



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

The HJP Farm

100 acres more or less

Section(s) 31 & 32

Washington Township, Lucas 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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100 acres more or less in Lucas Co., IA

TOTAL ACRES:	100 m/l
PRICE:	\$425,000.00

Price Per Acre: \$4,250

Owner: HJP

Operator: Rieger

County & State: Lucas, Iowa

Location: 4 1/2 miles South of Russell

Possession Date: At closing

Drainage Info: Natural & Tile

Average CSR2: 44.1 **Average CSR:** 42.5

Taxable Acres: 99.4

Net RE Taxes: \$577.00

Taxes payable in: 2014

Topography: Level to rolling

F.S.A. Information:

Farmland:	100	Corn Base:	0
Crop Acres:	75.75est	Corn Yield:	0
CRP Acres:	0	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	100
Tillable Acres:	90 est.
CRP Acres:	0
Farmstead:	0
Roads:	0
Waterways:	7 est
Timber:	2 est
Pasture:	0

Legal Description:

North 1/2 of the Southeast 1/4 in Section 31 and the West 20 acres of the North 1/2 of the Southwest 1/4 of Section 32, T71N, R20W.

To Contact Listing Agent:

**Call Dave Hueneker for more details at
(815)291-6550**

Comments & Building Information:

Extensive clean-up work done in Summer 2013; all waterways cleared and tiled. Old fences and buildings removed. Current aerial maps do not reflect improvements.

Lease/FSA Information:

Open for 2015 crop year.

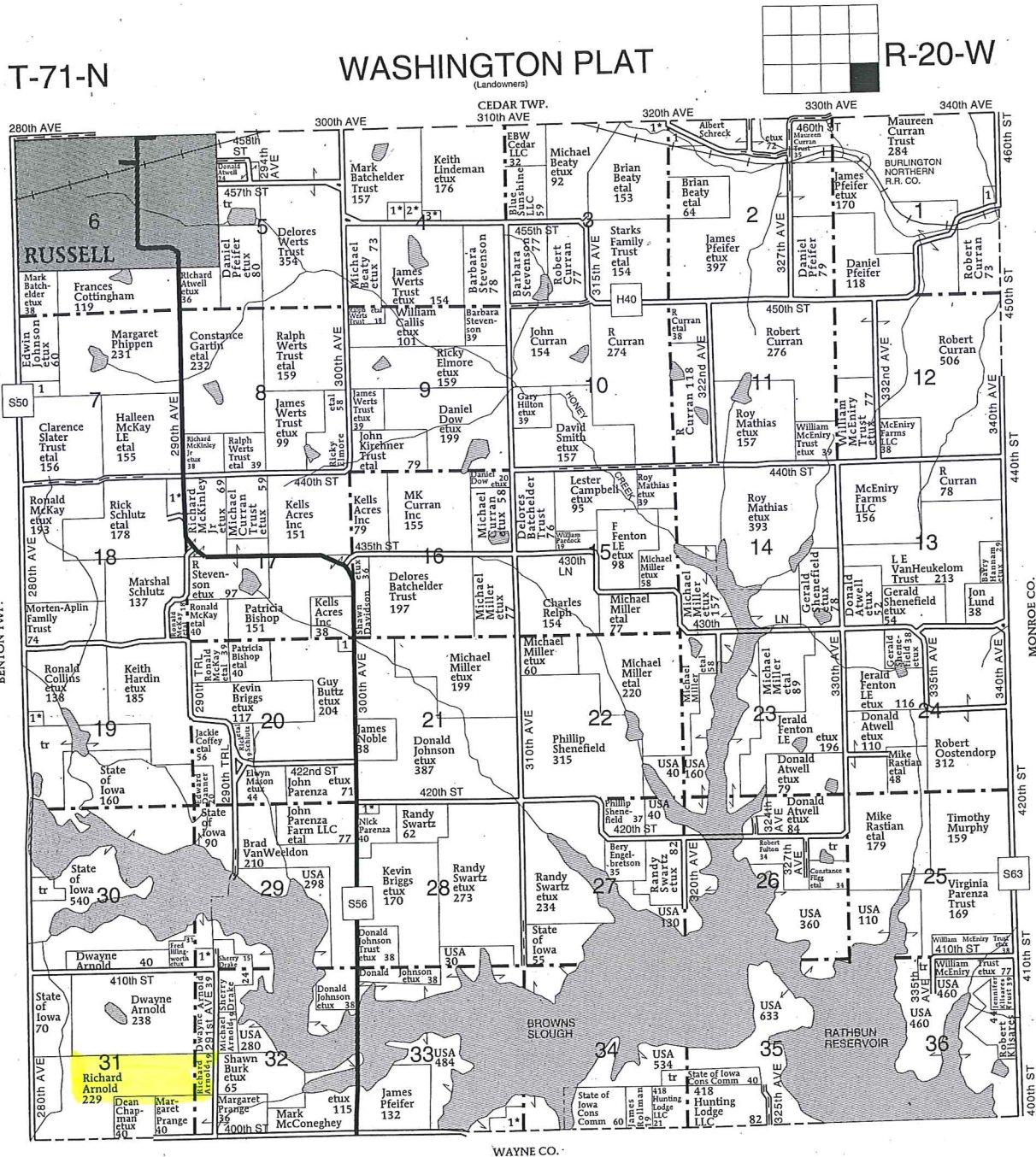
Russell Livestock Market

31683 US Highway 34
 Russell, Iowa 50238
www.russelllivestockmarket.com

Monday Sales

Shawn Murphy
 (641) 777-0103 cell
 (641) 726-3027 home

Tony Ballanger
 (641) 777-3113 cell
 (641) 724-9557 home
 Barn (641) 535-6065



WASHINGTON TOWNSHIP

- SECTION 1**
 1. Miller, Jeffrey 10
SECTION 2
 1. Sandy, Derek 12

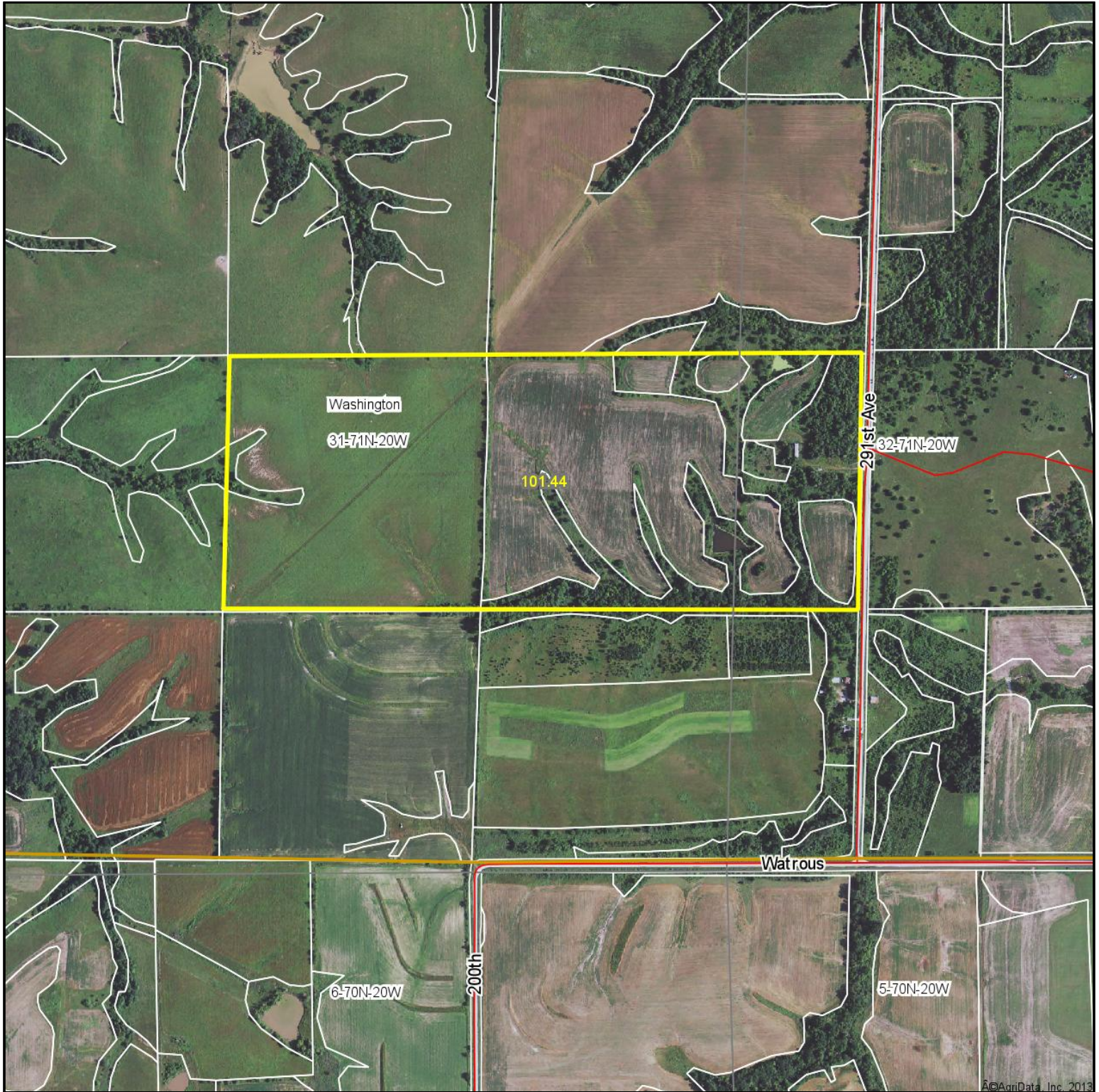
- SECTION 3**
 1. Schreck, Albert 19
SECTION 4
 1. Batchelder, Mark 10
 2. Dirck, Wilbur 10
 3. Knust, Kevin 6

- SECTION 7**
 1. Johnson, Daniel 14
SECTION 18
 1. McKinley Jr, Richard 16
SECTION 19
 1. Dunsmoor, George 10

- SECTION 20**
 1. Johnson, Mark 8
SECTION 28
 1. Johnson, Scott 10
SECTION 29
 1. Illingworth, Fred 14

- SECTION 33**
 1. Garrison, Randy 15

Aerial Map



TOTAL REALTY CO.
Sponsoring in Foreclosed and
Residential Sales

DeWitt, IA
563-659-8185

Maps provided by:



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www.AgriDataInc.com

31-71N-20W
Lucas County
Iowa

map center: 40° 54' 9.78, 93° 11' 49.03

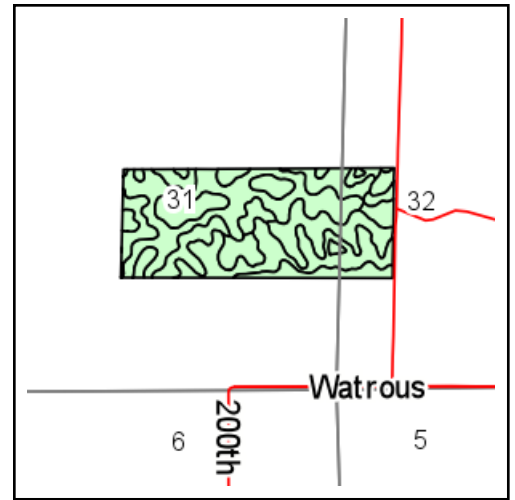
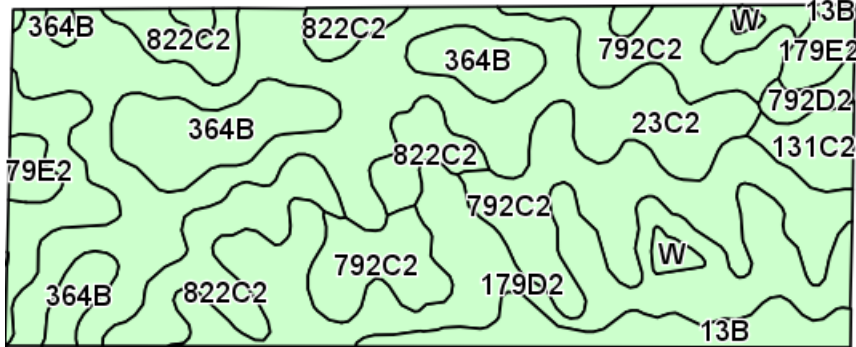
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10/29/2013

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

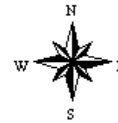
Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Lucas**
 Location: **31-71N-20W**
 Township: **Washington**
 Acres: **101.44**
 Date: **10/29/2013**



DeWitt, IA
 563-659-8185



Maps provided by:



©AgriData, Inc 2013
 www.AgriDataInc.com

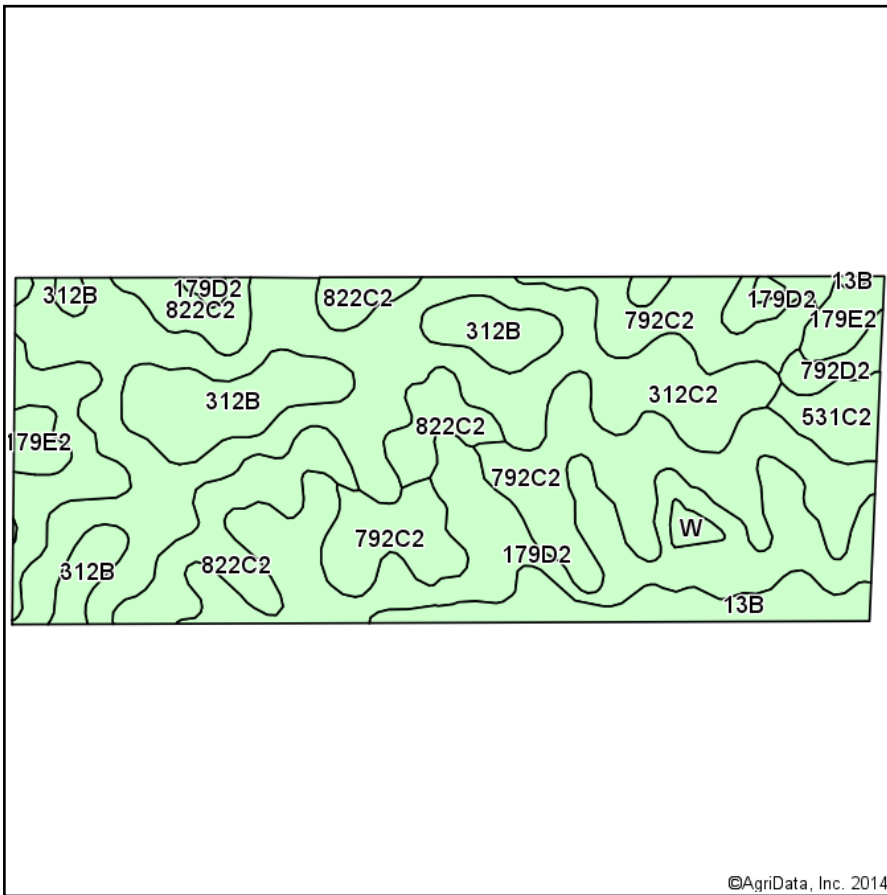
Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	27.74	27.3%	IIIe	50	140	56	38
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	19.56	19.3%	IIIe	27	108	43	29
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	18.99	18.7%	IVe	43	130	52	35
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	14.60	14.4%	IIIe	30	113	45	31
364B	Grundy silty clay loam, 2 to 5 percent slopes	9.18	9.0%	Ile	75	173	69	47
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	4.96	4.9%	Ile	53	144	58	39
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.40	2.4%	VIe	33	117	47	32
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	2.15	2.1%	IIIe	45	133	53	36
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.12	1.1%	IVe	13	90	36	24
W	Water	0.74	0.7%		0			
Weighted Average					42.5	129	51.5	34.9

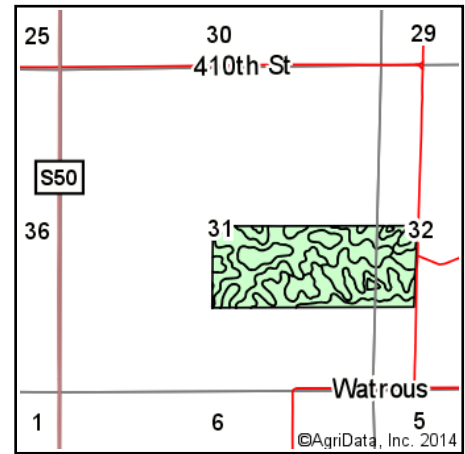
**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

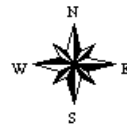
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lucas**
 Location: **31-71N-20W**
 Township: **Washington**
 Acres: **102.37**
 Date: **4/17/2014**



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Maps Provided By:



Area Symbol: IA117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	27.87	27.2%	IIIe	55		146	49	42	58	58	45
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	19.48	19.0%	VIe	24	27				55	55	39
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	19.07	18.6%	IVe	45	43				63	63	44
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	14.94	14.6%	IIIe	36	30				47	47	44
312B	Seymour silt loam, 2 to 5 percent slopes	9.23	9.0%	IIIe	64		159	62	46	74	74	65
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	4.99	4.9%	Ile	70	53				80	80	54
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.57	2.5%	VIe	23	33				54	54	38
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	2.25	2.2%	IIIe	47		142	47	41	46	46	40
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.23	1.2%	IVe	5	13				50	50	39
W	Water	0.74	0.7%		0	0				0	0	0
Weighted Average					44	*-	57.2	20	16.5	58.4	58.4	45.1

Area Symbol: IA117, Soil Area Version: 20

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

*- csr weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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



Iowa CSR/CSR2

The soil information provided by Total Realty Co. was obtained by using the Surety Online Mapping Service. Soil maps provided by Surety utilizes the latest soils data from the USDA NRCS Soil Survey Geographic SSURGO database for the Continental US and displays it in an easily understood format for Ag related uses.

IOWA CSR/CSR2

The Iowa Corn Suitability Rating (CSR) originally developed in 1971 is an index procedure to rate each different kind of soil for its potential row crop productivity. The CSR Rating is intended to measure one soil's yield potential against another over time. All soils start at 100 and points are deducted for land conditions such as slope, water and climate.

In the summer of 2012 USDA NRCS began *replacing* the CSR values with CSR2 values developed at Iowa State University. CSR2 is an effort to make ratings more consistent, easier to calculate and the values more transparent to the public.

*There may be a significant difference between CSR values and the new CSR2 values on any given farm.

For more information refer to the following:

Explanation of the original CSR:

<http://www.extension.iastate.edu/Publications/PM1168.pdf>

An Iowa State University presentation discussing CSR2:

<http://www.uccs.iastate.edu/mnet/repository/2012/soilmanagement/pdf/Burras.pdf>

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Email: total@totalrealtyco.com

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Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2014

Date Nov 7, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 4208

County : LUCAS

Tract Number : 1673

Description : K-10, S $\frac{1}{2}$ S31, SW $\frac{1}{4}$ S32 WAS TWP

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners :

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
213.18	149.75	149.75	0.00	0.00	74.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	75.75	0.00	0.00	0.00	0.00	0.00

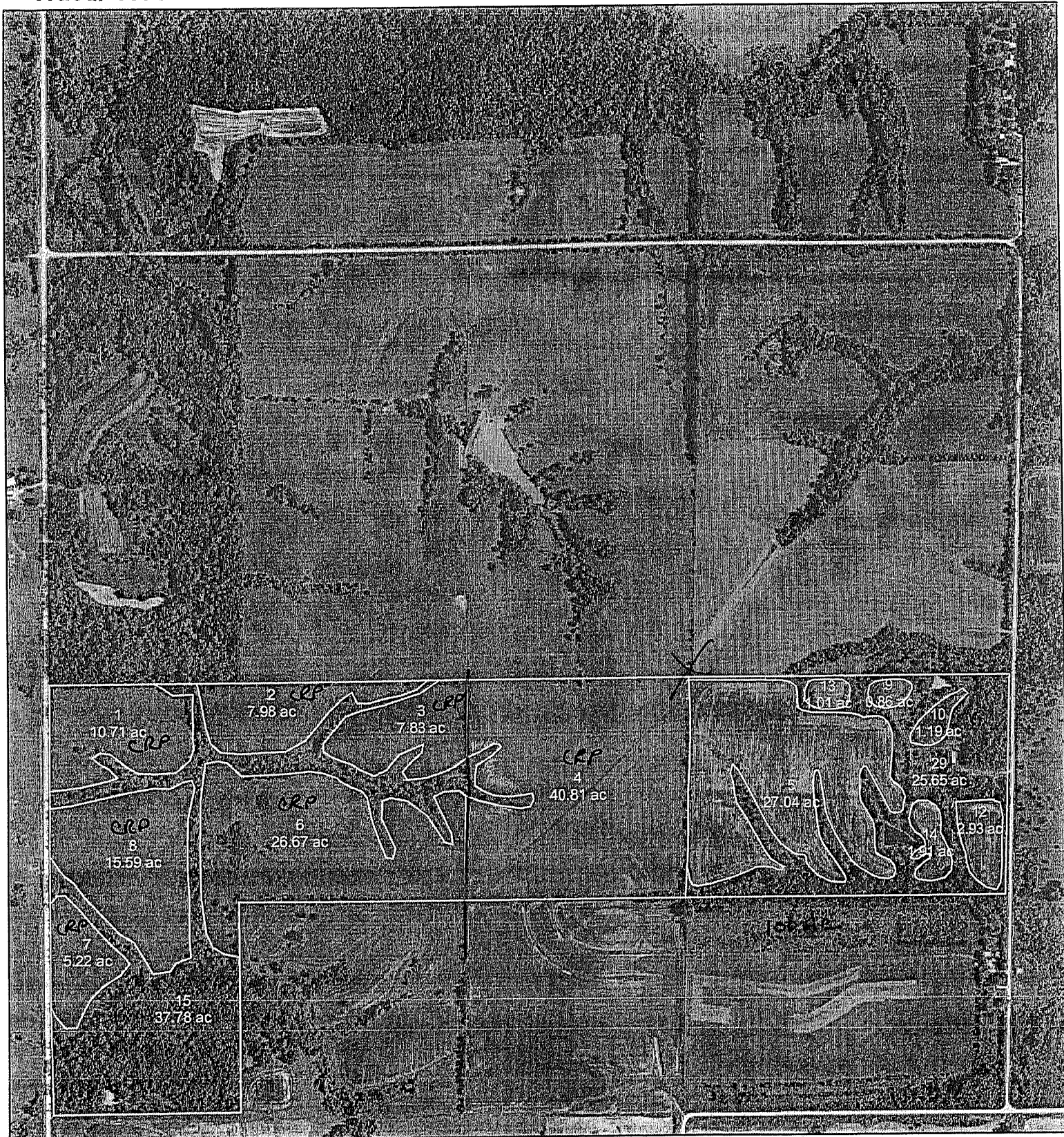
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
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NOTES

Farm# 4208
Tract# 1673

Section: Washington 31, 32



1 inch = 778.802563 feet

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Lucas County FSA
Map Printed: July 24, 2013

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.