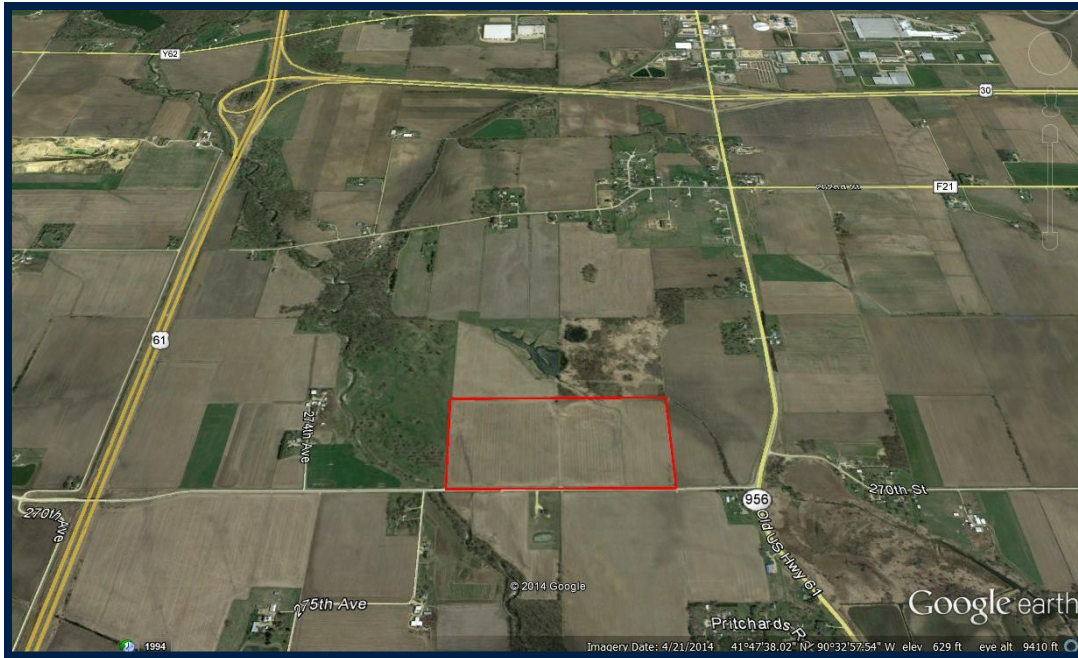


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

80 ACRES M/L GREEN ~ CLINTON COUNTY, IOWA



LISTING #402

PRICE: \$640,000.00
(\$8,000/Acre)

DESCRIPTION: 80 acres MOL. Level crop land, close to DeWitt, Iowa. Good investor unit.

DIRECTIONS: LOCATED 1 MILE SOUTH OF DEWITT, IOWA. SOUTH ON OLD HWY. 61 TO 270TH ST., WEST 1/4 MILE ON THE NORTH SIDE.

TAXES: \$2,302.00 Annually
76 taxable acres

FARM PROGRAM INFORMATION:
Cropland: 73.12 acres
Corn Base: 73.10
Corn Yield: 120

FARM LEASE INFORMATION:
OPEN FOR THE 2015 CROP YEAR

DOUGLAS R. YEGGE

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

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ADM GRAIN

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

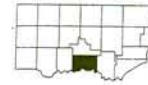
563-242-5251

800-462-6510

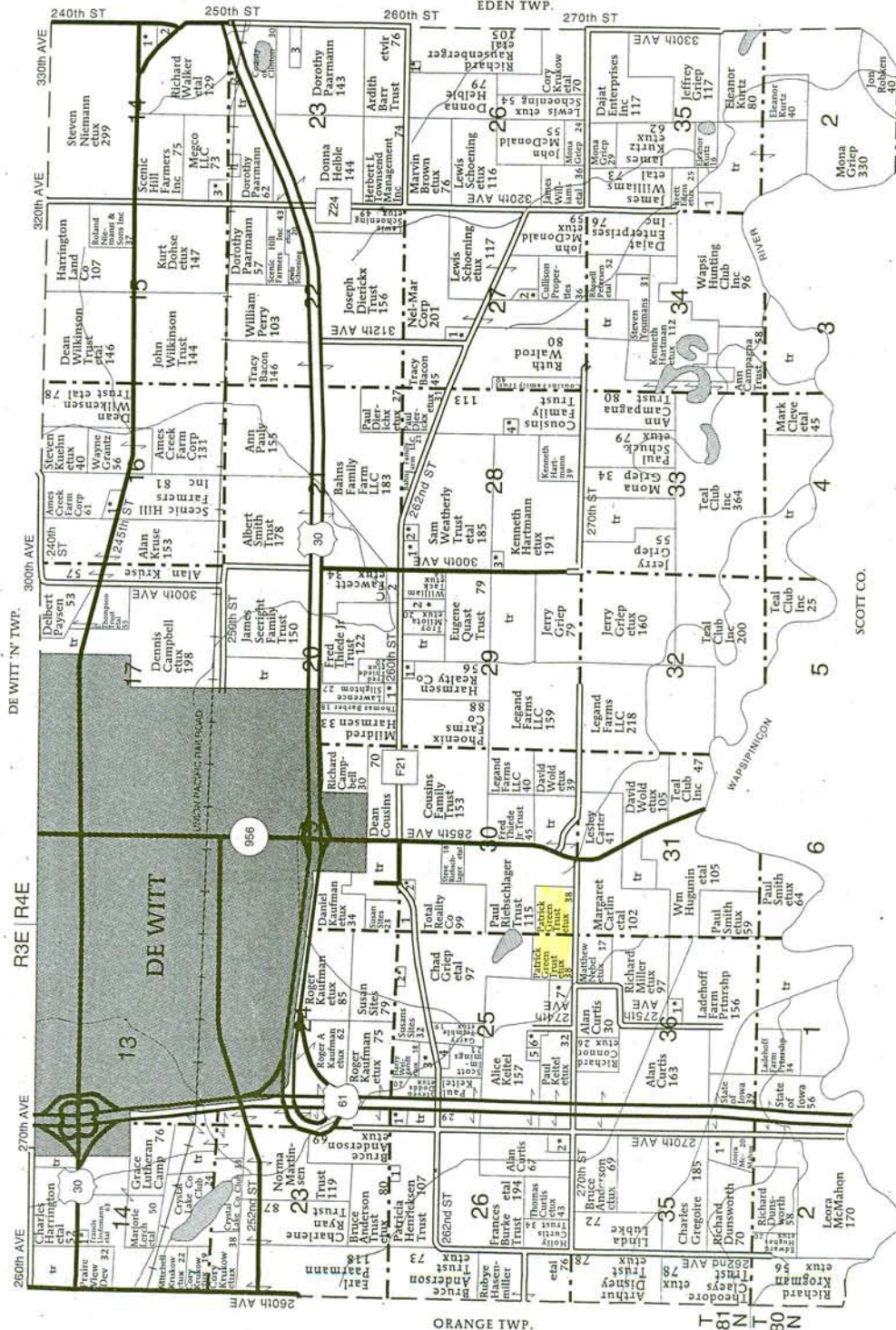
T-80-81-N

DE WITT 'S' PLAT

(Landowners)

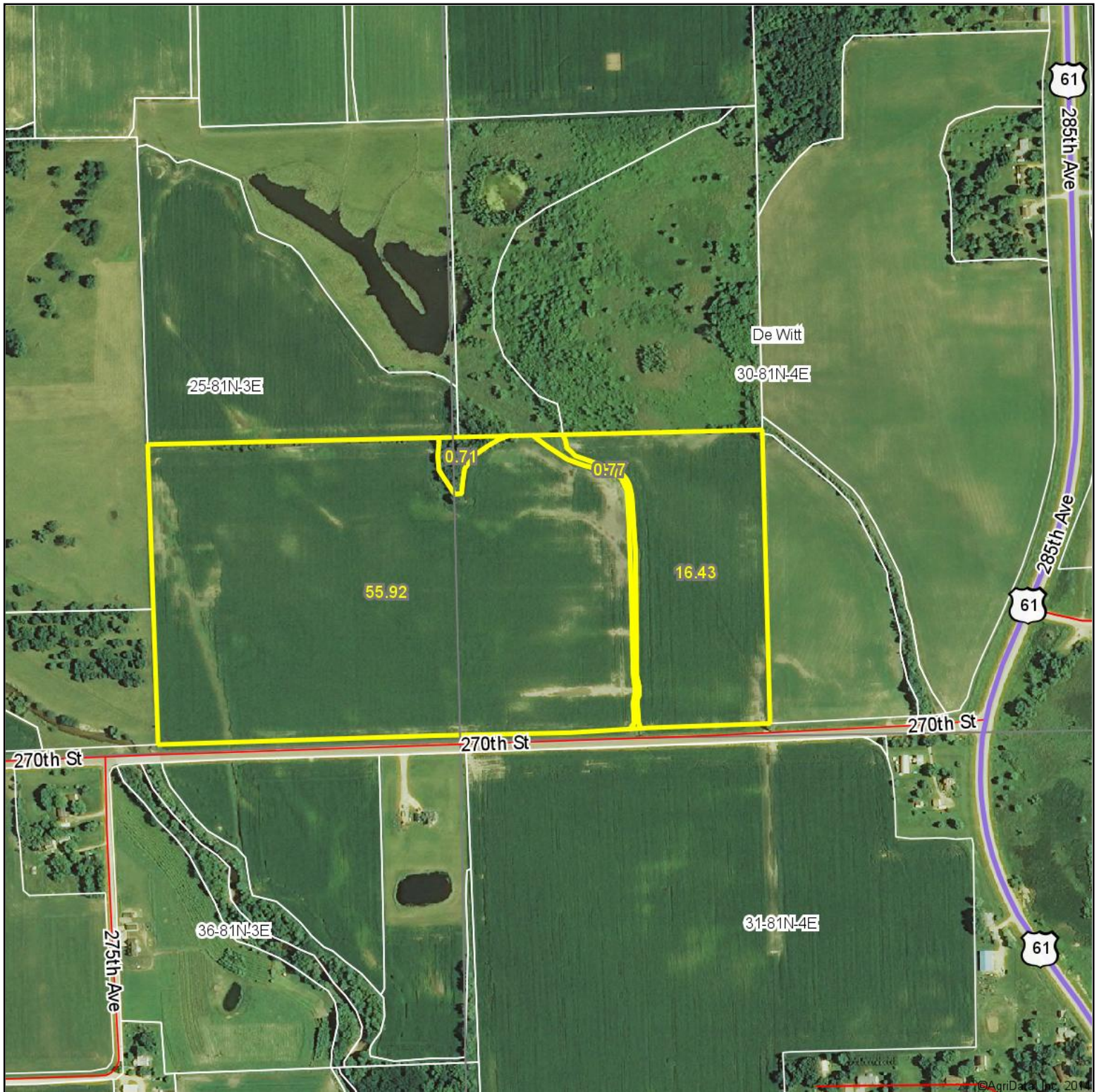


R-3-4-E



- DE WITT 'S' TOWNSHIP
- SECTION 14E
1. Niemann, Wade 8
 2. Rittner Inc 5
 3. Walker, Kurt 5
- SECTION 14W
1. Nickles, Michael 5
- SECTION 15
1. Meyer, Mark 7
- SECTION 20
1. Bloomer, Larry 8
 2. Stodman, Kathryn 10
- SECTION 23E
1. Megco LLC 6
 2. Walker, Richard 11
 3. Kundie, Arnold 14
- SECTION 25
1. Kaufman, Roger 10
- SECTION 26W
1. Faur, Kelvin 5
 2. Kerr-Jason 8
- SECTION 27
1. Dury, Stephen 10
 2. Bull, Wilson 12
- SECTION 28
1. Seaman, Bradley 18
 2. Frame Trust, Timothy 9
- SECTION 28E
1. Slapnicka, Charles 6
- SECTION 30
1. Maynard, Robert 6
 2. Weigand, Chad 15
 3. Pennock, Joyce 8
 5. Pennock, Dale 7
 6. McMahon, Dale 22
 7. Ketel, Dennis 22
- SECTION 31
1. Slapnicka, Charles 6
- SECTION 32
1. Faur, Kelvin 5
 2. Kerr-Jason 8
- SECTION 33
1. Dury, Stephen 10
 2. Bull, Wilson 12
- SECTION 34
1. Seaman, Bradley 18
 2. Frame Trust, Timothy 9
- SECTION 35E
1. Wapsi Hunting Club Inc 10
- SECTION 35W
1. McMahon, Gary 15
- SECTION 36
1. Strobbeln, Steven 5

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

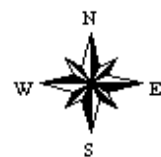
Maps Provided By:



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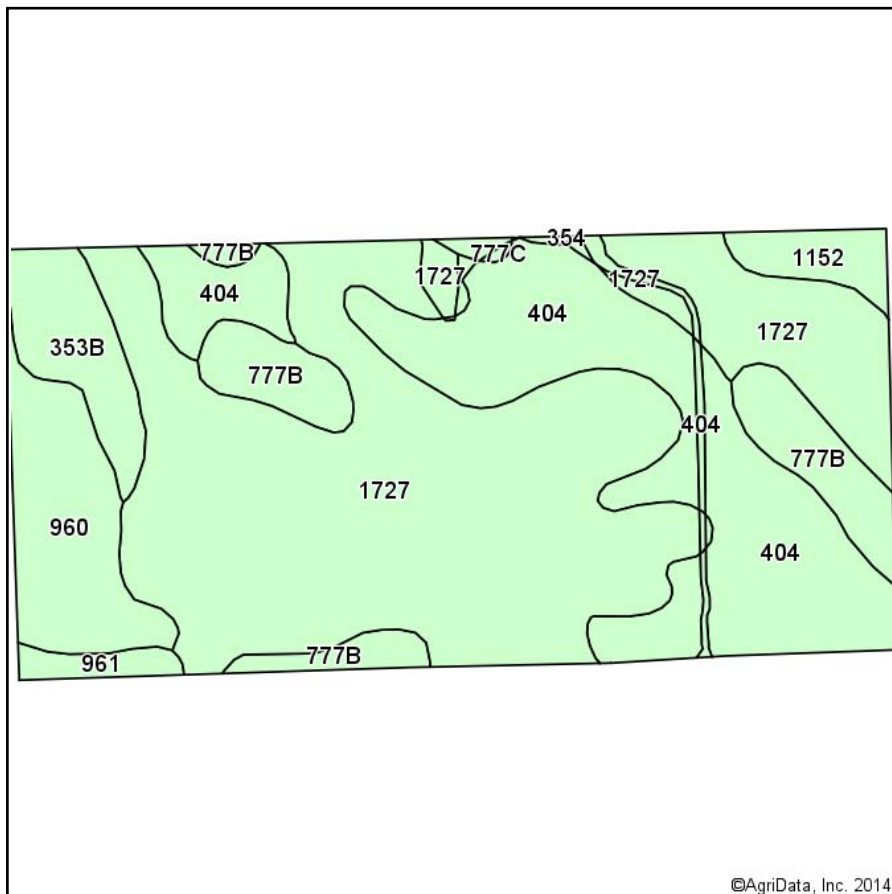
30-81N-4E
Clinton County
Iowa

map center: 41° 47' 17.24, 90° 32' 50.82
scale: 7508

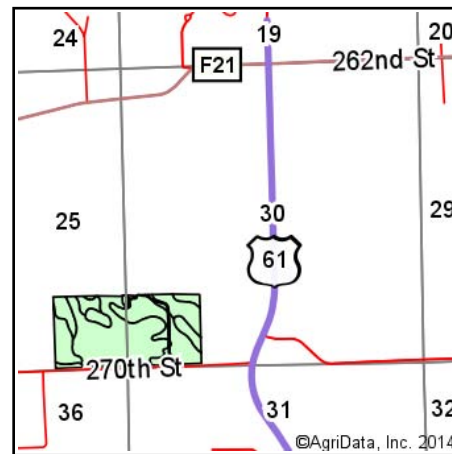


12/1/2014

Soils Map-CSR2



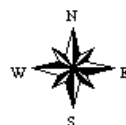
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **30-81N-4E**
 Township: **De Witt**
 Acres: **73.83**
 Date: **12/1/2014**

TOTAL
 REALTY CO.
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	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%	IIIle	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.

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



Abbreviated 156 Farm Record

Soybeans	40.10	0.00	0.00	44	44
TOTAL	253.60	0.00	0.00		

NOTES

State : IOWA
County : CLINTON

Farm 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.