



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The HJP Farm
160 acres more or less
Section 14
Walnut Township, Wayne 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
700 6th Ave., DeWitt, IA 52742
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160 acres more or less in Wayne Co., IA

TOTAL ACRES:	160 m/l
PRICE:	\$840,000.00

Price Per Acre: \$5,250

Owner: HJP

Operator: Rieger

County & State: Wayne, Iowa

Location: City of Seymour

Possession Date: At closing

Drainage Info: Natural and New Tile

Average CSR2: 56.7 /CSR:45

Taxable Acres: 157.1

Net RE Taxes: \$801.00

Taxes payable in: 2014

Topography: Level to rolling

F.S.A. Information:

Farmland:	159.62	Corn Base:	93 est.
Crop Acres:	133.43est	Corn Yield:	95
CRP Acres:	0	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	160
Tillable Acres:	133.33est
CRP Acres:	0
Farmstead:	0
Roads:	0
Waterways:	26.67
Timber:	0
Pasture:	0

Legal Description:

South 1/2 of the Northwest 1/4, North 1/2 of the Southwest 1/4 except for Factory property of approx. 10 acres and also inclusive of town lots in the Southeast 1/4 all in Section 14, T68N,-R20W.

To Contact Listing Agent:

Dave Hueneke
(815)291-6550

Comments & Building Information:

Extensive clean-up in 2013; trees removed and new tile layed in all waterways. Current FSA maps do not reflect improvements. Due to work done on the farm NRCS has implied that the farm is out of compliance- Owner is currently working with NRCS to bring farm into compliance.

Lease/FSA Information:

Leased through 2014 for \$250 per acre.

**Centerville's
Locally Owned
Full Service Bank**

Member
FDIC



IOWA TRUST
and savings bank

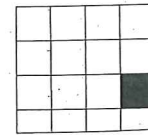
www.itsb-iowa.com

**2 LOCATIONS
TO SERVE YOU BETTER!**
200 N. 10th, Centerville
23918 Hwy. J18, Moravia
641-437-4500

T-68-N

WALNUT PLAT

(Landowners)



R-20-W



WALNUT TOWNSHIP

SECTION 1

1. Phillips Trust, Wilbur 9
2. Grimes, John 10
3. Iowa Southern Utilities Co 8

SECTION 6

1. Poole, Edwin 6

SECTION 7

1. Whitney, Lucas 6

SECTION 8

1. Johnston, Phillip 5

SECTION 11

1. Dustin, Louise 6

SECTION 12

1. Davis, Brennan 10

SECTION 14

1. Ryan, Marvin 30

2. Noble, Phillip 7

SECTION 15

1. Mace, Janice 8

2. Donald, Neil 8

SECTION 16

1. Albertson, Milton 6

SECTION 17

1. Shubat, Stephen 8

1. Easton, Michael 5

SECTION 18

1. Albertson, Milton 8

SECTION 20

1. Wells, Bill 14

SECTION 29

1. Lambright, Cornelius 10

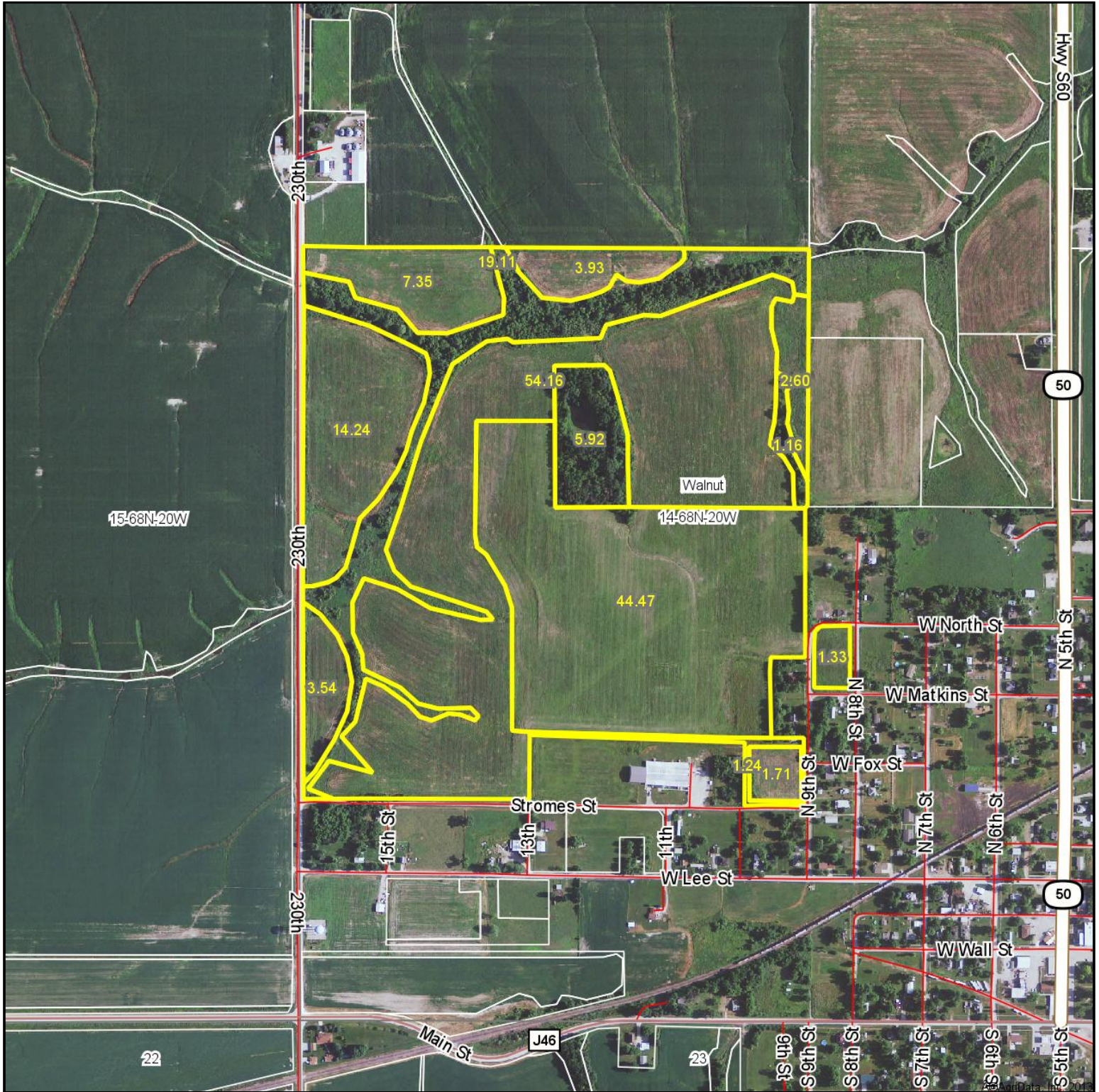
SECTION 31

1. Miller, Elmer 9

SECTION 35

1. Mincks, Steve 9

Aerial Map



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Maps provided by:



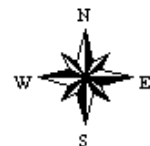
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www.AgriDataInc.com

14-68N-20W
Wayne County
Iowa

map center: 40° 41' 17.44, 93° 7' 50.53

scale: 8489



10/29/2013

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

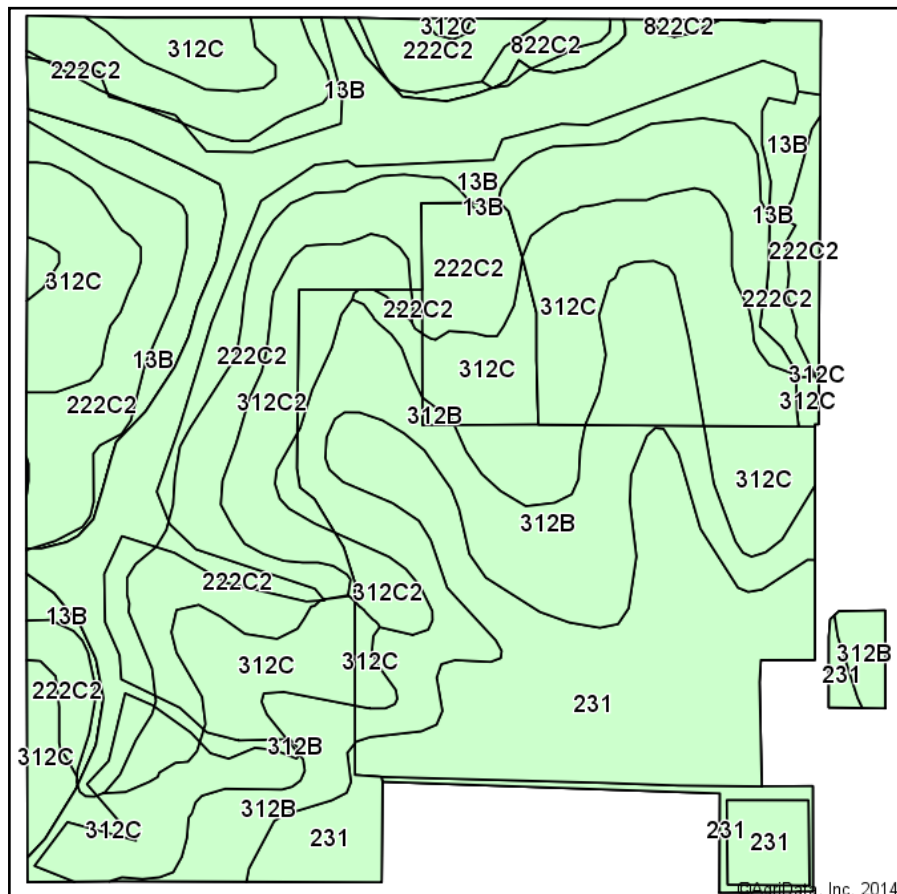
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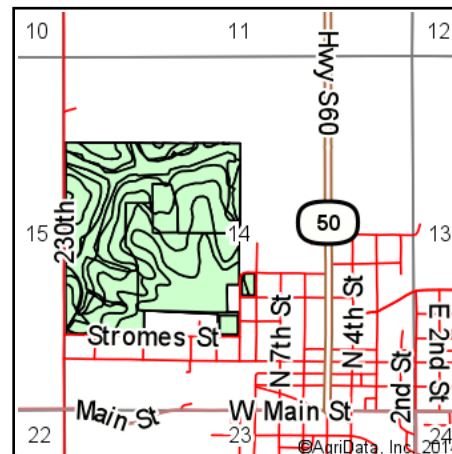
Email: total@totalrealtyco.com

www.totalrealtyco.com

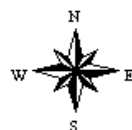
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wayne**
 Location: **14-68N-20W**
 Township: **Walnut**
 Acres: **160.76**
 Date: **2/7/2014**



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Maps Provided By:



© AgriData, Inc. 2013

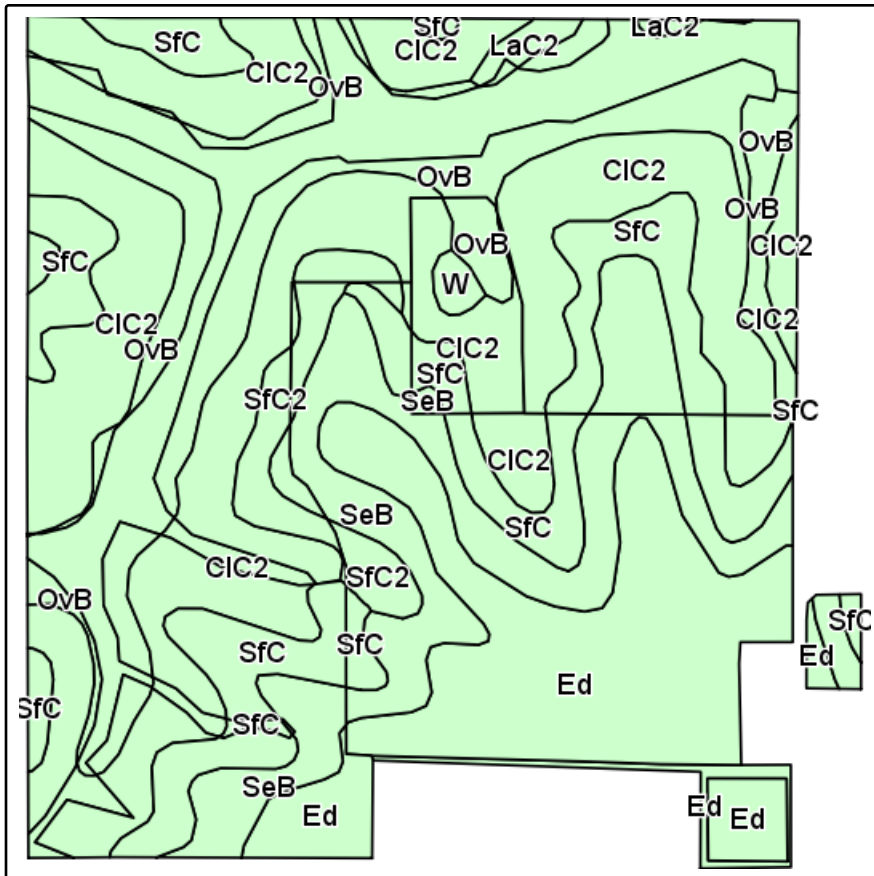
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	35.90	22.3%	IVw	38	113	44	33	46	46	33
312C	Seymour silt loam, 5 to 9 percent slopes	34.71	21.6%	IIIe	58	154	52	45	65	63	65
13B	Zook-Olmits-Vesser complex, 0 to 5 percent slopes	30.65	19.1%	Ile	71	189	62	55	72.06	67.35	66.41
231	Edina silt loam, 0 to 2 percent slopes	27.12	16.9%	IIIw	59	154	62	45	66	66	53
312B	Seymour silt loam, 2 to 5 percent slopes	23.93	14.9%	IIIe	64	159	62	46	66	64	66
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	7.28	4.5%	IIIe	55	146	49	42	49	49	47
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	1.17	0.7%	IIIe	32	127	37	40	44	44	40
Weighted Average					56.7	151.7	55.1	44.2	61.5	59.9	55.3

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

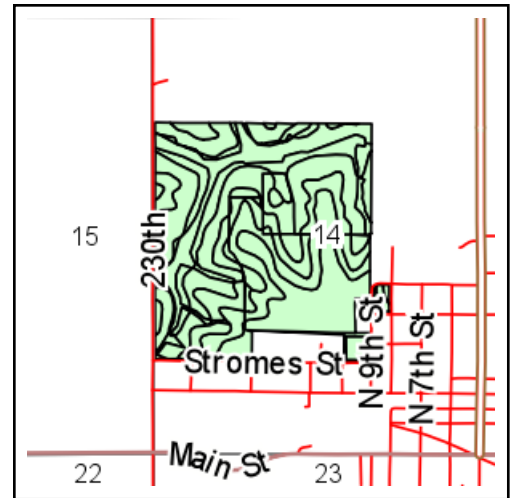
Area Symbol: IA185, Soil Area Version: 16, Established: 12/09/2013 03:00:28 PM

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: **Wayne**
Location: **14-68N-20W**
Township: **Walnut**
Acres: **160.76**
Date: **10/29/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
CIC2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	50.82	31.6%	IVw	25	109	44	29
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	33.84	21.1%	Ile	60	156	62	42
Ed	Edina silt loam	26.97	16.8%	IIIw	60	156	62	42
SfC	Seymour silty clay loam, 5 to 9 percent slopes	21.86	13.6%	IIIe	40	129	52	35
SeB	Seymour silt loam, 2 to 5 percent slopes	20.63	12.8%	IIIe	60	156	62	42
SfC2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	5.02	3.1%	IIIe	35	122	49	33
LaC2	Lamoni silty clay loam, 5 to 9 percent, moderately eroded	1.02	0.6%	IIIe	30	116	46	31
W	Water	0.60	0.4%		0			
Weighted Average					45	135.6	54.2	36.4

**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.

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2014

Date Oct 30, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 1166

County : WAYNE

Operator Name :

Farm Associated with operators :

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
236.51	200.73	200.73	0.00	0.00	0.00	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	200.73	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	140.00	0.00	0.00	95	95

TOTAL	140.00	0.00	0.00
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NOTES

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2014

Date Oct 30, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 1166

County : WAYNE

Tract Number : 1721

Description : N8 NE 1/4 & W 1/2 Sec. 14**FAV/WR History** : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : Wetland converted after November 28, 1990:

Owners : HAROLD JOHN POIGNANT JR, AARON J POIGNANT JR, COLTON J POIGNANT JR

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
236.51	200.73	200.73	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	200.73	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	140.00	0.00	0.00	95	95

TOTAL **140.00** **0.00** **0.00**
NOTES

FARM#1166 TRACT#1721



Prepared by WAYNE CTY FSA

1 inch equals 660 feet

Date: April 02, 2012

Legend

GIS_JA.SDE.Wet_P_ia185

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- plss_a_ia000
- GIS_JA.SDE.clu_a_ia185

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.