



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

The Kruckenberg Farm

152 acres more or less

Section 34

Massillon & Springfield Township, Cedar 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.

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Main Office
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152 acres more or less in Cedar Co., IA

TOTAL ACRES:	152 m/l
PRICE:	\$1,824,000.00

Price Per Acre: \$12,000.00
Owner: Kruckenberg
Operator: Kruckenberg
County & State: Cedar County Iowa
Location: Lowden
Possession Date: At closing
Drainage Info: Natural & Tile
Average CSR2: 85.5 **CSR:** 84
Taxable Acres: 147.9
Net RE Taxes: \$4,970.82
Taxes payable in: 2014
Topography: Level to gentle slope

Legal Description:

The Northwest 1/4, laying North of the RR,
Section 34, Township 82 North, Range 1 West of the 5th P.M.

Comments & Building Information:

Long term family farm in a high state of fertility with an excellent location.
Includes a 4 bedroom home, several out buildings, five bins and a three car garage.
See attached photos for more details.

Lease/FSA Information:

Lease is open for 2015 Crop Year

F.S.A. Information:

Farmland:	151.99	Corn Base:	106.8
Crop Acres:	142	Corn Yield:	141
CRP Acres:	0	Soybean Base:	32.5
Wheat Base:	0	Soybean Yield:	43
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	152
Tillable Acres:	142
CRP Acres:	0
Farmstead:	5
Roads:	1
Waterways:	4
Timber:	0
Pasture:	0

To Contact Listing Agent:

Douglas Yegge
(563)320-9900 or
(563)659-8185



**4 Bedroom
1.5 baths
Rock & poured foundation
Forced Air Furnace and Air
Well with submerged pump
Newer septic system
3 Car garage— 24 X 48
1 building— wood
1 building— vinyl**





5 steel bins
1- 6,000 bushel with drying floor
1- 6,000 bushel
2- 8,000 bushel
1- 12,000 bushel

2 Machine Sheds
1- 48 X 108
1- 50 X 65



Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory
just for reviewing your township directory map for correct information.
(The Free book must be Your County or Surrounding County.)

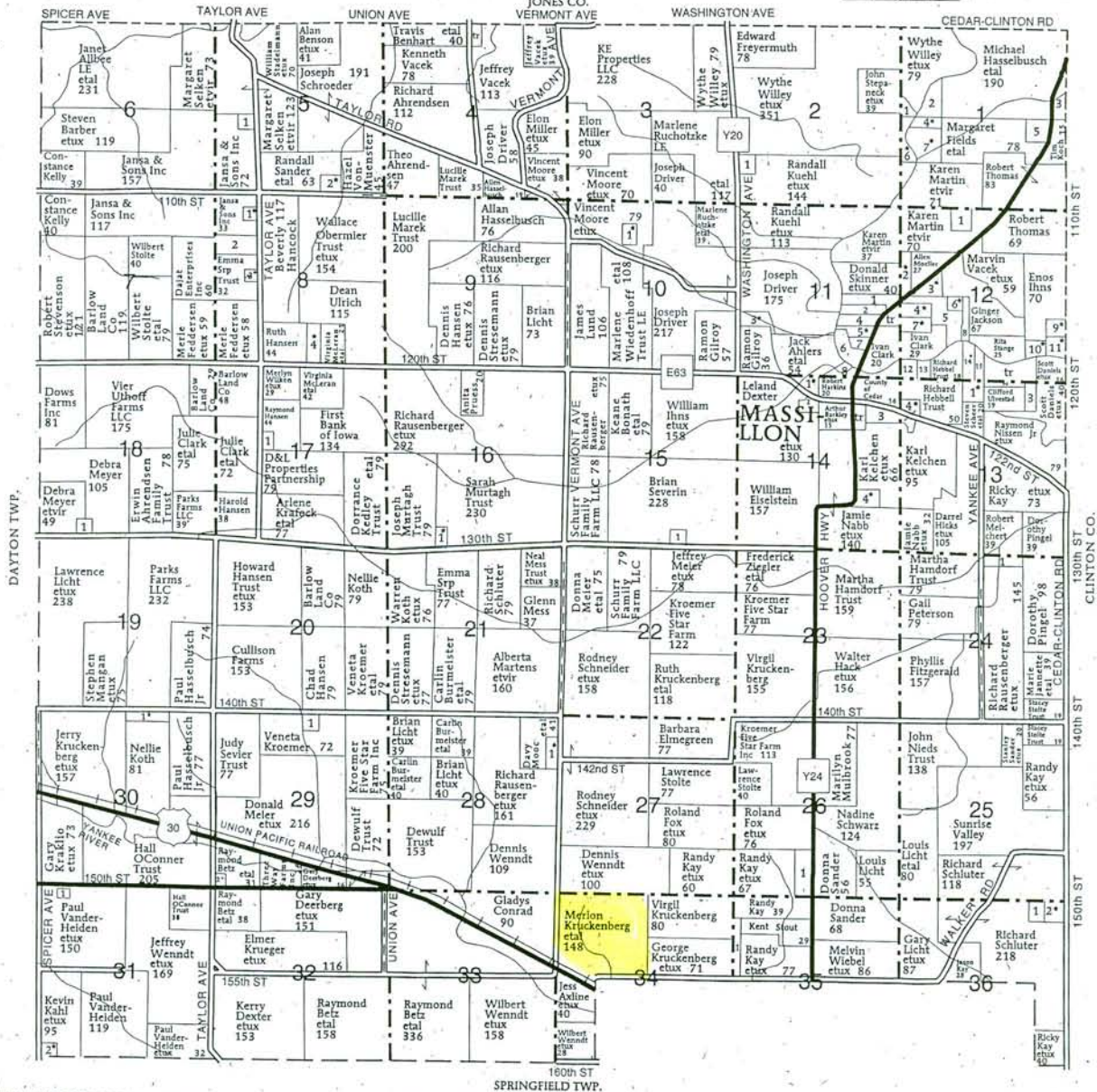
Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605

Or email: camille.knowles@farmandhomepublishers.com

T-82-N

MASSILLON PLAT

R-1-W



MASSILLON TOWNSHIP

SECTION 1

1. Kroemer Estate, Carl 5
2. Fields, Billy 7
3. Stevenson, Ronald 11
4. Fields, Allen 9
5. Hudrik, Steven 12
6. Willey, Wythe 8
7. Fields, Meryl 12

SECTION 2

1. Brockmeyer, Marie 9

SECTION 3

1. Kunkel, Robert 5
2. Sander, John 12

SECTION 4

1. Allbee, Janet 7

SECTION 5

1. Eaker, John 5
2. Dajet Enterprises Inc 20
3. Burhite, Leonard 5
4. Wilken, Merlyn 13

SECTION 6

1. Wendt, Sheila 7

SECTION 7

1. Skinner, Kevin 11
2. Tischer, Bradley 8
3. Petersen, Jack 9
4. Tischer, Brad 8
5. Skinner, John 7

SECTION 8

6. County of Cedar 9
7. Peterson, Timothy 6
8. Harkins, Robert 6
- SECTION 12
1. Fox, Mark 10
2. Schneider, Terry 7
3. Inns, Howard 5
4. Burda, Ferdinand 10
5. Goodlove Trust 25
6. Hudrik, Stevin 5
7. Skinner, Donald 10
8. Schutt, Loren 12
9. Schoop Trust, John 8
10. Hess, Sally 9
11. Blake, Wendy 9

SECTION 9

12. Schutt, Loren 5
13. Ruprecht, Monte 5
14. Kruckenberg, Doris 8
15. Schutt, Loren 7
- SECTION 13
1. Zeigler, Frederick 10
2. Thurston, Mickey 5
3. Schutt, Loren 6
4. Reeves, Steven 10
- SECTION 14
1. Ahlers, John 6
2. Archibald, David 5
3. Mess, Neal 10
4. Behne, Larry 9

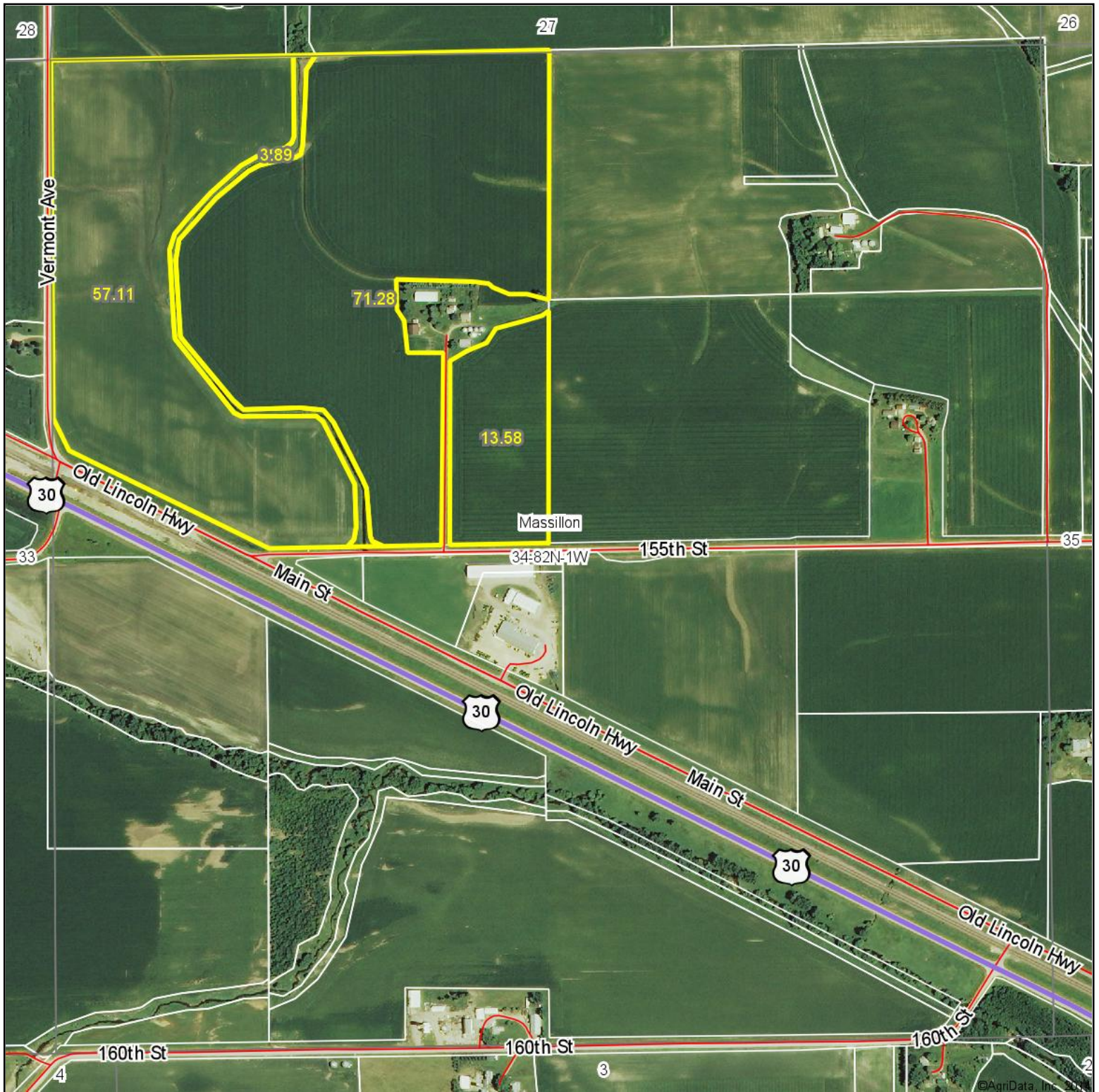
SECTION 15

1. Severin Trust, Robert 8
- SECTION 16
1. King, Gary 5
- SECTION 17
1. Hansen DB Ltd 5
- SECTION 18
1. Yutesler, David 5
- SECTION 24
1. Melchert, Robert 10
- SECTION 26
1. Steinke, Kirk 12
- SECTION 28
1. Ruchotzke, Terry 11

SECTION 29

1. Bunge Family Trust, Howard 6
2. Asby, Russell 6
- SECTION 30
1. Koth, Warren 14
- SECTION 31
1. Johnson, Dale 5
2. Proesch, Michelle 5
- SECTION 35
1. Kruckenberg, Virgil 8
- SECTION 36
1. Marshall, Mitchell 6
2. Schneider, Rodney 12

Aerial Map



TOTAL REALTY CO.
Operating in Farmstead and
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DeWitt, IA
563-659-8185

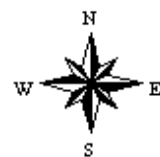
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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34-82N-1W
Cedar County
Iowa

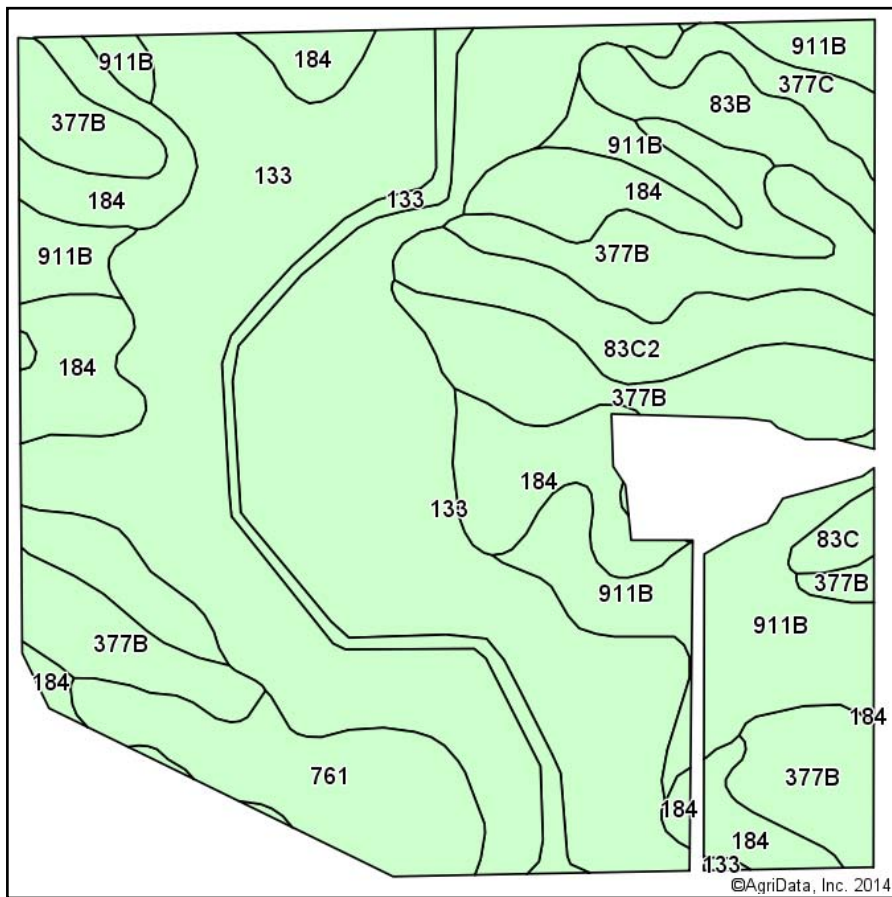
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scale: 9545

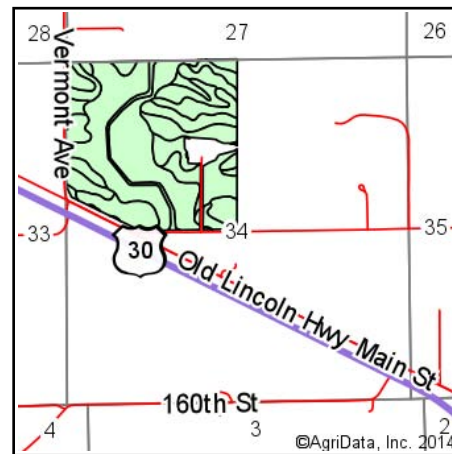


6/6/2014

Soils Map-CSR2



Soils data provided by USDA and NRCS.



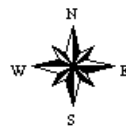
State: **Iowa**
 County: **Cedar**
 Location: **34-82N-1W**
 Township: **Massillon**
 Acres: **145.86**
 Date: **6/6/2014**

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Area Symbol: IA031, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Corn Irrigated	Oats	Soybeans	Soybeans Irrigated	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	61.77	42.3%	Ilw	79	80	19	8	9	5	3	98	98	62
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	23.93	16.4%	Ile	95	90	20		10	5		97	97	69
184	Klinger silty clay loam, 1 to 3 percent slopes	22.66	15.5%	I	95	93						95	95	60
911B	Colo-Ely complex, 2 to 5 percent slopes	15.48	10.6%	Ile	82	85	10		4	3		96	96	66
761	Franklin silt loam, 1 to 3 percent slopes	8.56	5.9%	I	85	83	10		5	3		94	94	61
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	6.26	4.3%	Ille	84	69						67	67	34
83B	Kenyon loam, 2 to 5 percent slopes	3.93	2.7%	Ile	90	87						84	84	53
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.30	1.6%	Ille	87	75	19		9	5		95	95	68
83C	Kenyon loam, 5 to 9 percent slopes	0.97	0.7%	Ille	85	72						83	83	54
Weighted Average					85.5	84	13.3	3.4	6.3	3.5	1.3	95.1	95.1	61.8

Area Symbol: IA031, Soil Area Version: 18

**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
Cedar

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5495

Prepared: 5/15/14 4:15 PM

Crop Year: 2014

Page: 1 of 1

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
	05 DIV #5216 - NOW 5494 & 5495	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
151.99	142.0	142.0	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	142.0	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	106.8	141	141	0.0	0.0
SOYBEANS	32.5	43	43	0.0	0.0
Total Base Acres:	139.3				

Tract Number: 2375 Description: N-4 NW1/4 SEC 34 T82N R1W

BIA Range Unit Number:

FAV/WR History
N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
151.99	142.0	142.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	142.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	106.8	141	141	0.0	0.0
SOYBEANS	32.5	43	43	0.0	0.0
Total Base Acres:	139.3				

Owners:

Other Producers: None

Farm# 5495
Tract# 2375

Section: 34
Twp: Massillon



0 600 1,200 2,400 Feet

1 inch equals 660 feet

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation Compliance Provisions

Cedar County FSA

Map Printed: May 28, 2008

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.

