



# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:  
Summit Ag Fund I LLP  
71 acres MOL, Section 2  
Racine Township, Mower Co., MN*

*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](http://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.

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

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

*F.S.A. Information:*

<i>Farmland:</i>		<i>Corn Base:</i>	
<i>Crop Acres:</i>		<i>Corn Yield:</i>	
<i>CRP Acres:</i>		<i>Soybean Base:</i>	
<i>Wheat Base:</i>		<i>Soybean Yield:</i>	
<i>Wheat Yield:</i>			

*Approximate Breakdown of Acres:*

<i>Total Acres:</i>	
<i>Tillable Acres:</i>	
<i>CRP Acres:</i>	
<i>Farmstead:</i>	
<i>Roads:</i>	
<i>Waterways:</i>	
<i>Timber:</i>	
<i>Pasture:</i>	

*Legal Description:*

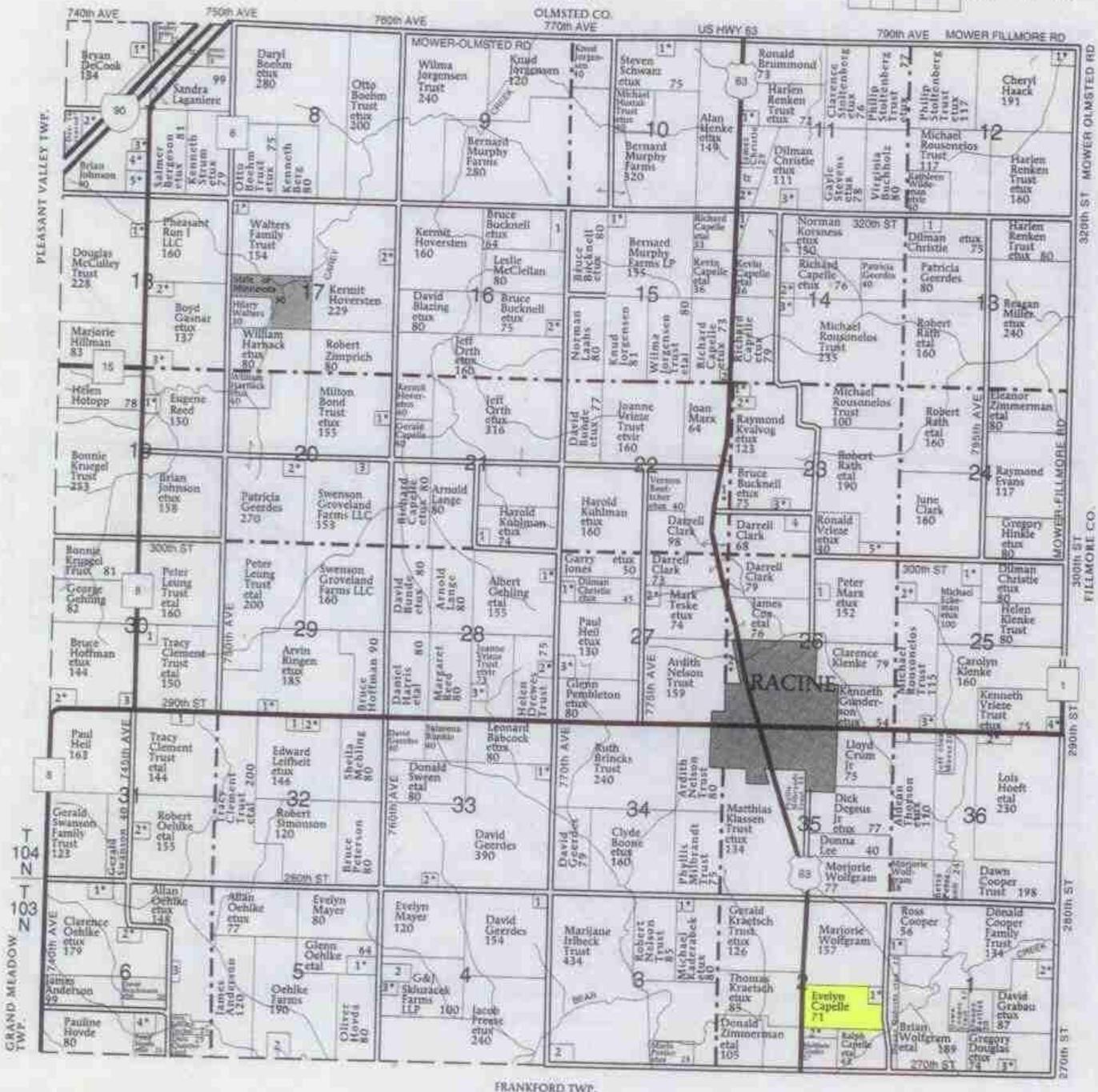
*To Contact Listing Agent:*

*Comments & Building Information:*

*Lease/FSA Information:*







- RACINE TOWNSHIP**
- SECTION 1**
1. Stevens, David 5
  2. Hansen, Jason 6
  3. Hyland, Travis 6
- SECTION 2**
1. Bakken, Tyrel 6
  2. Wellik, John 14
- SECTION 3**
1. Preuss, Daniel 5
  2. Chirhart, Kiven 10
- SECTION 4**
1. Crane, William 6
  2. Carlson, Daniel 15
  3. Conger, Eric 6
- SECTION 5**
1. Oehlke, Robert 13
  2. Oehlke, Audrey 11

- SECTION 6**
1. Seavey, Daniel 11
  2. Benson, Steven 10
  3. Oehlke, Jon 6
  4. Anderson, James 14
- SECTION 7**
1. Venzke, James 5
  2. Lily, Vincent 11
  3. Larson, Ronald 8
  4. Pries, Terry 9
  5. Coppel, John 10
- SECTION 8**
1. Solberg, Duane 5
- SECTION 11**
1. Lex, Gust 5
  2. Kiehne, Wayne 9
  3. Henke, Richard 6
- SECTION 12**
1. Babcock, David 9

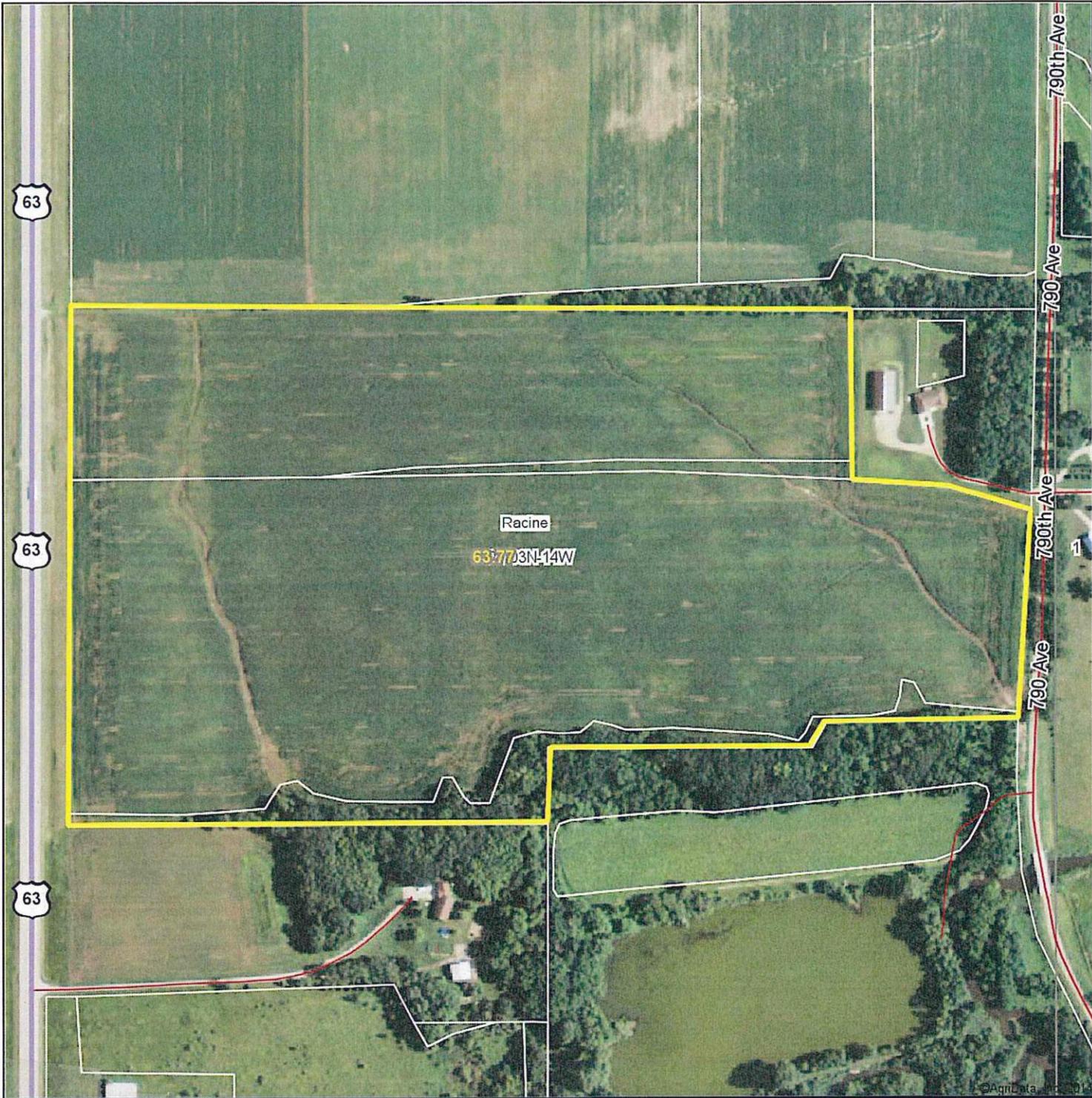
- SECTION 13**
1. Prince, Sandra 5
- SECTION 14**
1. Maxwell, Craig 8
  2. Lee, Mark 5
  3. Fjetland, Raymond 5
- SECTION 15**
1. Haugen, Harlan 5
  2. Capelle, Richard 5
- SECTION 16**
1. Bucknell, Bruce 15
  2. Laabs, Norman 5
- SECTION 17**
1. Olson, Andrew 6
  2. Mullenbach, Jeffrey 7
- SECTION 18**
1. Louks, Joseph 5
  2. Renken, Owen 10
  3. Manning, Mark 11

- SECTION 19**
1. Western Reed, Michael 10
- SECTION 20**
1. Distad, Steven 5
  2. Strain, Dean 10
  3. Porter Trust, Mary 7
- SECTION 21**
1. Kuhlman, David 6
- SECTION 22**
1. Peterson, Troy 9
- SECTION 23**
1. Schroeder, Bruce 7
  2. Gray, Donovan 9
  3. Vrieze, Bonnie 5
  4. Thorson, James 10
  5. Waugh, Raymond 10
- SECTION 25**
1. Stever, Robert 10

2. Eckerman, Jason 10
  3. Ramaker, Todd 5
  4. Vrieze, Kevin 5
- SECTION 26**
1. Kirkham, Russell 8
  2. Nord Jr, Robert 12
- SECTION 27**
1. Kiefer, Dennis 5
  2. Lynch, John 5
  3. Brown, Gregory 10
- SECTION 28**
1. Hotopp, Timothy 5
  2. Burl, Michael 5
  3. Walterman, Ronald 7
- SECTION 29**
1. Schmidt, Jerilyn 5
- SECTION 30**
1. Johnson, Matthew 10
  2. Lund, Jeffrey 10

3. Anderson, Nancy 6
- SECTION 31**
1. Hurlley, Scott 10
- SECTION 32**
1. Berge, James 7
  2. Theros, Mark 7
- SECTION 33**
1. Lee, Kevin 5
- SECTION 36**
1. City of Racine 10
  2. Skifton, Paul 10

# Aerial Map



**TOTAL REALTY CO.**  
Specializing in Residential and Commercial Real Estate

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**2-103N-14W**  
**Mower County**  
**Minnesota**

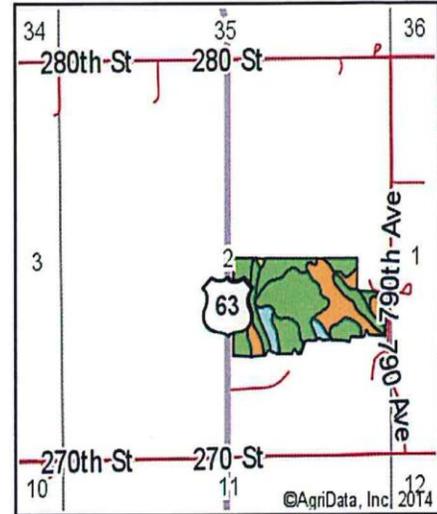
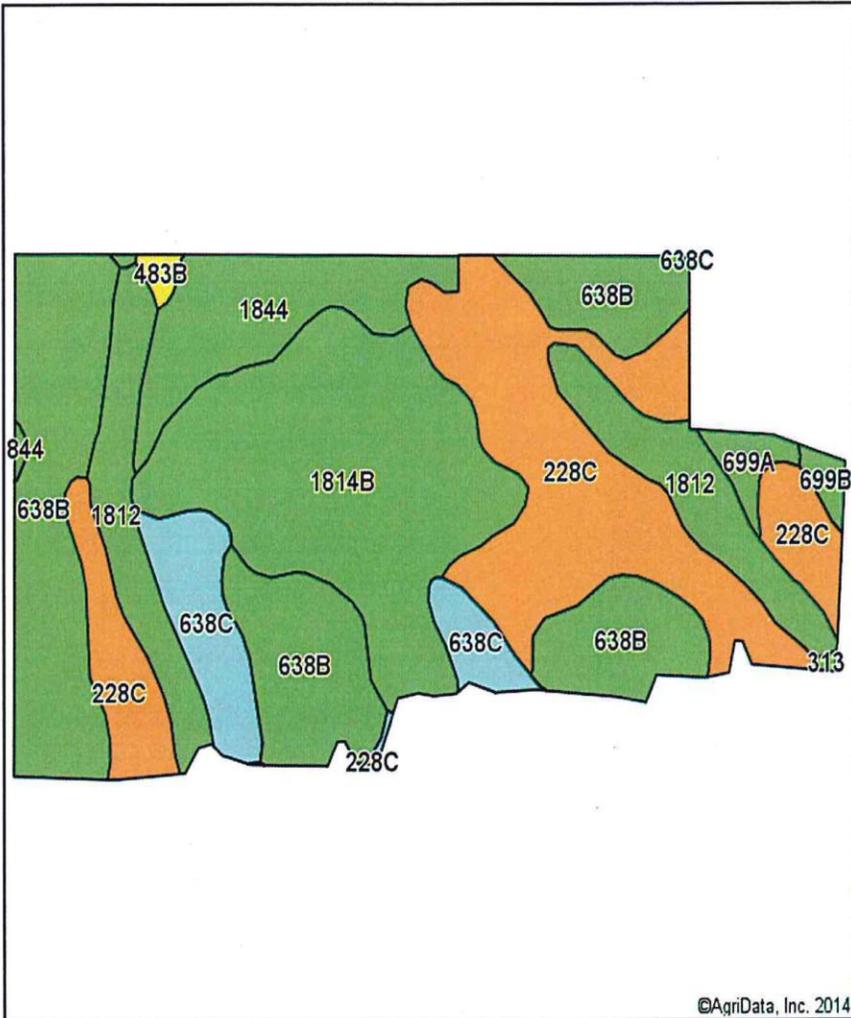
map center: 43° 45' 8.73, 92° 28' 26.7  
scale: 4619



6/6/2014

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

# Soil Map



State: **Minnesota**  
 County: **Mower**  
 Location: **2-103N-14W**  
 Township: **Racine**  
 Acres: **61.24**  
 Date: **6/6/2014**



Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014

Area Symbol: MN099, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
638B	Taopi silt loam, 1 to 6 percent slopes	16.19	26.4%		Ile	90	194	54
228C	Mottland loam, 6 to 12 percent slopes	14.65	23.9%		IIle	56	120	34
1814B	Waucoma silt loam, 1 to 6 percent slopes	13.52	22.1%		Ile	89	191	53
1812	Terril silt loam	6.78	11.1%		I	90	194	54
1844	Atkinson loam	4.81	7.9%		I	87	187	52
638C	Taopi silt loam, 6 to 12 percent slopes	3.85	6.3%		IIle	75	161	45
699A	Rossfield silt loam, 0 to 2 percent slopes	0.73	1.2%		I	94	202	56
699B	Rossfield silt loam, 2 to 6 percent slopes	0.38	0.6%		Ile	93	200	56
483B	Waukee loam, 2 to 6 percent slopes	0.27	0.4%		Ile	66	142	40
313	Spillville loam, occasionally flooded	0.06	0.1%		IIw	91	196	55
<b>Weighted Average</b>						<b>80.4</b>	<b>172.9</b>	<b>48.2</b>

Area Symbol: MN099, Soil Area Version: 7

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

Tract Number: 5091 Description: N2SE4 S2 RACINE

FAV/WR  
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
64.21	61.24	61.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	61.24	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
OATS	0.8	59	59	0.0	0.0
CORN	26.6	110	110	0.0	0.0
SOYBEANS	13.6	30	30	0.0	0.0
<b>Total Base Acres:</b>	41.0				

Owners: SUMMIT AG FUND I LLP

Other Producers: None

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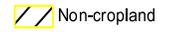


**2014 Program Year**

Map Created May 01, 2014

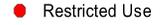
**Common Land Unit**

 Cropland

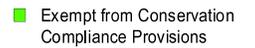
 Non-cropland

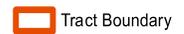
 Conservation Reserve Program

**Wetland Determination Identifiers**

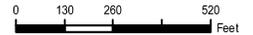
 Restricted Use

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

 Tract Boundary

1:4,800



Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Sunflower = oil or non-oil for grain



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