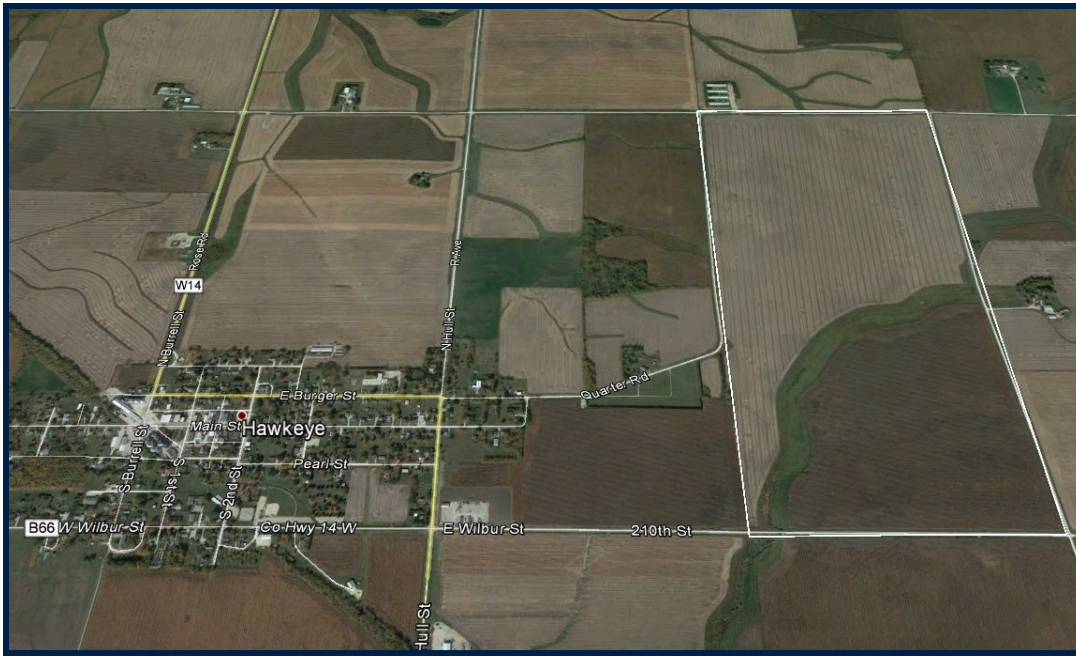


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

315 ACRES M/L MURALT ~ FAYETTE COUNTY, IOWA



LISTING #411

PRICE: \$2,760,500.00
(\$8,763.49/Acre)

DESCRIPTION: 302.35 tillable acres.
82.9 CSR2, 71.3 CSR. Productive quality
farm ground. Subject to existing lease for
the 2015 crop year with Charles Sharff
and Brent Sharff.

***Subject to seller purchasing a suitable
replacement property by way of 1031
Exchange.**

DIRECTIONS: East of Hawkeye on
210th St. 1/2 mile, on North side.

TAXES: \$7,371 est. Annually
315 est. taxable acres

FARM PROGRAM INFORMATION:

Cropland: 302.35 acres est.
Corn Base: 194.7 est.
Corn Yield: 113
Soybean Base: 97.1 est.
Soybean Yield: 37
Wheat Base: 10.6 est.
Wheat Yield: 42

***All FSA information is estimated
as farm will be reconstituted after
splitting.**

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

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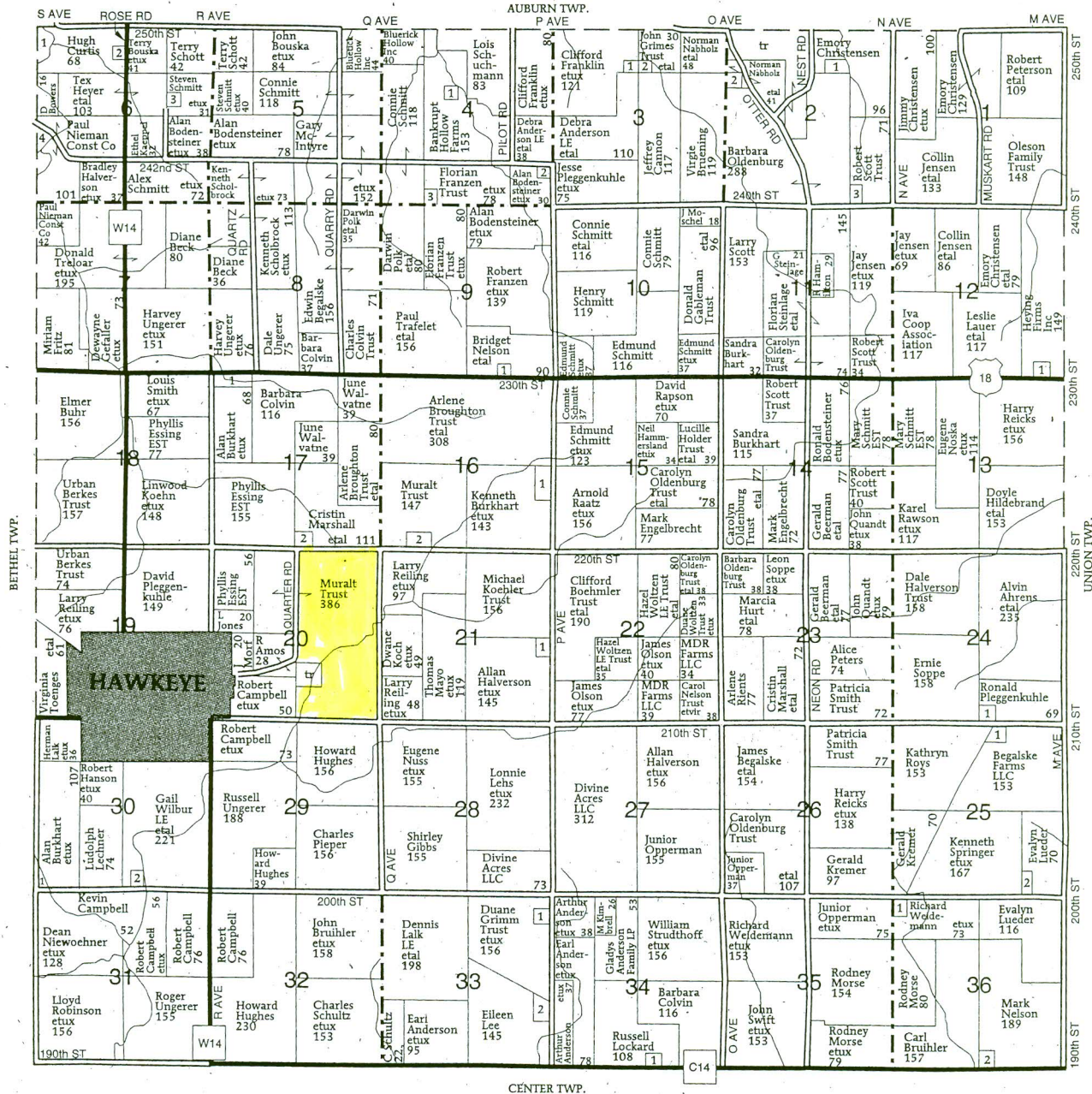
MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Have Made The Plat & Directory Possible For You...When Buying Mention Your "FARM & HOME PLAT & DIRECTORY" To Them.

T-94-N

WINDSOR PLAT

R-9-W



WINDSOR TOWNSHIP

SECTION 2

1. Johnson, Ernest 15
2. Barnhart, Bret 11
3. Robrock, Eric 6

SECTION 3

1. Pieper, Henry 5
2. Pieper, James 5

SECTION 4

1. Franzen, Steven 7
2. Japhy Inc 6

SECTION 3

SECTION 6

1. Story, Steve 12
2. Samek, Gene 6
3. Kaepfel, Brian 10
4. Walvatne, Daryl 13

SECTION 9

1. Davis, Luke 5

SECTION 12

1. Franzen, Mark 8

SECTION 16

SECTION 17

1. Boehmler, Niles 13
2. Diemer, Mark 11
1. Lalone, Lester 8
2. Lynch, Gerald 6

SECTION 21

1. Halverson, Jon 7

SECTION 24

1. Soppe, Travis 5

SECTION 25

SECTION 30

1. Begalske, James 8
2. Organist, Joseph 7
1. Wiebe, Rodney 10
2. Fritz, Dean 5

SECTION 33

1. Loomis, William 5
2. Tayek, Robert 8

SECTION 34

SECTION 36

1. Opperman, John 9
1. Opperman, Junior 5
2. Scenic View Mennonite Church 5

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

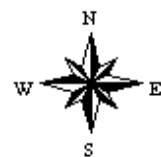
Maps Provided By:



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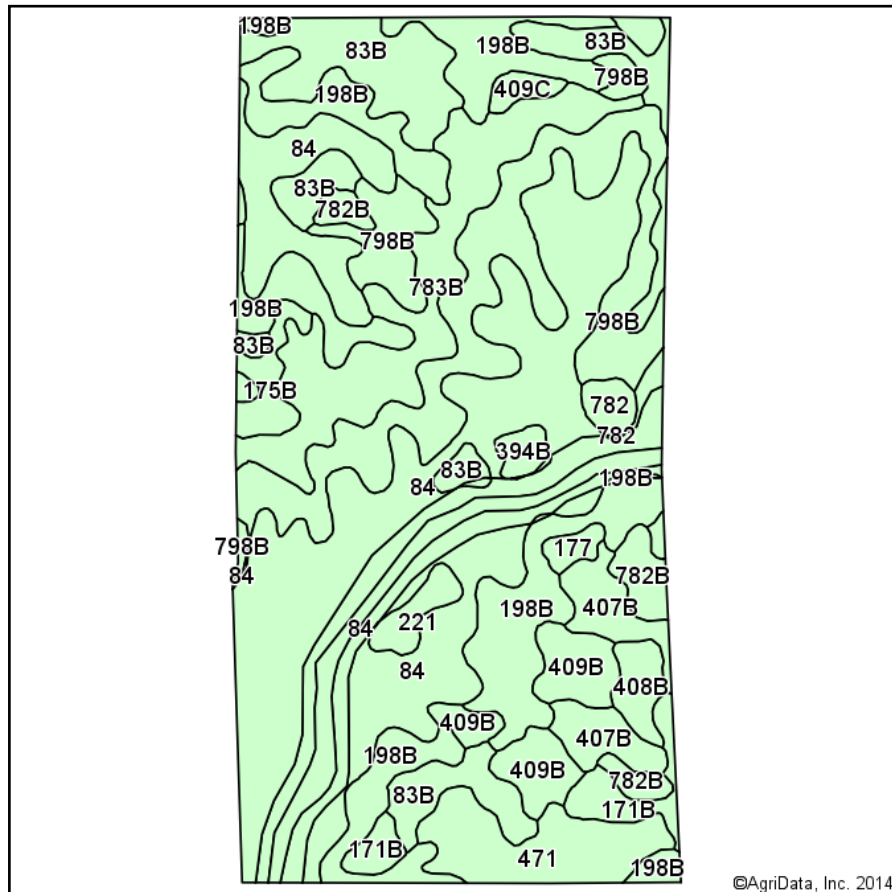
20-94N-9W
Fayette County
Iowa

map center: 42° 56' 33.96, 91° 55' 53.83
scale: 9449



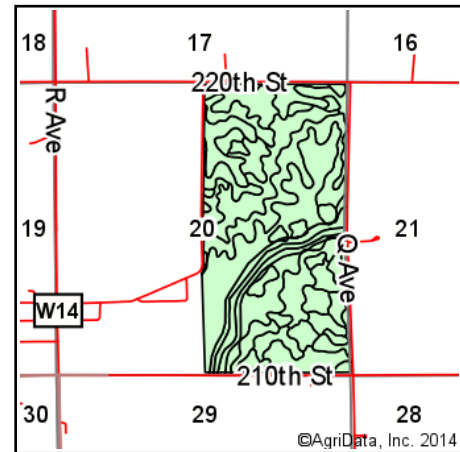
1/22/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.

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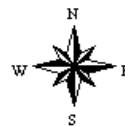
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State: **Iowa**
 County: **Fayette**
 Location: **20-94N-9W**
 Township: **Windsor**
 Acres: **307.2**
 Date: **1/22/2015**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
84	Clyde clay loam, 0 to 3 percent slopes	105.15	34.2%	IIw	88	75				86
198B	Floyd loam, 1 to 4 percent slopes	43.80	14.3%	IIw	89	80				87
798B	Protivin loam, 1 to 4 percent slopes	42.00	13.7%	Ile	72	55				72
83B	Kenyon loam, 2 to 5 percent slopes	29.78	9.7%	Ile	90	85	210	91	61	84
783B	Cresco loam, 2 to 5 percent slopes	25.13	8.2%	Ile	84	65				78
471	Oran loam, 1 to 3 percent slopes	12.58	4.1%	I	81	80				80
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	10.37	3.4%	IIle	74	56				53
407B	Schley loam, 1 to 4 percent slopes	9.00	2.9%	IIw	81	72				79
171B	Bassett loam, 2 to 5 percent slopes	6.39	2.1%	Ile	85	80	215	92	62	87
782B	Donnan loam, 2 to 5 percent slopes	5.89	1.9%	Ile	62	50				68
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.92	1.3%	IIle	51	55				52
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.36	1.1%	Ile	73	67				79
221	Palms muck, 1 to 4 percent slopes	2.83	0.9%	IIlw	44	50				77
782	Donnan loam, 0 to 2 percent slopes	2.10	0.7%	IIw	67	55				69
394B	Ostrander loam, 2 to 5 percent slopes	1.79	0.6%	Ile	90	85				84
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	1.62	0.5%	IIle	69	41				63
177	Saude loam, 0 to 2 percent slopes	1.49	0.5%	Ils	60	64				70
Weighted Average					82.9	71.3	24.8	10.7	7.2	80.6

Area Symbol: IA065, Soil Area Version: 19

**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.

Iowa
Fayette

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7735

Prepared: 3/27/14 9:22 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

BRECON FARMS PARTNERSHIP

Farm Identifier

12 F div 6117 (7734 & 7735)

Recon Number

2012 19065 112

Farms Associated with Operator:

1541, 2257, 4146, 4498, 5955, 6427, 7646, 7903

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
522.48	504.9	504.9	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	504.9	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
Total Base Acres:	475.6				

Tract Number: 9929 Description: Windsor 16 & 20 (12 t div 8862)

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
522.48	504.9	504.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	504.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
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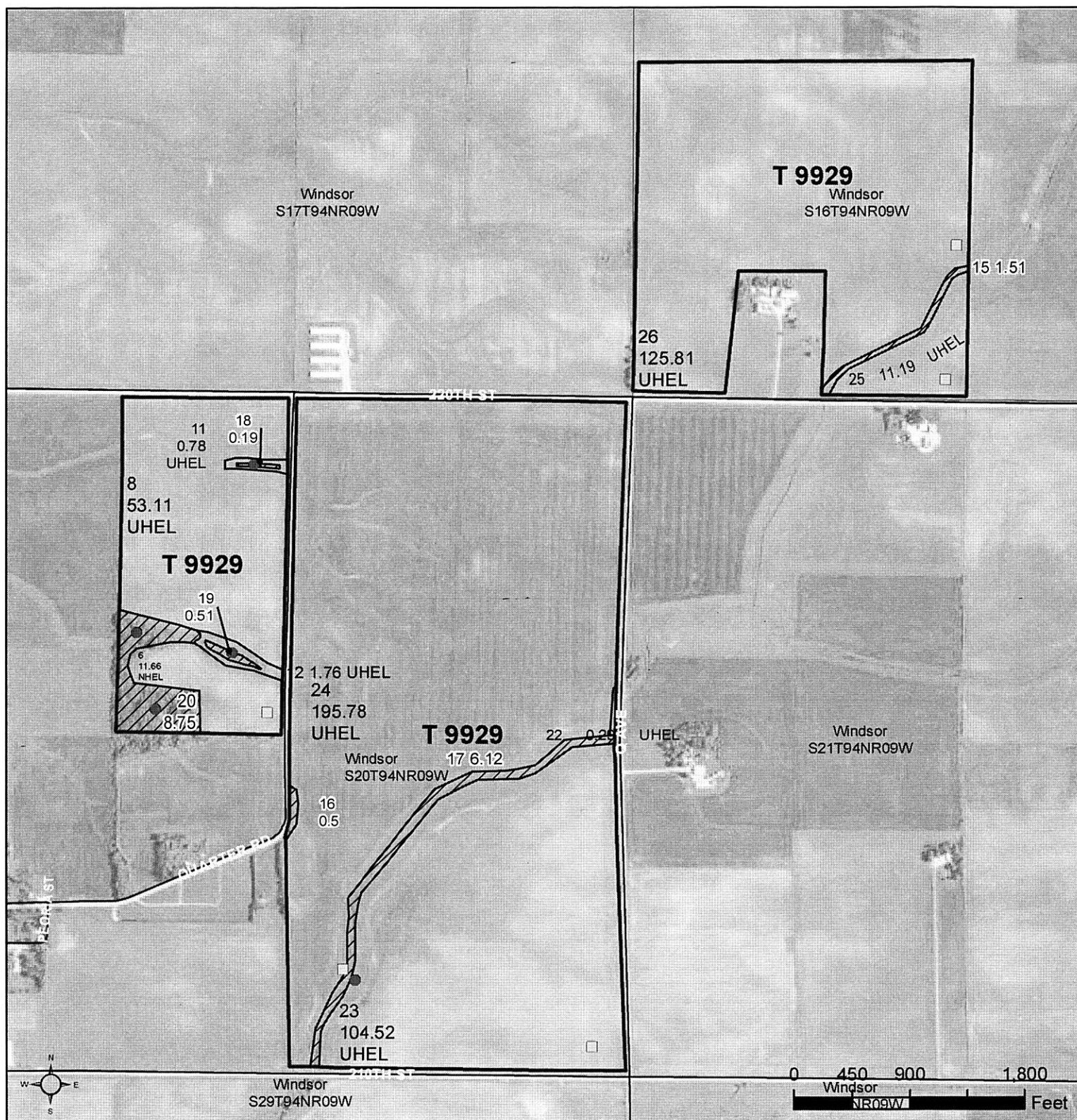
Owners: AARON R MURALT TRUST NUMBER 2004

Other Producers: SHARFF FARMS PARTNERSHIP



United States
Department of
Agriculture

Fayette County, Iowa



- Common Land Unit**
Cropland / / Non-cropland
- Conservation Reserve Program
- Wetland Determination Identifiers**
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions
 Tract Boundary Section Line

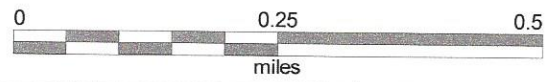
2014 Program Year

Map Created February 10, 2014

Farm 7735
Tract 9929

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Hanson Big field



■ 42.938 - 42.938
■ 42.936 - 42.937

