



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

*The O'Meara Farm
115 acres more or less
Section(s) 4 & 5
Franklin Township, Appanoose 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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115 acres more or less in Appanoose Co., IA

TOTAL ACRES:	115 m/l
PRICE:	\$488,750.00

Price Per Acre: \$4,250
Owner: O'Meara Farms Ltd.
Operator: N/A
County & State: Appanoose, IA

Location: 7 miles SE of Seymour Iowa
Possession Date: At closing after Jan 1st, 2014
Drainage Info: Natural & extensive tile
Average CSR2: 52.7 **Average CSR:** 44.9
Taxable Acres: 114.35
Net RE Taxes: \$916
Taxes payable in: 2013
Topography: Rolling

Legal Description:

East 1/2 Southeast 1/4 (excluding 5/a building site) in Section 5;
Northwest 1/4 of the Southwest 1/4 of Section 4, all being in
Township 67N, Range 19W, of the 5th P.M.

Comments & Building Information:

FSA aerial photo does not show all improvements made on timber/brush clean-up, therefore the FSA info does not reflect on actual tillable acres. Nice fishing pond.

F.S.A. Information:

Farmland:	117.3	Corn Base:	10.5
Crop Acres:	36.2	Corn Yield:	94
CRP Acres:	15	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres: 115
Tillable Acres: 86.2 est.
CRP Acres: 15
Farmstead: 0
Roads: .5
Waterways: 10.3
Timber: 3
Pasture: 0

To Contact Listing Agent:

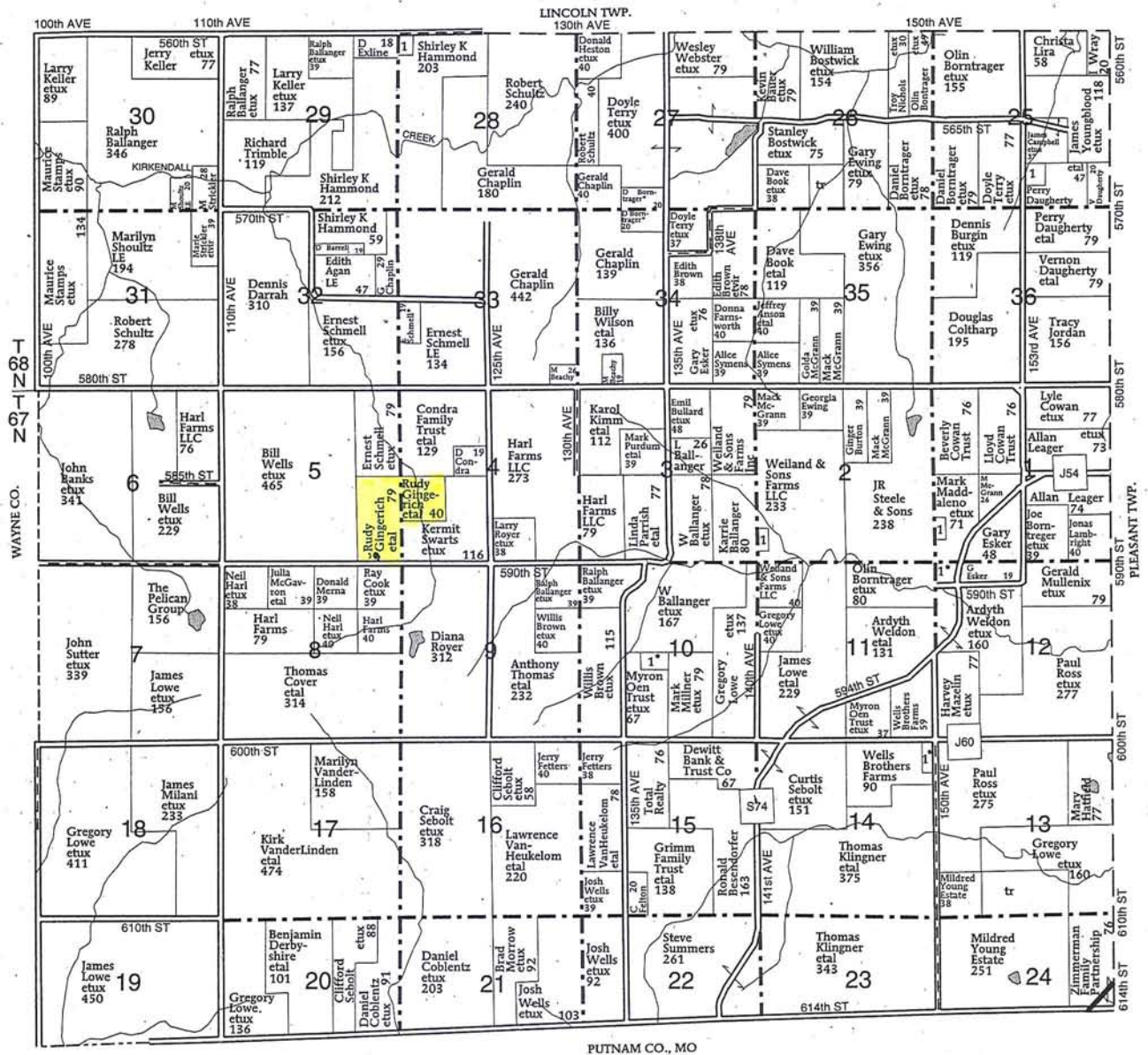
Call Dave Hueneke
1-815-291-6550

Lease/FSA Information:

CRP contract expires 9/30/14 for 15 acres @ \$63.90/a total \$959 annually.
Lease is Open for 2015.

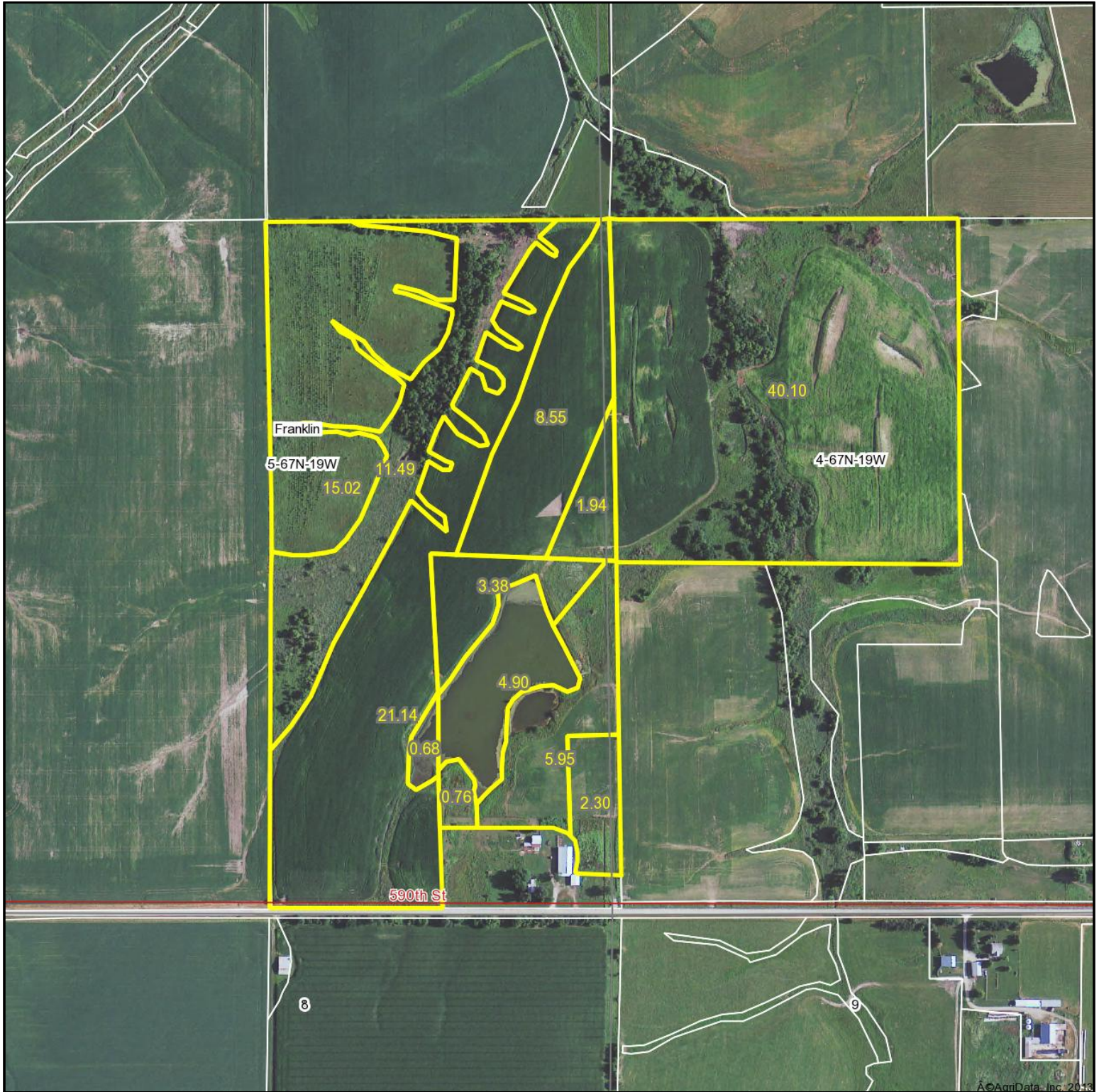
Several asteroids have moons. All four giant planets also have rings, though Saturn's is much the largest and the only one visible with a small telescope. Most of the moons of the giant planets, as well as Mars' two, are very small and are probably captured asteroids or fragments of larger bodies which broke up.

R-19-W



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Aerial Map



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DeWitt, IA
563-659-8185

Maps provided by:



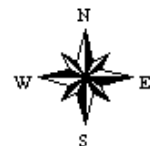
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5-67N-19W
Appanoose County
Iowa

map center: 40° 37' 38.02, 93° 3' 33.4

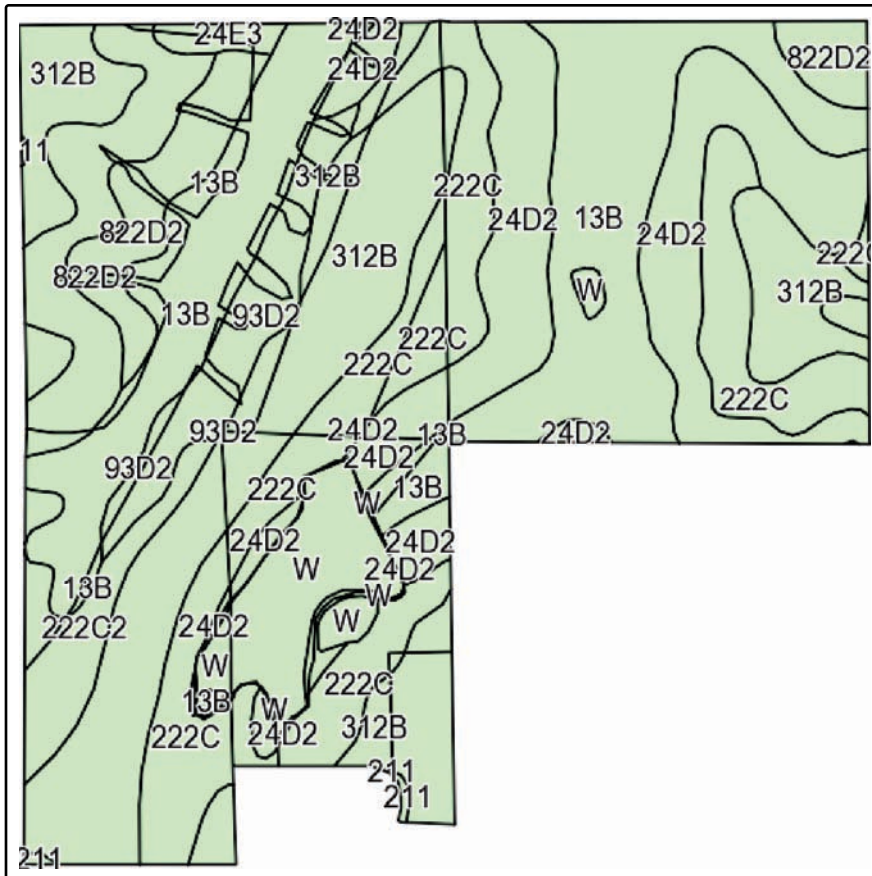
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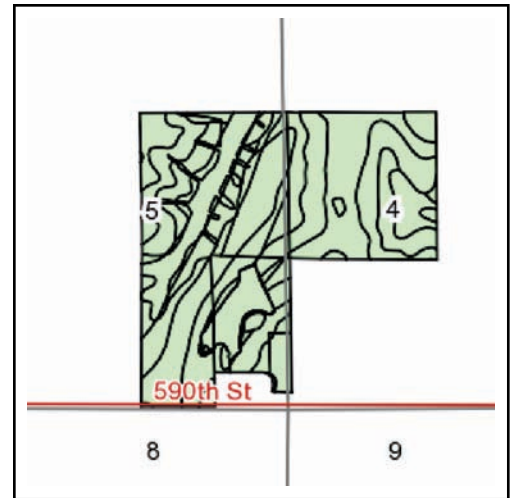
8/16/2013

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)



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



State: **Iowa**
County: **Appanoose**
Location: **5-67N-19W**
Township: **Franklin**
Acres: **116.2**
Date: **8/16/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
312B	Seymour silt loam, 2 to 5 percent slopes	26.6	22.8%	IIIe	60	157	63	42
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	24.5	21.1%	Ile	68	168	67	45
222C	Clarinda silty clay loam, 5 to 9 percent slopes	19	16.3%	IVw	30	117	47	32
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	18.1	15.6%	IIIe	48	141	56	38
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.4	9.0%	IVw	25	110	44	30
W	WATER	6.1	5.2%		0			
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.5	4.7%	IVe	15	96	38	26
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.7	4.1%	IVe	25	110	44	30
24E3	Shelby soils, 14 to 18 percent slopes, severely eroded	0.8	0.7%	VIe	35	123	49	33
211	Edina silt loam	0.5	0.4%	IIIw	60	157	63	42
Weighted Average					44.9	132.7	53	35.8

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.



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.ucs.iastate.edu/mnet/repository/2012/soilmanagement/pdf/Burras.pdf>

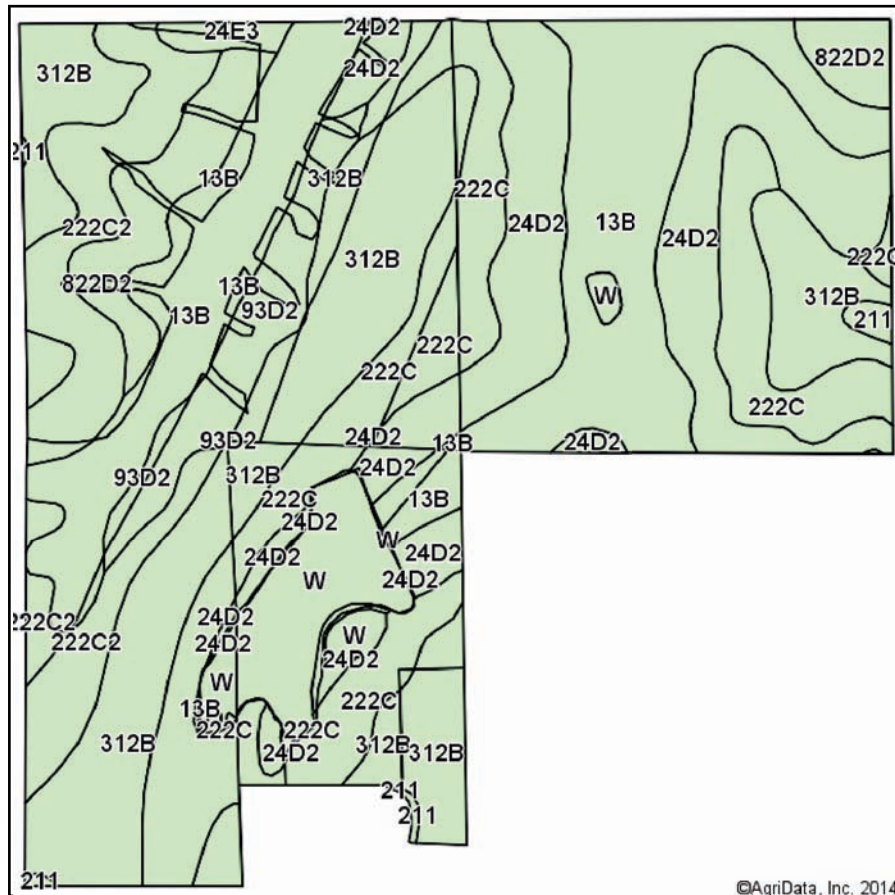
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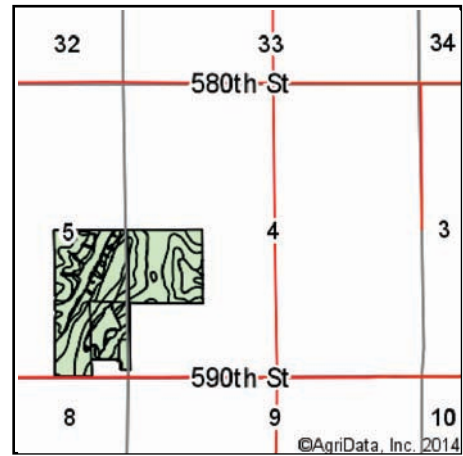
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Soils Map-CSR2



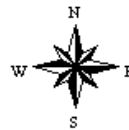
Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Appanoose**
 Location: **4-67N-19W**
 Township: **Franklin**
 Acres: **116.21**
 Date: **2/7/2014**



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 Commercial Real Estate
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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
312B	Seymour silt loam, 2 to 5 percent slopes	26.57	22.9%	IIIe	64	75	75	58
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	24.48	21.1%	Ile	79	95.1	95.1	66.5
222C	Clarinda silty clay loam, 5 to 9 percent slopes	19.01	16.4%	IVw	46	66	66	50
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	18.16	15.6%	IIIe	52	64	64	47
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.36	8.9%	IVw	43	54	54	38
W	Water	6.09	5.2%		0			
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.51	4.7%	IVe	10	47	47	45
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.74	4.1%	IVe	25	56.67	56.67	41.11
24E3	Shelby soils, 14 to 18 percent slopes, severely eroded	0.77	0.7%	VIe	33	42	42	27
211	Edina silt loam	0.52	0.4%	IIIw	56	66	66	50
Weighted Average					52.7	67.9	67.9	50.4

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

Area Symbol: IA007, Soil Area Version: 18, Established: 12/09/2013 02:25:04 PM

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

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 15, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 366

County : APPANOOSE

Operator Name :

OMEARA FARMS LTD

Farm Associated with operators :

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
117.39	51.20	51.20	0.00	0.00	15.00	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	36.20	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	10.50	0.00	0.00	94	94

NOTES

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency
 Abbreviated 156 Farm Record

Program Year 2013
 Date Aug 15, 2013

State : IOWA

Farm Number : 366

County : APPANOOSE

Tract Number : 144

Description : SE SEC 5 & SW SEC 4 FRANKLIN

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 : OMEARA FARMS LTD

Other Producers :

Tract Land Data

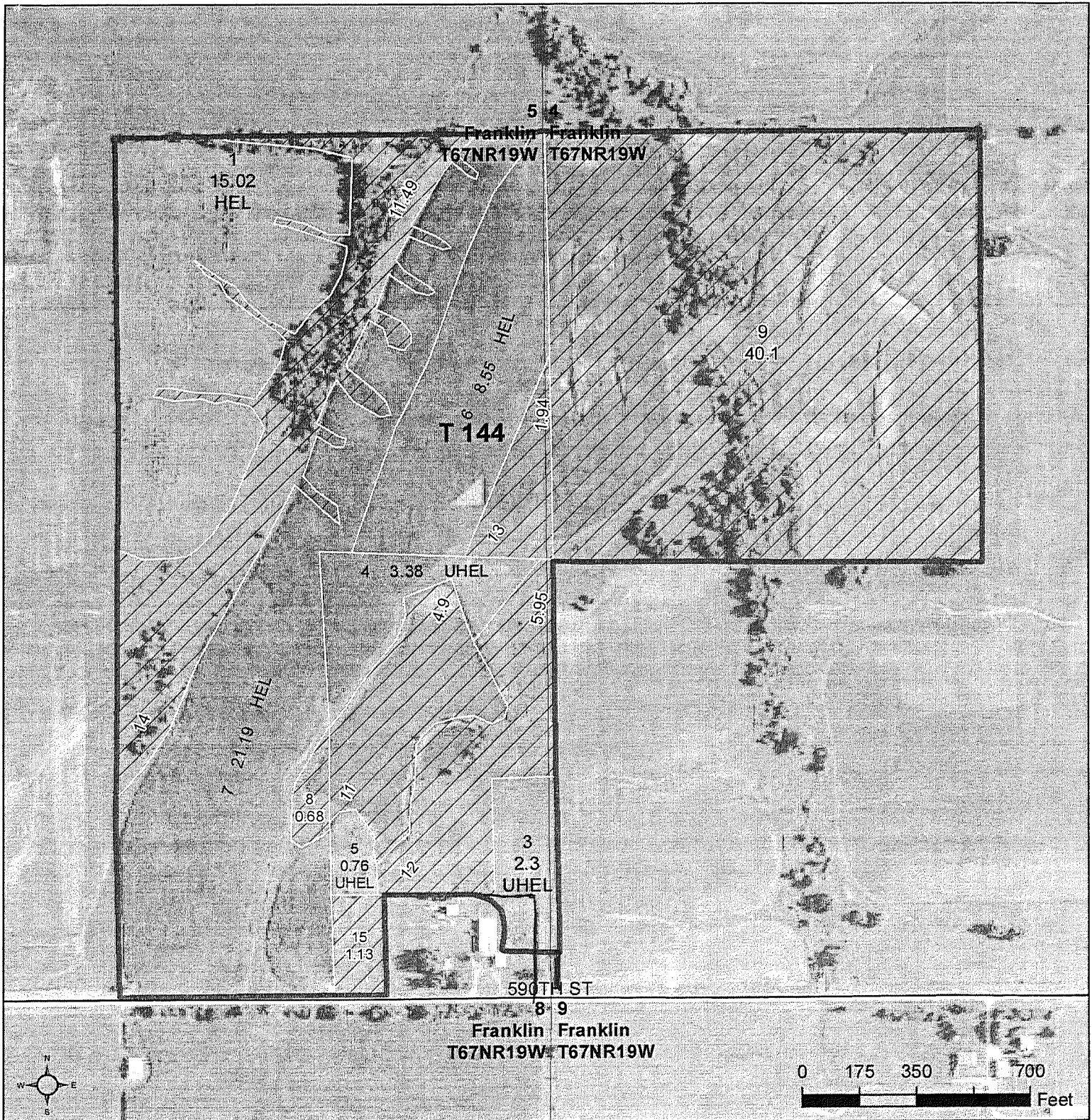
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
117.39	51.20	51.20	0.00	0.00	15.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	36.20	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	10.50	0.00	0.00	94	94

NOTES



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
- 2011 Ortho Imagery

1 inch = 415 feet

2013 Program Year

Map Created April 22, 2013

Farm 366
Tract 144

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Google aerial to show timber/brush clean up.