



# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:  
Berg's  
67 acres MOL, Section 9  
Winfield 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](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

## 67 acres MOL, Scott Co., IA

<b>TOTAL ACRES:</b>	<b>67</b>
<b>PRICE:</b>	<b>\$562,800.00</b>

**Price Per Acre:** \$8,400.00

**Owner:** Berg

**Operator:** Green

**County & State:** Scott Co., IA

**Location:** 1.5 miles North of St. Ann's Rd., Long Grove, IA

**Possession Date:** TBD

**Drainage Info:** Natural

**Average CSR:** 61.6 **Average CSR2:** 74.5

**Taxable Acres:** 66.63

**Net RE Taxes:** \$962

**Taxes payable in:** 2014

**Topography:** Level to gentle slope

### F.S.A. Information:

<b>Farmland:</b>	65.71	<b>Corn Base:</b>	33.6
<b>Crop Acres:</b>	65.59	<b>Corn Yield:</b>	113
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	10.1
<b>Wheat Base:</b>	1.0	<b>Soybean Yield:</b>	39
<b>Wheat Yield:</b>	38		

### Approximate Breakdown of Acres:

<b>Total Acres:</b>	67
<b>Tillable Acres:</b>	65.6
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.4
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

### Legal Description:

The East 1/2 of the Southeast 1/4, excluding acreage in the Southeast corner, Section 8, Township 80 North, Range 3 East of the 5th P.M.

### To Contact Listing Agent:

**Douglas R. Yegge 563-320-9900**

### Comments & Building Information:

Good row crop farm in excellent area.

### Lease/FSA Information:

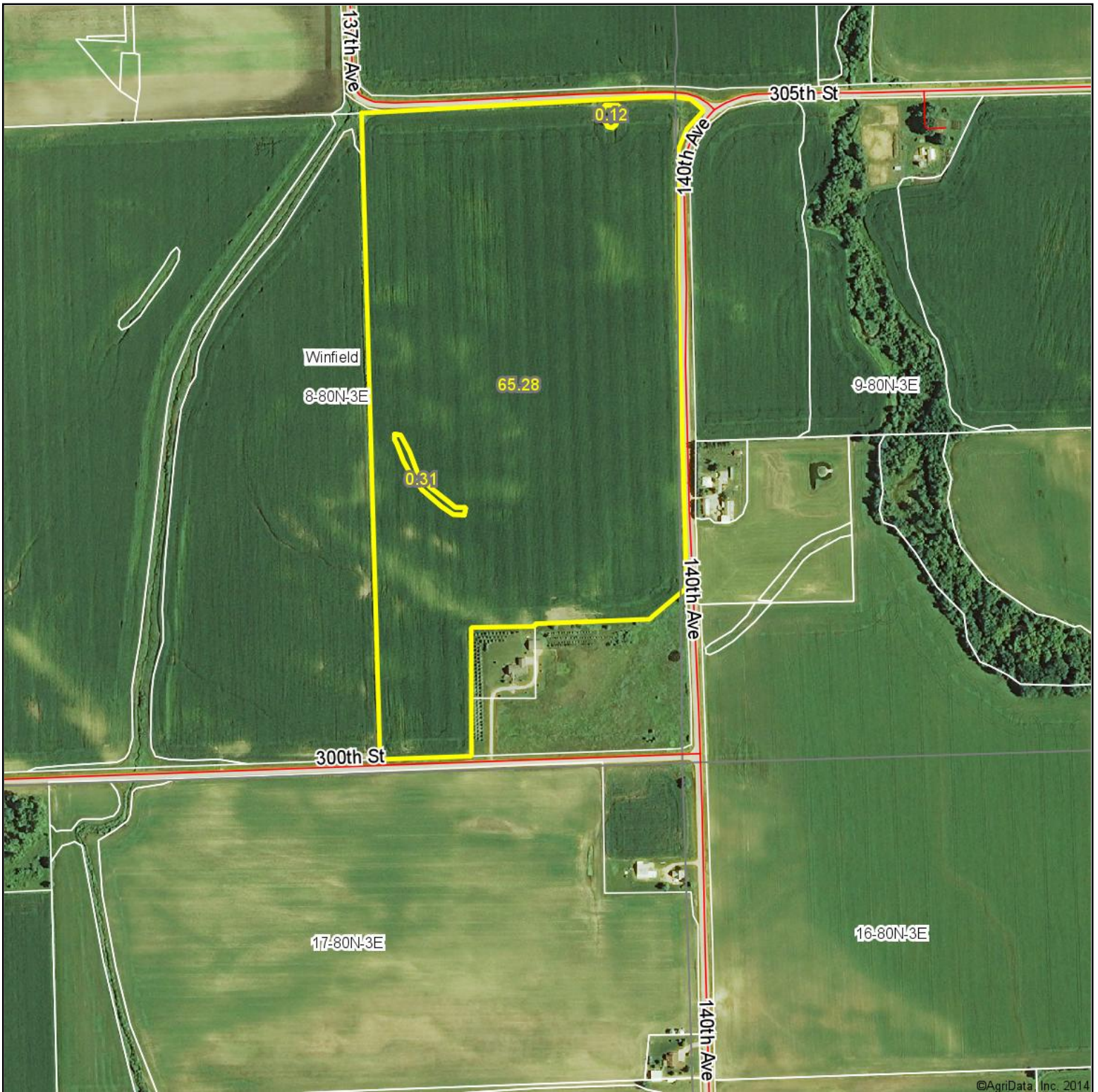
Open for 2015 crop year.







# Aerial Map



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DeWitt, IA  
563-659-8185

Maps Provided By:

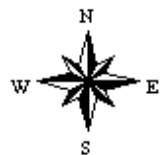
 **surety**  
CUSTOMIZED ONLINE MAPPING

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**8-80N-3E**  
**Scott County**  
**Iowa**

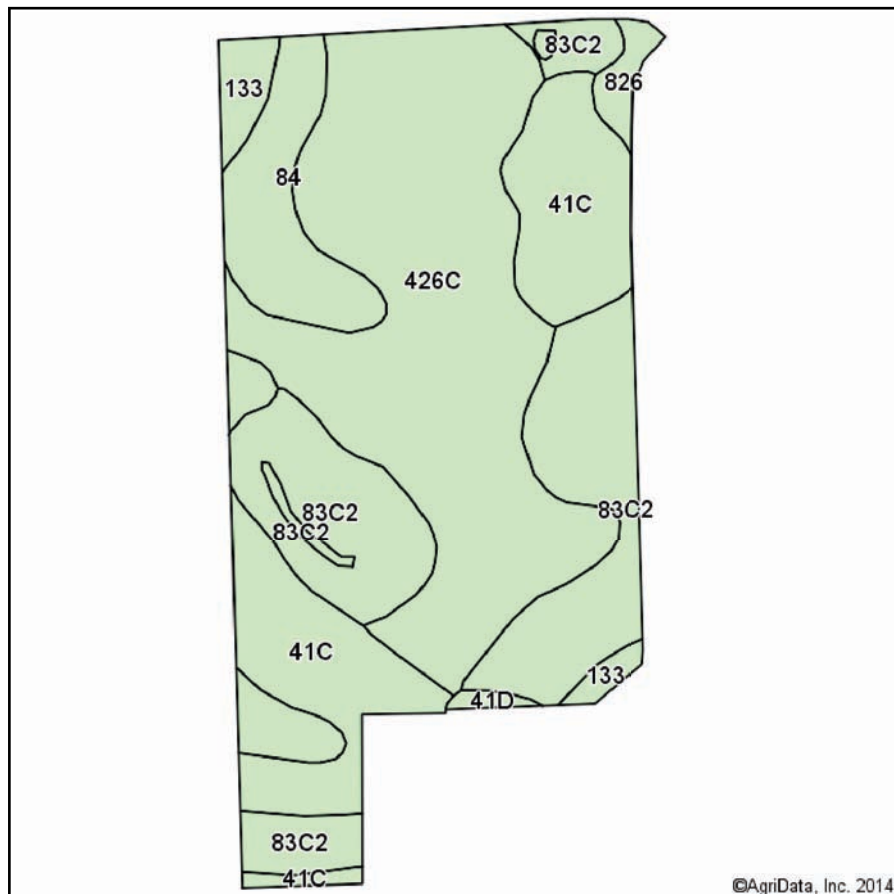
map center: 41° 44' 40.61, 90° 37' 43.83

scale: 7243

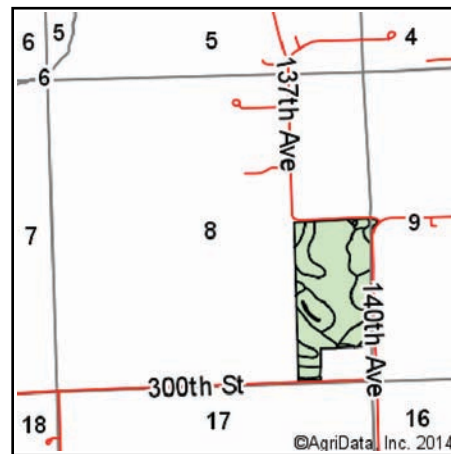


6/4/2014

# Soils Map-CSR2



Soils data provided by USDA and NRCS.



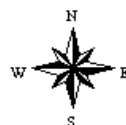
State: **Iowa**  
 County: **Scott**  
 Location: **8-80N-3E**  
 Township: **Winfield**  
 Acres: **65.71**  
 Date: **6/4/2014**

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## 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
426C	Aredale silt loam, 5 to 9 percent slopes	27.18	41.4%	IIIe	86	70	92	92	62
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	17.76	27.0%	IIIe	84	69	67	67	34
41C	Sparta loamy fine sand, 5 to 9 percent slopes	12.91	19.6%	IVs	33	25	46	46	32
84	Clyde clay loam, 0 to 3 percent slopes	5.03	7.7%	IIw	88	75	86	86	15
133	Colo silty clay loam, 0 to 2 percent slopes	1.64	2.5%	IIw	78	80	94	94	56
826	Rowley silt loam, 0 to 2 percent slopes	0.91	1.4%	I	76	95	79	79	51
41D	Sparta loamy fine sand, 9 to 14 percent slopes	0.28	0.4%	VIIs	7	15	41	41	29
Weighted Average					74.5	61.6	75.4	75.4	44.5

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.



Farm# 582 SECTION: 8  
Tract# 4530 TWP: WINFIELD

Map Printed:  
March 11, 2014



2014



0 170 340 680 Feet  
1 inch = 360.553583 feet

#### Legend

Field Boundary

#### Wetland Determination

#### Wetland Determination Identifiers

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

Prepared by SCOTT CO. FSA

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.



## Abbreviated 156 Farm Record

TOTAL 63.90 0.00 0.00

## NOTES

State : IOWA  
County : SCOTT

Farm Number : 5827  
Tract Number : 4530

Description : SE1/4 OF 8 WINFIELD T80N R3E

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 : DELANO R BERG

Other Producers : CHRIS ANDREW GREEN

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
65.71	65.59	65.59	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	65.59	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
Wheat	1.00	0.00	0.00	38	38
Corn	33.60	0.00	0.00	113	113
Soybeans	10.10	0.00	0.00	39	39

TOTAL 44.70 0.00 0.00

## NOTES

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