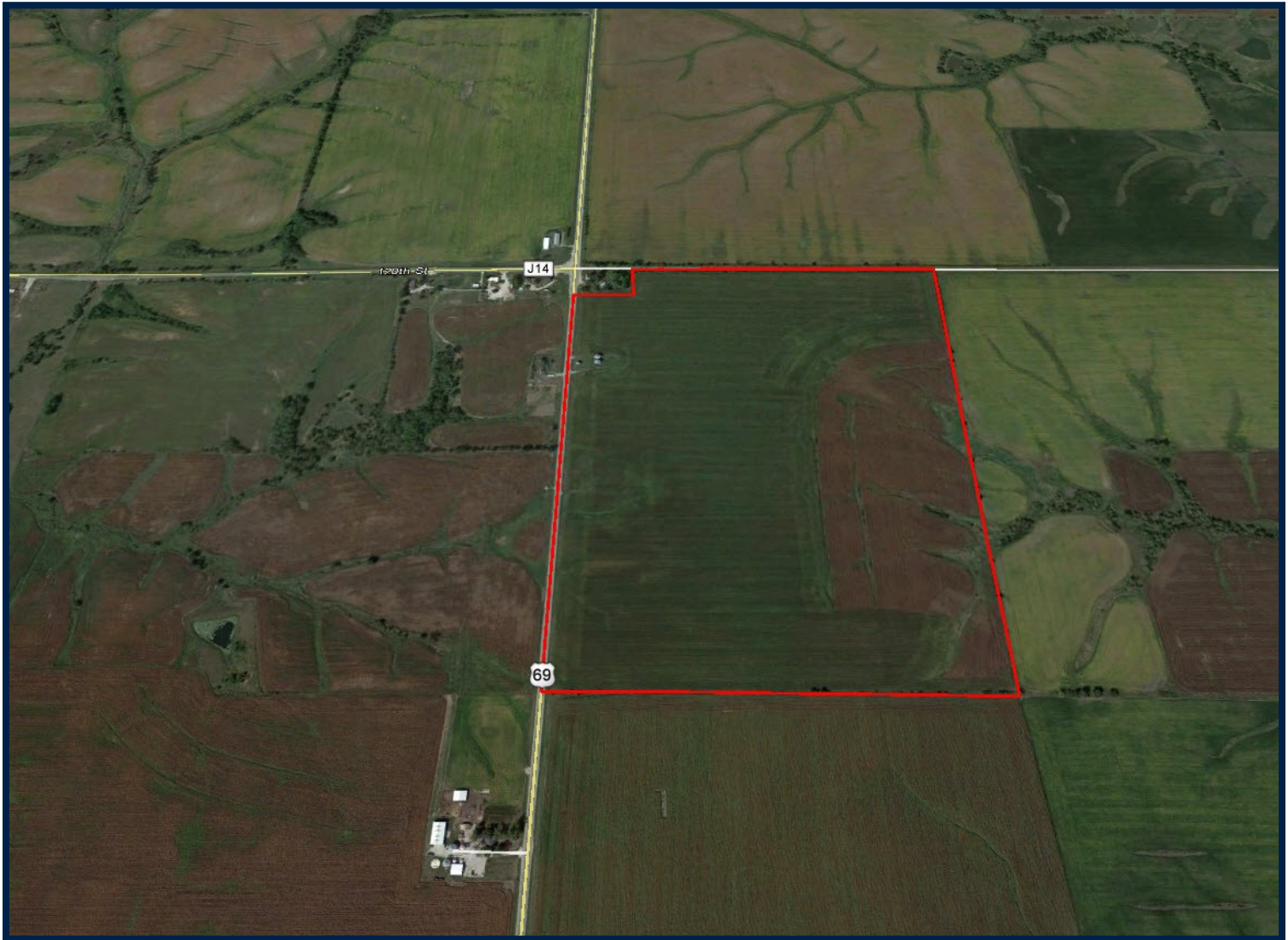
LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

115 ACRES M/L

BILLY OWENS LLC, DECATUR COUNTY, IOWA

LISTING #416



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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LAND FOR SALE



Billy Owens LLC, 115 acres MOL, Decatur Co., IA

TOTAL ACRES:	115
PRICE:	\$759,000
Price Per Acre:	\$6,600
Owner:	Billy Owens LLC.
Operator:	Bell
County & State:	Decatur Co., IA
Location:	1.5 miles East of Van Wert, Iowa
Possession Date:	To be agreed
Drainage Info:	Tile & natural
Average Productivity:	60 CSR 67.7 CSR2
Taxable Acres:	113
Net RE Taxes:	\$2,420
Taxes Payable In:	2014
Topography:	Level to gently rolling

LEGAL DESCRIPTION: West 115 acres of the Northwest 1/4 in Section 17, Township 70 North, Range 25 West of the 5th P.M. Exact legal description to come from abstract.

COMMENTS & BUILDING INFORMATION:
Prime farmland in Decatur Co., Iowa. On hard surface road. Hwy. 69 frontage. Including 20,000 bu. grain bin storage.

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.

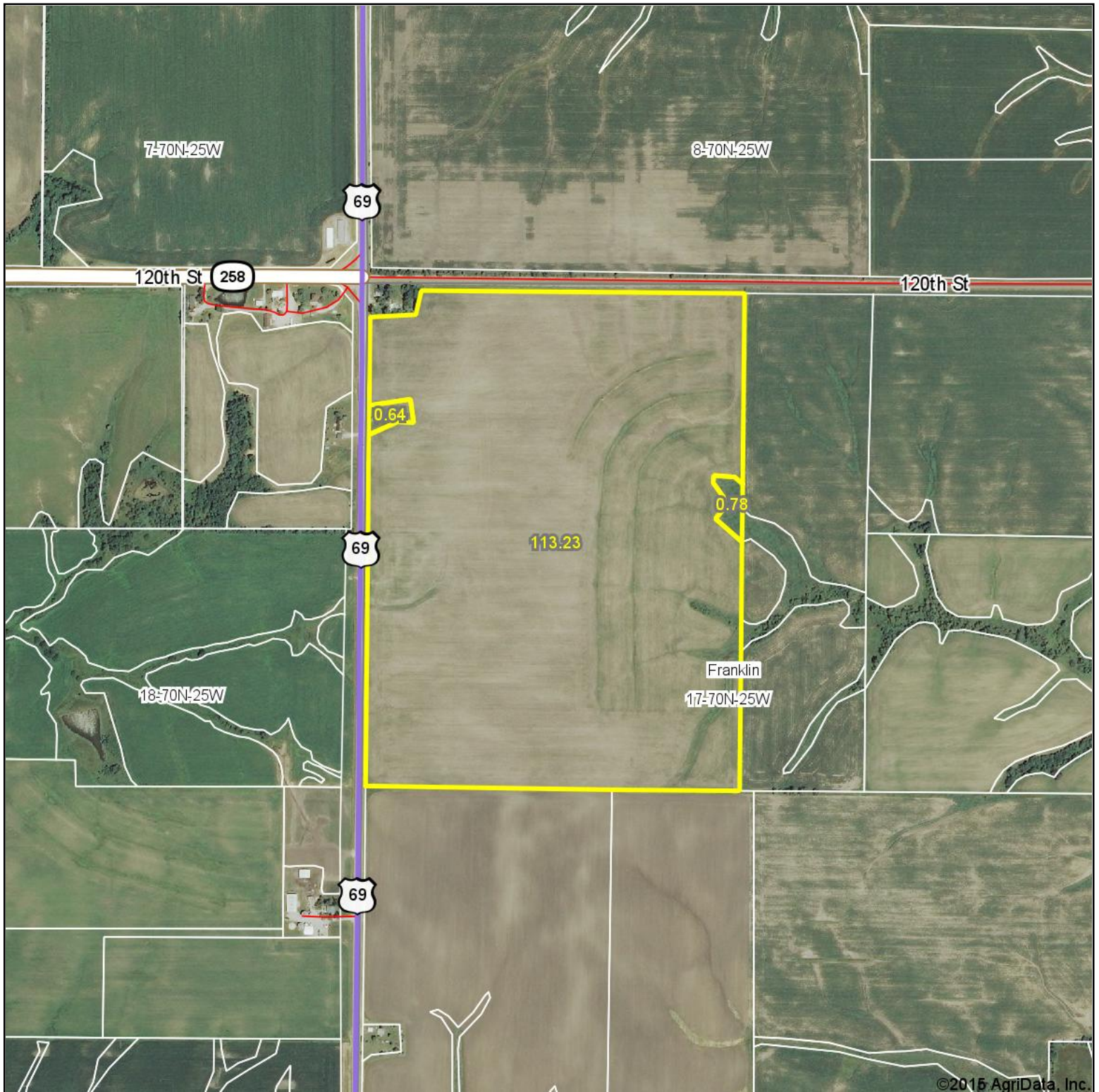
F.S.A. INFORMATION:

Farmland:	114.65
Crop Acres:	113.23
CRP Acres:	
Wheat Base:	16.1
Wheat Yield:	40
Corn Base:	55.9
Corn Yield:	108
Soybean Base:	20.7
Soybean Yield:	34

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	115
Tillable Acres:	113.23
CRP Acres:	
Farmstead:	
Roads:	1.27
Waterways:	
Timber:	
Bin site:	.50

Aerial Map



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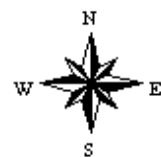
Maps Provided By:



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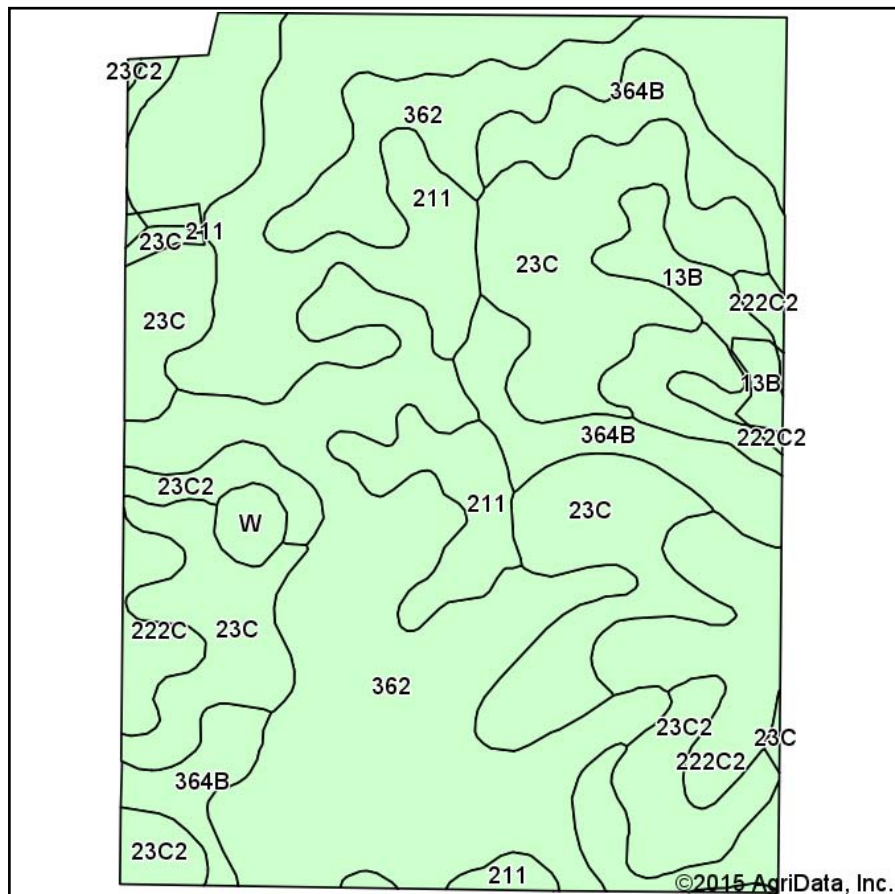
17-70N-25W
Decatur County
Iowa

map center: 40° 52' 0.63, 93° 45' 50.47
scale: 9300

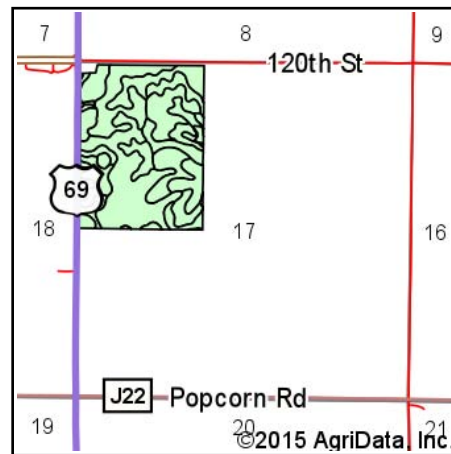


2/17/2015

Soils Map-CSR2

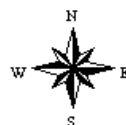


Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **17-70N-25W**
 Township: **Franklin**
 Acres: **114.65**
 Date: **2/17/2015**

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surety
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Area Symbol: IA053, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Soybeans	NCCPI Overall
362	Haig silty clay loam, 0 to 2 percent slopes	40.14	35.0%	IIw	83	70			73
23C	Arispe silty clay loam, 5 to 9 percent slopes	23.48	20.5%	IIIe	66	55	4	2	70
211	Edina silt loam, 0 to 1 percent slopes	17.61	15.4%	IIIw	56	60			66
364B	Grundy silty clay loam, 2 to 5 percent slopes	12.99	11.3%	Ile	72	75			77
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.41	7.3%	IVw	34	25			46
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	6.17	5.4%	IIIe	60	50	9	3	56
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	3.04	2.7%	Ile	76	55			85
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.89	1.6%	IVw	37	30			54
W	Water	0.92	0.8%		0	0			0
Weighted Average					67.7	60	1.3	0.6	68.3

Area Symbol: IA053, Soil Area Version: 20

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

Soils data provided by USDA and NRCS.

Iowa
Decatur

U.S. Department of Agriculture
Farm Service Agency

FARM: 3336

Prepared: 2/4/15 3:01 PM

Crop Year: 2015

Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
LHB FARMS INC		

Farms Associated with Operator:

512, 572, 2109, 2550, 3052, 3222, 3386, 3759, 4276, 4283, 4423, 4431, 4432, 4482, 4494, 4497, 4523

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
114.65	113.23	113.23	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	113.23	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.1	40	40	0.0	0.0
CORN	55.9	108	108	0.0	0.0
SOYBEANS	20.7	34	34	0.0	0.0
Total Base Acres:	92.7				

Tract Number: 6118 Description: I-2, SEC 17, TWP G

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
114.65	113.23	113.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	113.23	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.1	40	40	0.0	0.0
CORN	55.9	108	108	0.0	0.0
SOYBEANS	20.7	34	34	0.0	0.0
Total Base Acres:	92.7				

Owners: ROBERT L CRIST

LINDA S CRIST

Other Producers: MERLIN D BELL



1
113.23
HEL

USDA DECATUR COUNTY IOWA

January 09, 2013

1 inch = 330.506452 feet

FARM: 3336
TRACT: 6118

17
FRANKLIN

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Iowa. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

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.

Topography
Area
Line
P
NORTH
Wetland Determination Identifier
Restricted Use
Exempt from Conservation Com
plss_a_mo129
plss_a_mo081
plss_a_ia000
GIS_IA_SDE.clu_a_ia053
RGB
Red: Band_1
Green: Band_2
Blue: Band_3
RGB
Red: Band_1