



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The DeWulf Farm
225 acres more or less
Section(s) 28 & 29
Massillon 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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225 acres more or less in Cedar Co., IA

TOTAL ACRES:	225 m/l
PRICE:	\$2,500,000

Price Per Acre: \$11,111
Owner: DeWulf
Operator: Yankee Run Land & Cattle Inc.
County & State: Cedar Co., IA
Location: West of Lowden, IA
Possession Date: At closing
Drainage Info: Tile
Average CSR2: 90.4 **CSR:** 86.6
Taxable Acres: 224.7
Net RE Taxes: \$5,166.00
Taxes payable in: 2013
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	218	Corn Base:	165.9
Crop Acres:	199.5	Corn Yield:	131
CRP Acres:		Soybean Base:	33.6
Wheat Base:		Soybean Yield:	30
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 225 per Assessor
Tillable Acres: 199.5
CRP Acres:
Farmstead:
Roads:
Waterways:
Timber: 25.5 non-tillable
Pasture:

Legal Description:

Southwest 1/4 of Section 28 and Part of the East 1/2 of the Southeast 1/4 of Section 29, all in T82N-R1W of the 5th P.M.

To Contact Listing Agent:

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

Comments & Building Information:

Highly productive farm, excellent location and high CSR.
Priced based on tillable acres.
More land could be brought into production.
CSR calculated on tillable acres.

Lease/FSA Information:

Leased for the 2014 & 2015 crop year.
Annual rent is \$80,000.
If buyer wishes to close prior to December 2014 rent will be pro-rated.

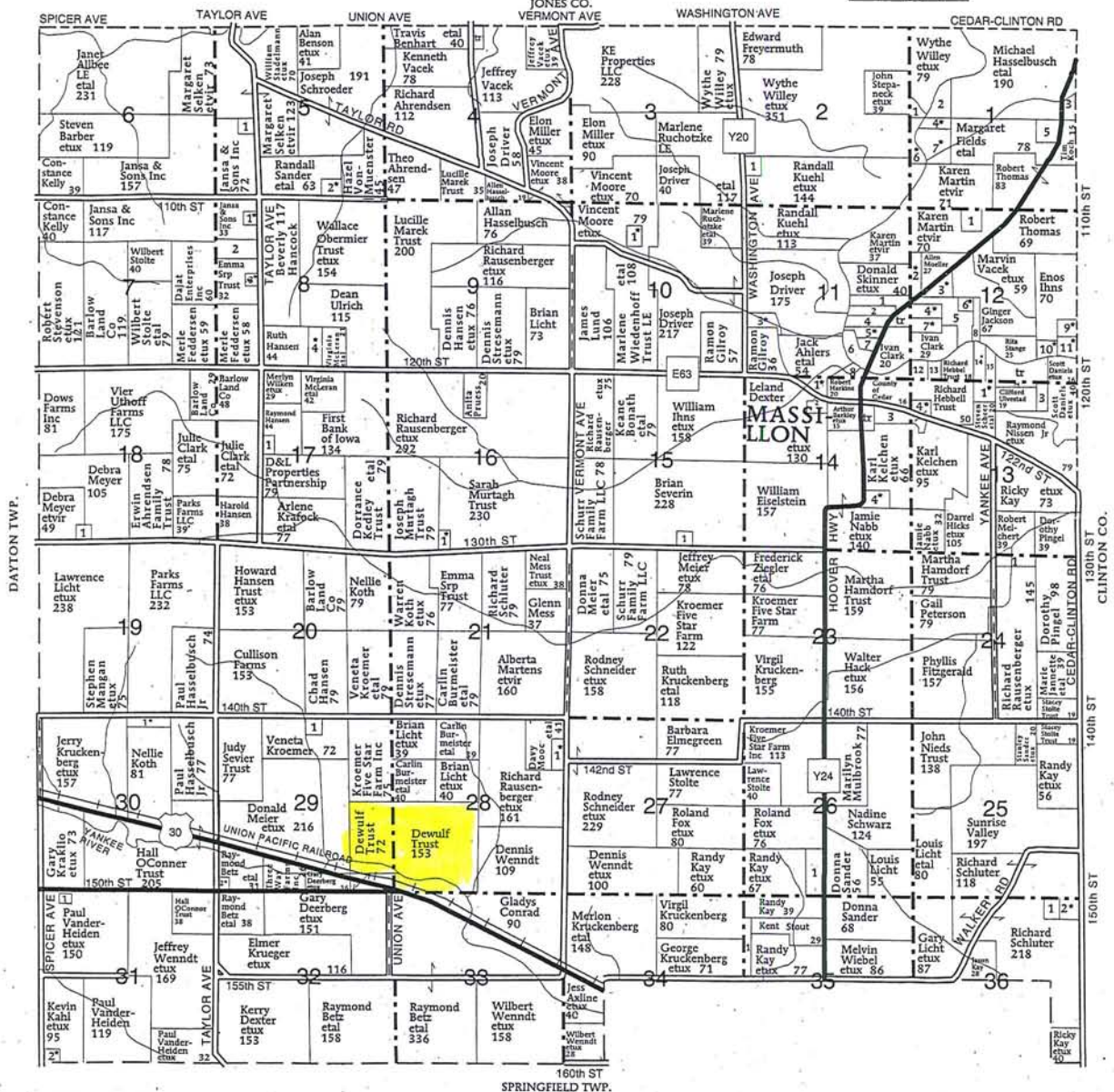
Who Says...Nothing Is Free Anymore?

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 5

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

SECTION 6

1. Alibee, Janet 7

SECTION 8

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

SECTION 10

1. Wenndt, Sheila 7

SECTION 11

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

6. County of Cedar 9
7. Peterson, Timothy 6
8. Harkins, Robert 6

SECTION 12

1. Fox, Mark 10
2. Schneider, Terry 7
3. Ihns, 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

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

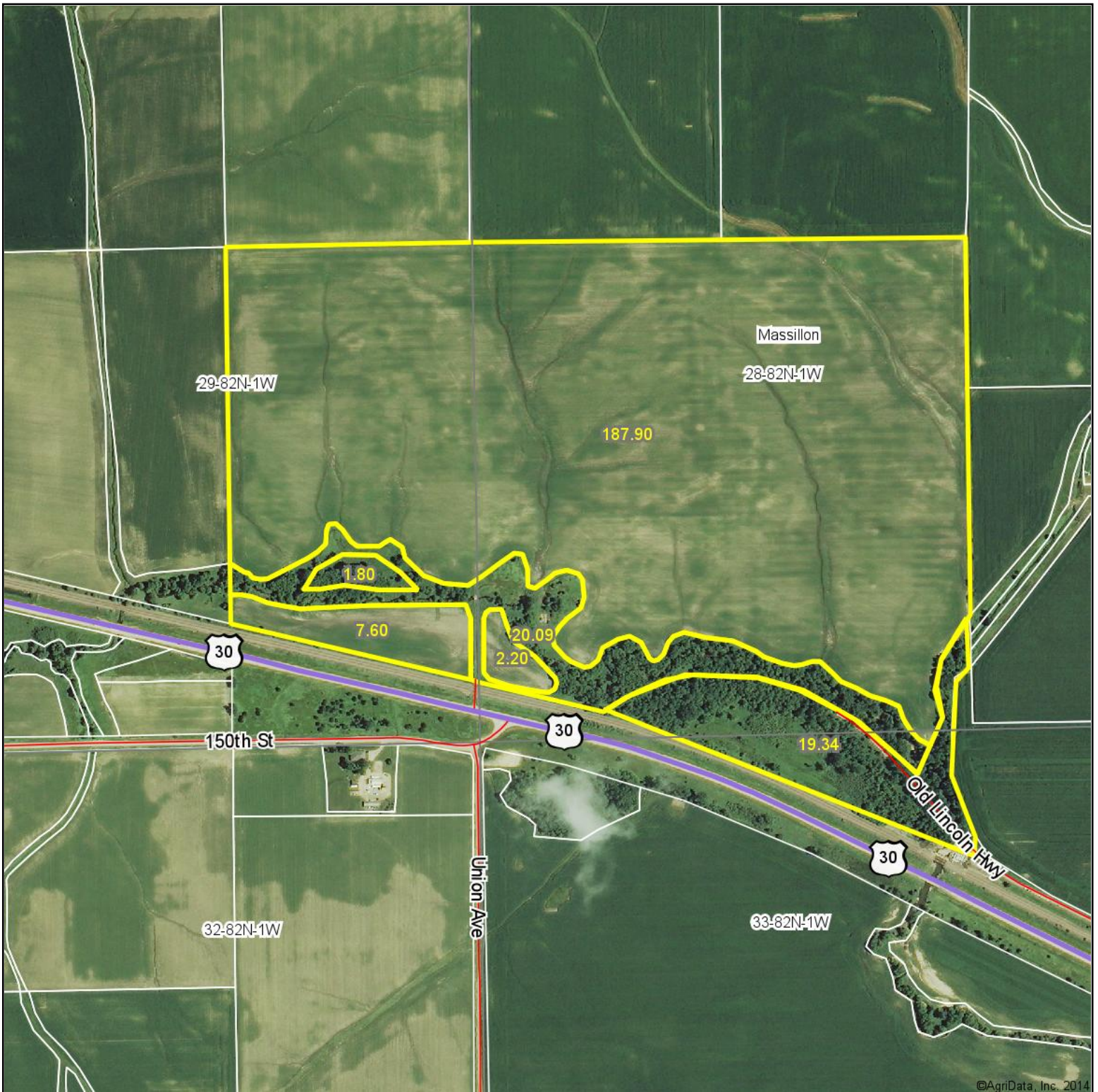
SECTION 35

1. Kruckenberg, Virgil 8

SECTION 36

1. Marshall, Mitchell 6
2. Schneider, Rodney 12

Aerial Map



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TOTAL REALTY CO.
Serving the Farm and Rural
Real Estate Market

DeWitt, IA
563-659-8185

Maps Provided By:



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28-82N-1W
Cedar County
Iowa

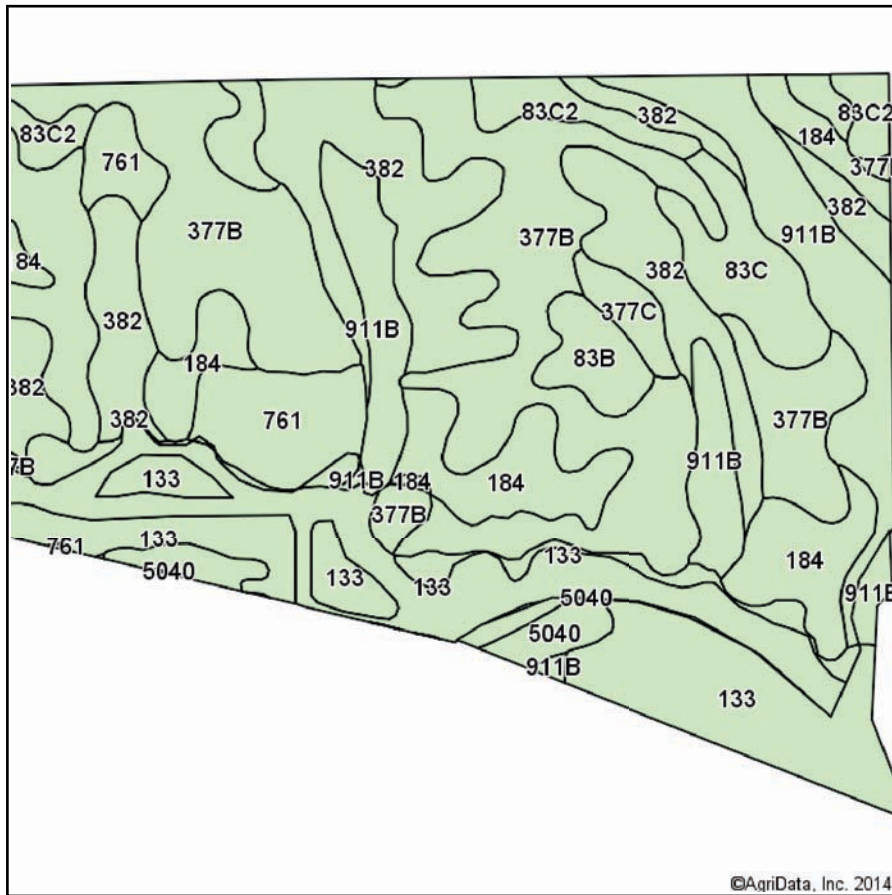
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scale: 9688

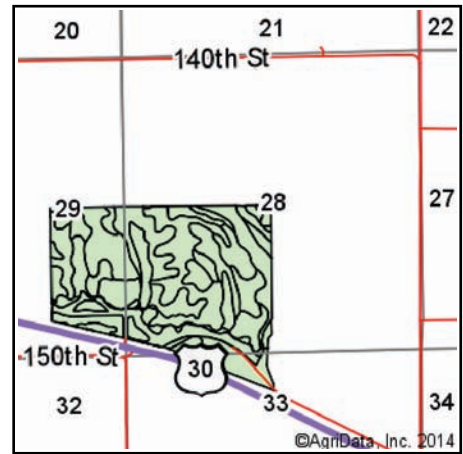


4/25/2014

Soils Map-CSR2



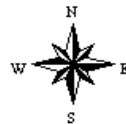
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **28-82N-1W**
 Township: **Massillon**
 Acres: **238.93**
 Date: **4/25/2014**

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 DeWitt, IA
 563-659-8185

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 18

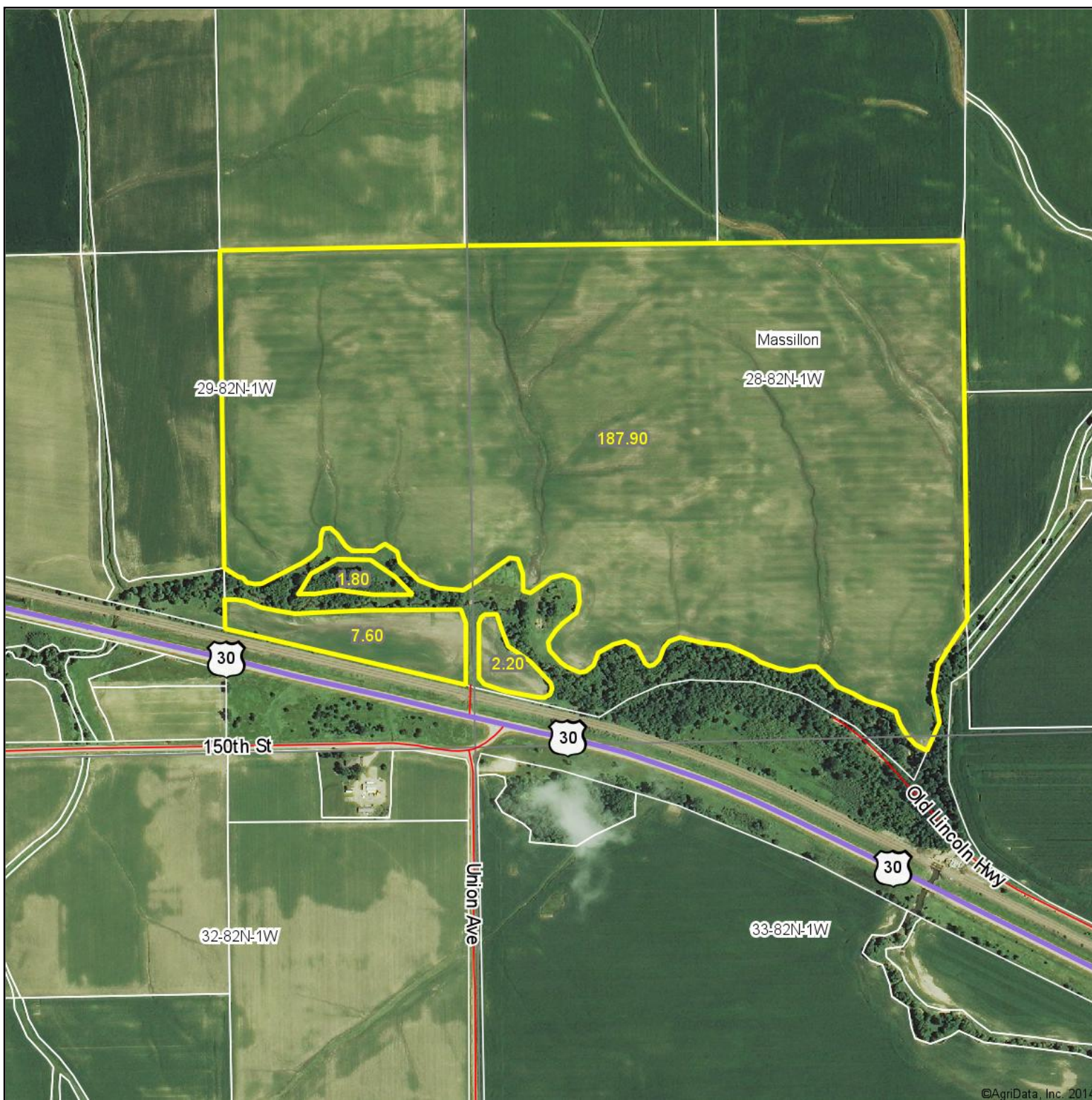
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Corn Irrigated	Oats	Soybeans	Soybeans Irrigated	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	68.60	28.7%	Ile	95	90	20		10	5		97	97	69
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	47.86	20.0%	IIw	79	80	19	8	9	5	3	98	98	62
382	Maxfield silty clay loam, 0 to 2 percent slopes	36.68	15.4%	IIw	94	90						88	88	58
911B	Colo-Ely complex, 2 to 5 percent slopes	26.36	11.0%	Ile	82	85	10		4	3		96	96	66
184	Klinger silty clay loam, 1 to 3 percent slopes	21.37	8.9%	I	95	93						95	95	60
761	Franklin silt loam, 1 to 3 percent slopes	11.36	4.8%	I	85	83	10		5	3		94	94	61
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	9.07	3.8%	IIIe	84	69						67	67	34
83C	Kenyon loam, 5 to 9 percent slopes	7.61	3.2%	IIIe	85	72						83	83	54
83B	Kenyon loam, 2 to 5 percent slopes	4.09	1.7%	Ile	90	87						84	84	53
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.58	1.1%	IIIe	87	75	19		9	5		95	95	68
5040	Udorthents, loamy	2.28	1.0%		5	5						0	0	0
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	1.07	0.4%	IIIe	87	73						81	81	54
Weighted Average					87.9	84.9	11.3	1.6	5.5	3	0.6	92.6	92.6	61.6

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.

Aerial Map



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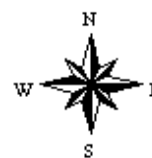
Maps Provided By:

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28-82N-1W
Cedar County
Iowa

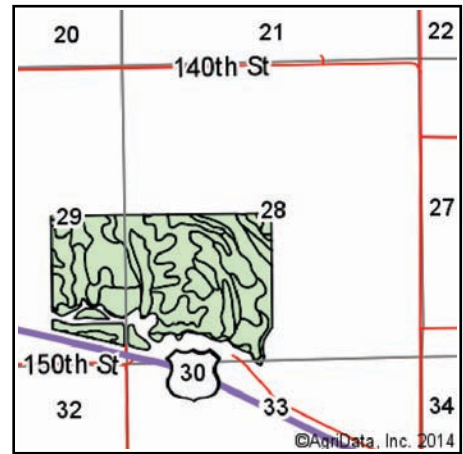
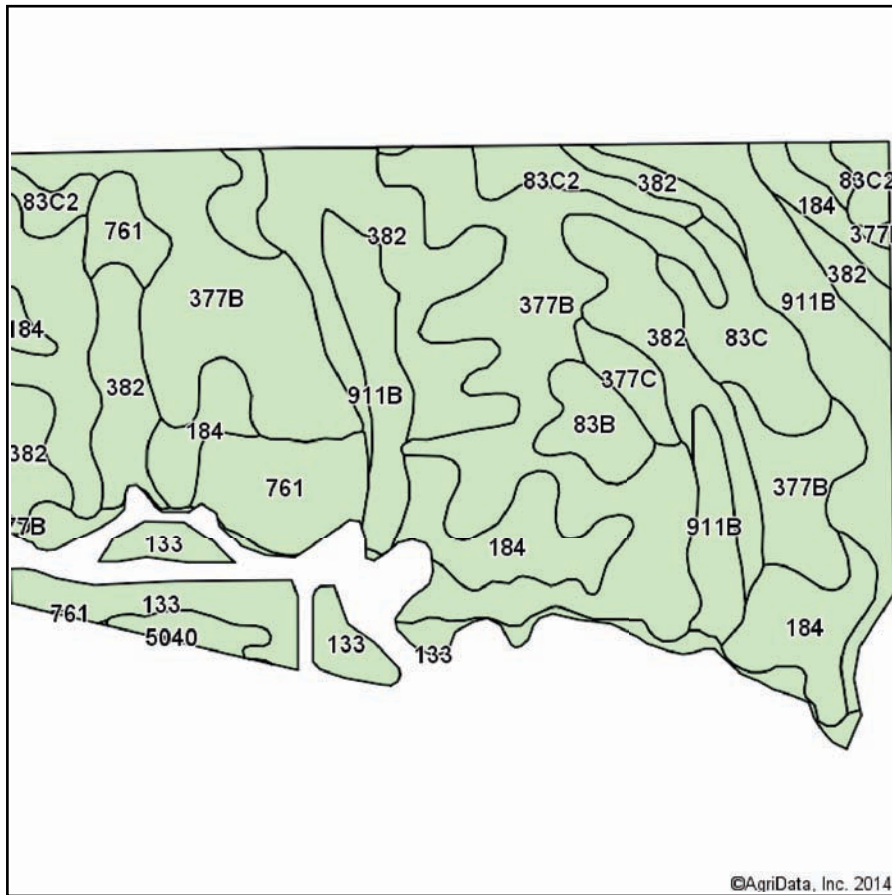
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scale: 9688



4/25/2014

Soils Map-CSR2



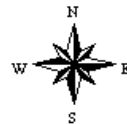
State: **Iowa**
 County: **Cedar**
 Location: **28-82N-1W**
 Township: **Massillon**
 Acres: **199.5**
 Date: **4/25/2014**

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Soils data provided by USDA and NRCS.

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
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	67.28	33.7%	Ile	95	90	20		10	5		97	97	69
382	Maxfield silty clay loam, 0 to 2 percent slopes	36.67	18.4%	IIw	94	90						88	88	58
911B	Colo-Ely complex, 2 to 5 percent slopes	24.81	12.4%	Ile	82	85	10		4	3		96	96	66
184	Klinger silty clay loam, 1 to 3 percent slopes	21.18	10.6%	I	95	93						95	95	60
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.28	7.2%	IIw	79	80	19	8	9	5	3	98	98	62
761	Franklin silt loam, 1 to 3 percent slopes	10.86	5.4%	I	85	83	10		5	3		94	94	61
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	9.07	4.5%	IIIe	84	69						67	67	34
83C	Kenyon loam, 5 to 9 percent slopes	7.61	3.8%	IIIe	85	72						83	83	54
83B	Kenyon loam, 2 to 5 percent slopes	4.09	2.1%	Ile	90	87						84	84	53
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.58	1.3%	IIIe	87	75	19		9	5		95	95	68
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	1.07	0.5%	IIIe	87	73						81	81	54
Weighted Average					90.4	86.6	10.1	0.6	4.9	2.6	0.2	92.6	92.6	62.1

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.

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

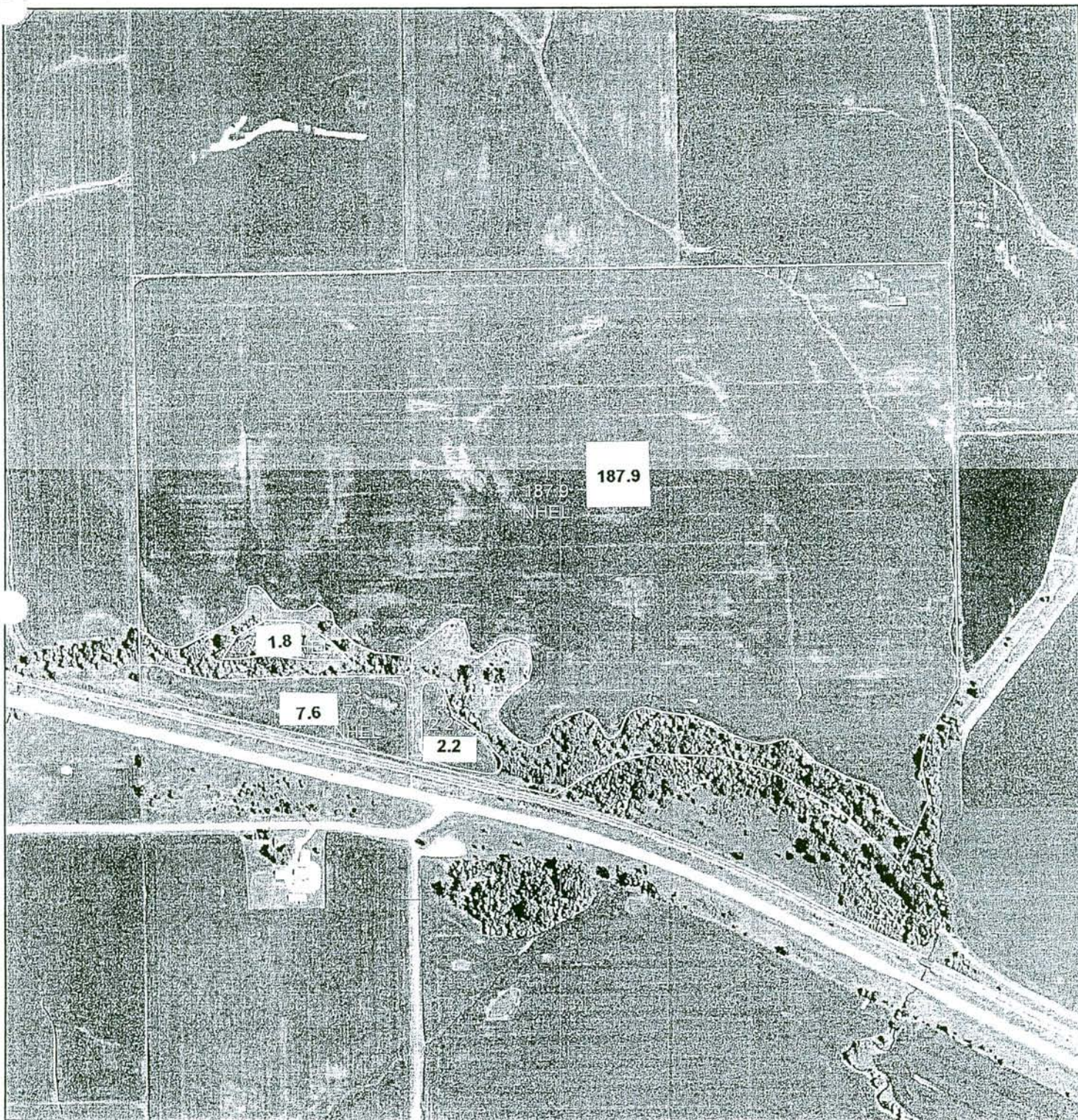
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland
218.0	199.5	199.5	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	
0.0	0.0	199.5	0.0	0.0	
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	FTPP Reduction
CORN	165.9	131	131	0.0	0.0
SOYBEANS	33.6	30	30	0.0	0.0
Total Base Acres:	199.5				

Owners: DEWULF LIVING TRUST

Other Producers: None

Farm# 2563
Tract# 2135

Section: 29, 28
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: September 21, 2009

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.