



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
Flenker Enterprises, Inc.
76 acres MOL, Section 6
Princeton Township, Scott Co., IA*

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*

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



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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



TOTAL REALTY CO.

Specializing in Farmland and
Residential Sales



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

TOTAL ACRES:	
PRICE:	
Price Per Acre:	
Owner:	
Operator:	
County & State:	
Location:	
Possession Date:	
Drainage Info:	
Average :	
Taxable Acres:	
Net RE Taxes:	
Taxes payable in:	
Topography:	

Legal Description:

Comments & Building Information:

F.S.A. Information:

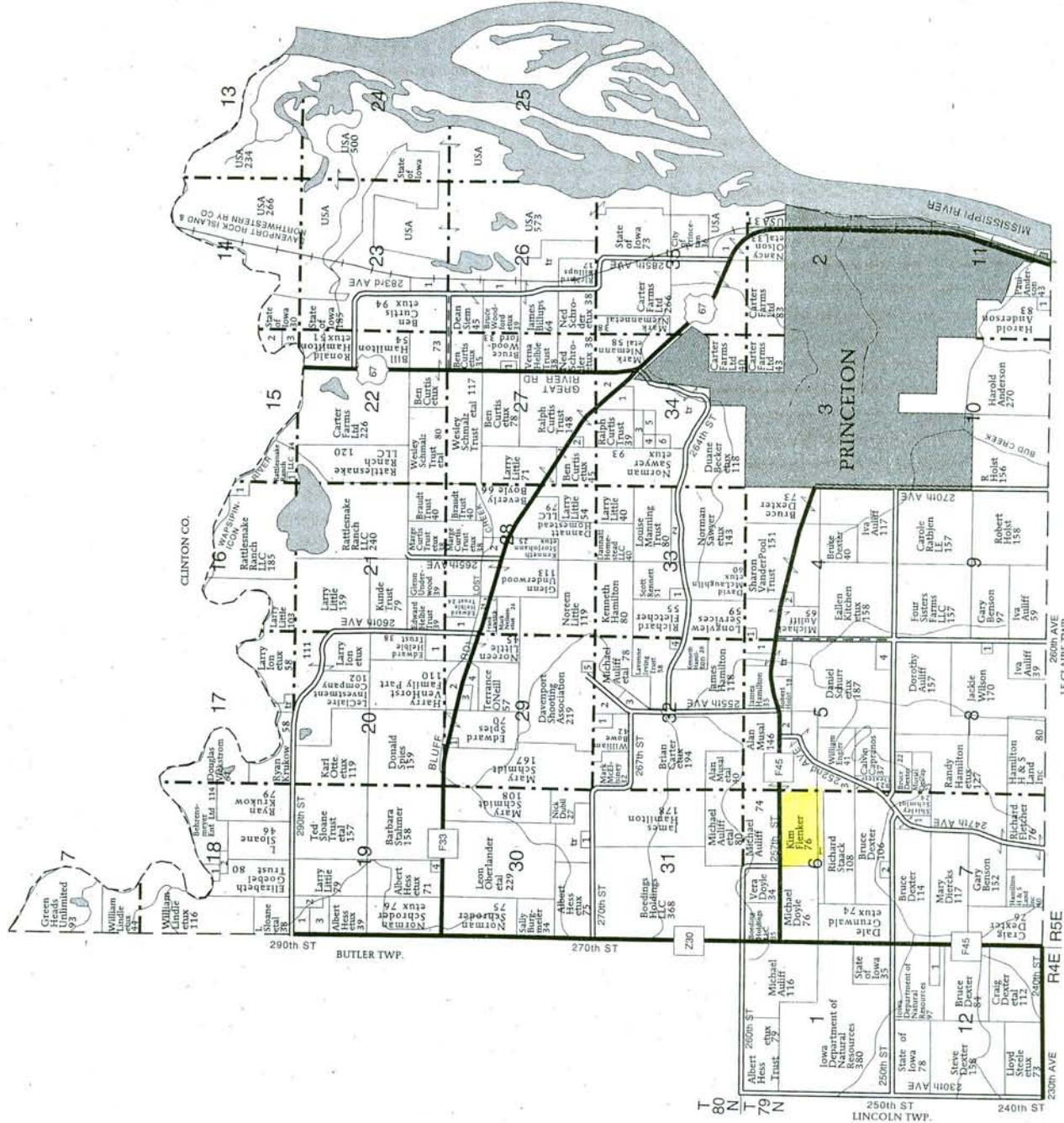
Farmland:		Corn Base:	
Crop Acres:		Corn Yield:	
CRP Acres:		Soybean Base:	
Wheat Base:		Soybean Yield:	
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

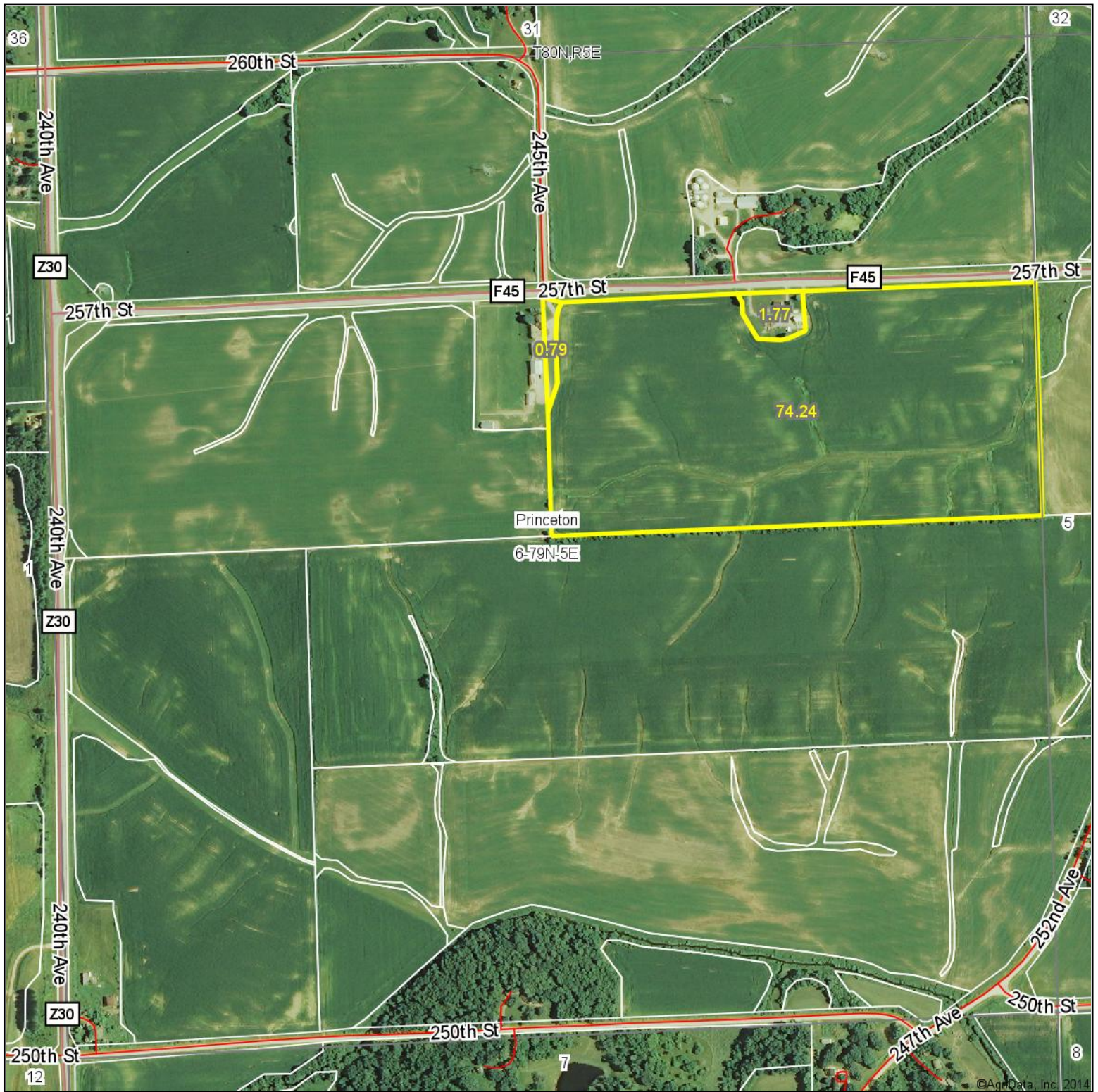
To Contact Listing Agent:

Lease/FSA Information:



- PRINCETON TOWNSHIP**
- SECTION 4**
1. Botkin, Charles 6
 2. Morgan, Nikole 6
- SECTION 5**
1. Auliff, Michael 11
 2. Jamison, Dan 6
 3. Staack, Richard 17
- SECTION 6**
1. Sycamore Creek Inc 19
- SECTION 7**
1. Dexter, Bruce 15
 2. Soenksen, Glen 10
- SECTION 8**
1. Ideker Trust, Andrea 5
- SECTION 9**
1. Bumann, Marshall 7
- SECTION 10**
1. Schott, Phil 5
- SECTION 11**
1. Pumphrey, Brent 12
- SECTION 12**
1. Clinton County Conservation Board 6
 2. Blumer, Timothy 15
 3. Same, Vincent 17
- SECTION 13**
1. Clinton County Conservation Board 15
- SECTION 14**
1. Baclet, Timothy 5
 2. Dickey, Phillip 7
- SECTION 15**
1. Polich Trust, Marlene 13
 2. Lindle, Larry 10
 3. Lindle, Margaret 14
 4. Hasse Trust 16
- SECTION 16**
1. Little, Noreen 10
- SECTION 17**
1. Siem, Dean 11
- SECTION 18**
1. Blunt, William 14
- SECTION 19**
1. Ahlgren, Carrie 5
 2. Hamilton, Erin 5
- SECTION 20**
1. Rumpza Trust 17
- SECTION 21**
1. Schroder, Ned 11
- SECTION 22**
1. Spies, Donald 6
 2. Harry VenHorst Family Partnership 27
- SECTION 23**
1. Forrester, Gary 9
 2. Pillard, Elma 9
 3. Auliff, Michael 7
- SECTION 24**
1. Grunder, Kevin 10
 2. Schwartz, Aaron 9
 3. Mapes, Paul 14
 4. Simmons, Dennis 7
 5. Haack, Chris 6
- SECTION 25**
1. Speer, William 5
 2. Walker, Harry 11
- SECTION 26**
1. Arvidson Trust, Paul 15
 2. Shroder, Deanna 13
 3. Keeshan, Kent 11
 4. Barnes, Larry 9
 5. Seagren, Thomas 6
 6. Nelson Trust, John 9
- SECTION 27**
1. Lindle, Margaret 14
 2. Hasse Trust 16
- SECTION 28**
1. County of Scott 9

Aerial Map



TOTAL REALTY CO.
Operating in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

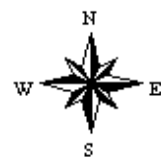
Maps Provided By:

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

6-79N-5E
Scott County
Iowa

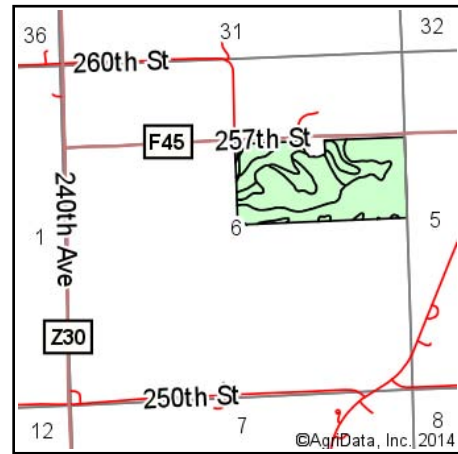
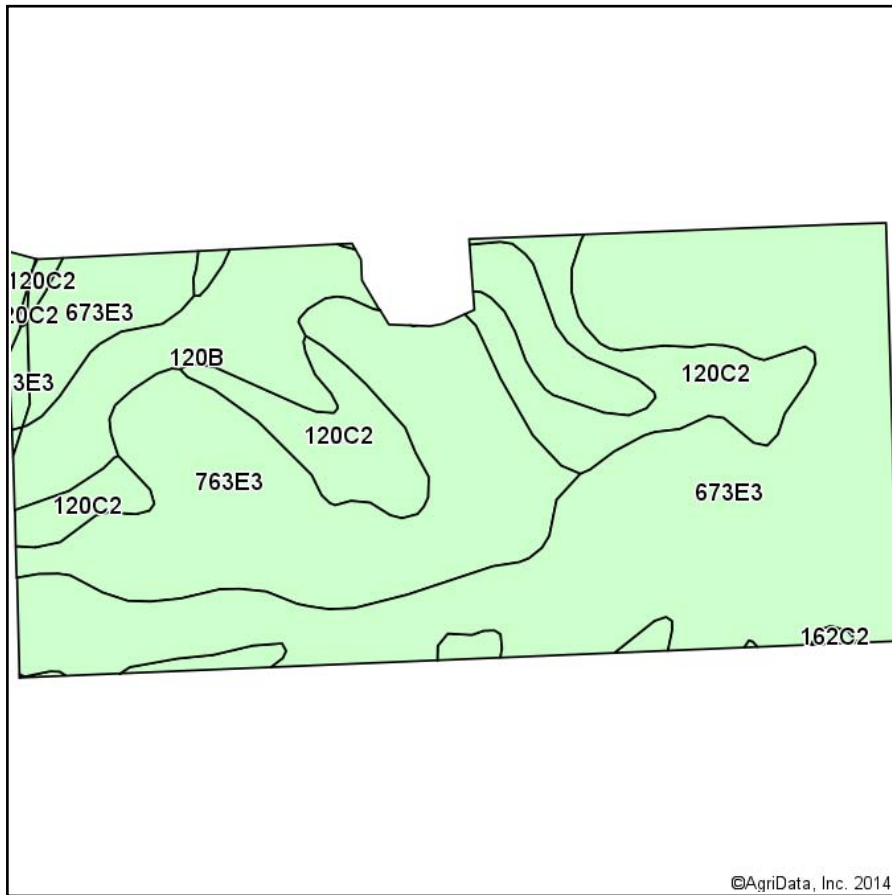
map center: 41° 40' 38.66, 90° 25' 22.17

scale: 9635



10/3/2014

Soils Map-CSR2



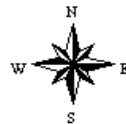
State: **Iowa**
 County: **Scott**
 Location: **6-79N-5E**
 Township: **Princeton**
 Acres: **75.03**
 Date: **10/16/2014**

TOTAL REALTY CO.
 Specializing in Farmland and
 Residential Sales

DeWitt, IA
 563-659-8185

Maps Provided By:

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



Area Symbol: IA163, Soil Area Version: 20

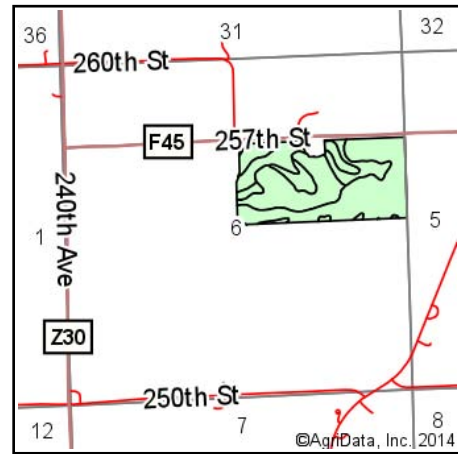
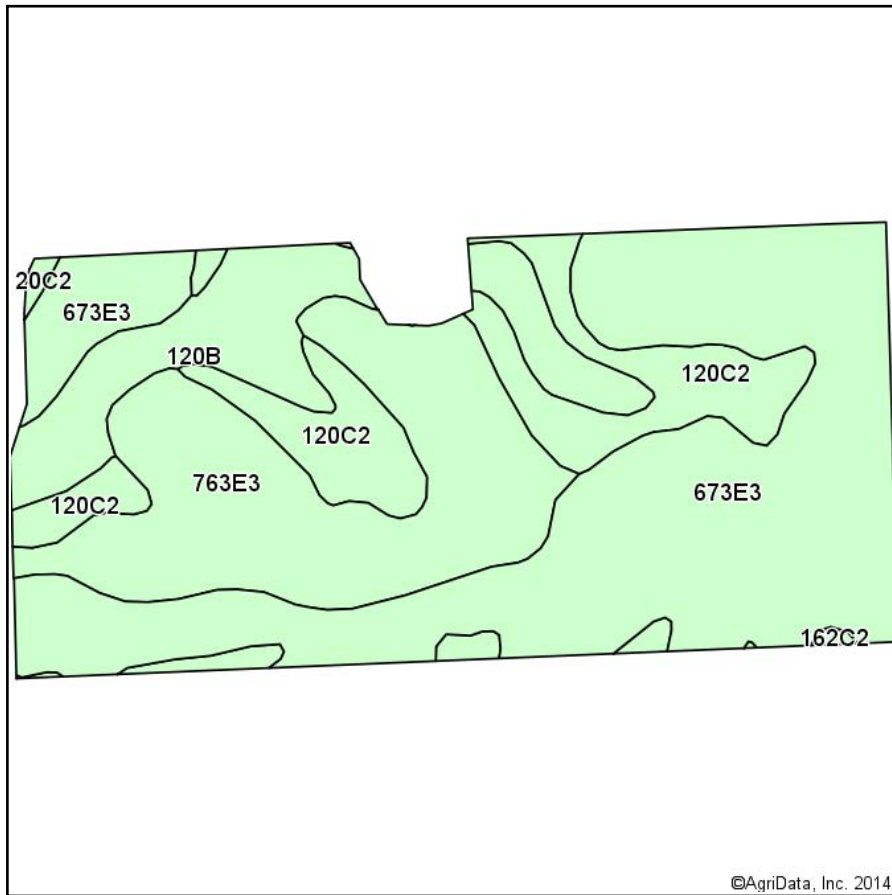
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
673E3	Timula silt loam, 14 to 18 percent slopes, severely eroded	35.19	46.9%	Vle	8	40	46	46	31
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	18.19	24.2%	Vle	39	40	48	48	31
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	12.01	16.0%	Ille	87	78	81	81	55
120B	Tama silty clay loam, 2 to 5 percent slopes	9.52	12.7%	Ile	95	95	97	97	73
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.12	0.2%	Ille	82	73	81	81	53
Weighted Average					39.3	53.1	58.6	58.6	40.2

Area Symbol: IA163, Soil Area Version: 20

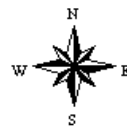
**IA has updated the CSR values for each county to CSR2.

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

Soils Map-CSR2



State: **Iowa**
 County: **Scott**
 Location: **6-79N-5E**
 Township: **Princeton**
 Acres: **74.24**
 Date: **10/6/2014**



TOTAL REALTY CO.
 Specializing in Farmland and
 Residential Sales
 DeWitt, IA
 563-659-8185

Maps Provided By:

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

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
673E3	Timula silt loam, 14 to 18 percent slopes, severely eroded	34.84	46.9%	Vle	8	40	46	46	31
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	18.19	24.5%	Vle	39	40	48	48	31
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	11.96	16.1%	Ille	87	78	81	81	55
120B	Tama silty clay loam, 2 to 5 percent slopes	9.13	12.3%	Ile	95	95	97	97	73
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.12	0.2%	Ille	82	73	81	81	53
Weighted Average					39.1	52.9	58.5	58.5	40.1

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.



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA
County : SCOTT

Farm Number : 4687

Operator Name : FLENKER ENTERPRISES INC

Farms Associated with Operator : 19-163-1064, 19-163-3967, 19-163-4685, 19-163-4686, 19-163-4687, 19-163-4688, 19-163-4689,
19-163-4810

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
76.28	74.21	74.21	0.00	0.00	0.00	0.00	Active		1
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	74.21	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
Corn	73.50	0.00	0.00	132	147
TOTAL	73.50	0.00	0.00		

NOTES

State : IOWA
County : SCOTTFarm Number : 4687
Tract Number : 1415

Description : NE 1/4 OF 6 PRINCETON T79N R5E

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : FLENKER ENTERPRISES INC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
76.28	74.21	74.21	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	74.21	0.00	0.00	0.00	0.00	0.00

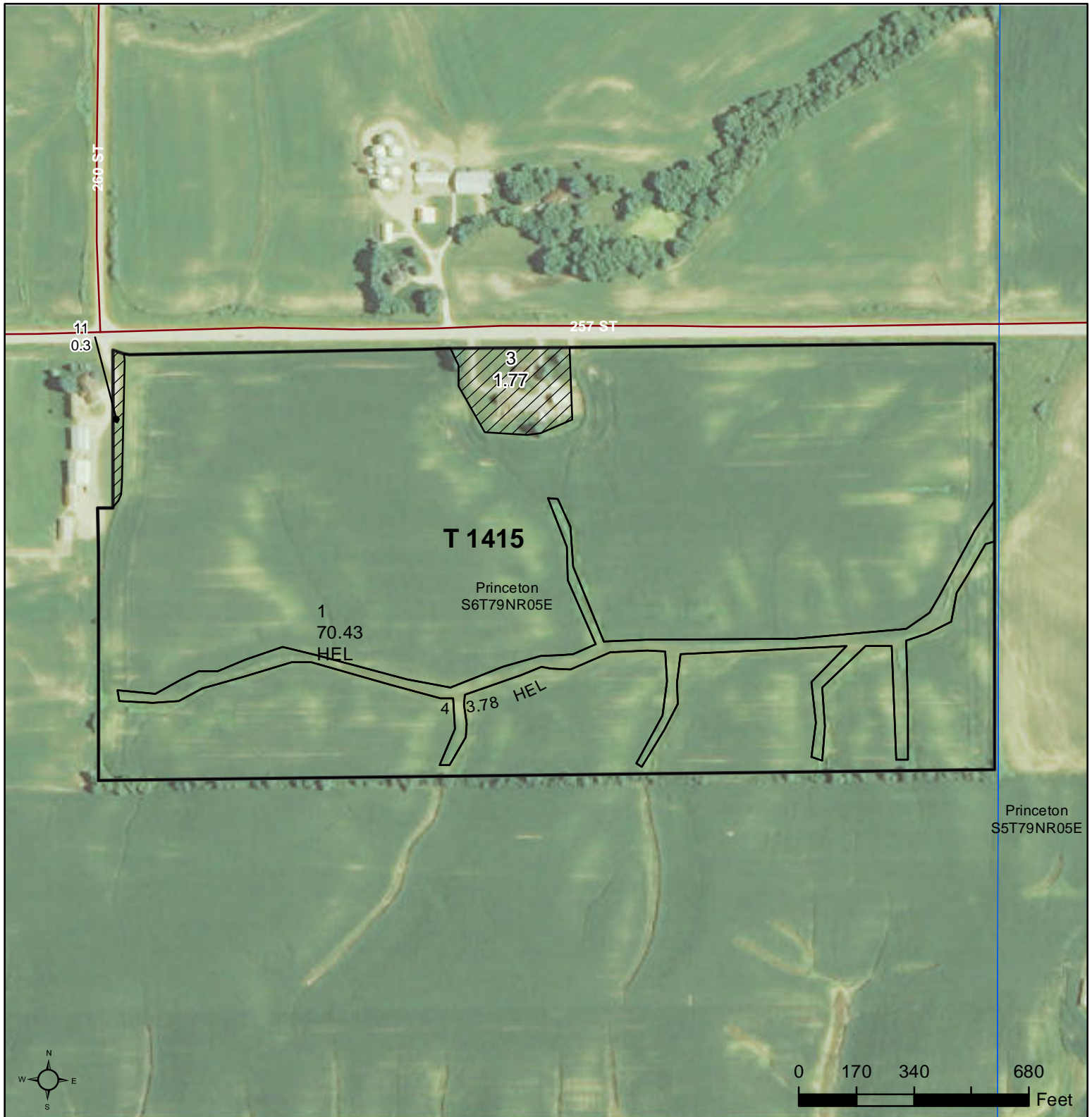
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	73.50	0.00	0.00	132	147
TOTAL	73.50	0.00	0.00		



United States
Department of
Agriculture

Scott 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

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2014 Program Year

Map Created May 29, 2014

Farm **4687**
Tract **1415**