



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The Poignant Farm
238 acres more or less
Section 6
Walnut 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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238 acres more or less in Appanoose Co., IA

TOTAL ACRES:	238 m/l
PRICE:	\$1,030,000.00

Price Per Acre: \$4328

Owner: HJP Farms

Operator: Rieger

County & State: Appanoose, Iowa

Location: From Plano, 5 miles NE on Hwy J5T

Possession Date: At closing

Drainage Info: Natural

Average CSR2: 53.7 /CSR: 47.6

Taxable Acres: 237.8

Net RE Taxes: \$2,726

Taxes payable in: 2013

Topography: Level to rolling

F.S.A. Information:

Farmland:	238.2	Corn Base:	60.3
Crop Acres:	182.1	Corn Yield:	107
CRP Acres:	0	Soybean Base:	60.3
Wheat Base:	0	Soybean Yield:	27
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	238.2
Tillable Acres:	182.1
CRP Acres:	0
Farmstead:	0
Roads:	1.1
Waterways:	15
Timber:	40
Pasture:	0

Legal Description:

East 1/2 of the Northwest 1/4; West 1/2 of the Northeast 1/4;
North 1/2 of the Southeast 1/4 all in Section 6, T69 N, R 18 W.

To Contact Listing Agent:

**Call Dave Hueneke at
(815) 291-6550**

Comments & Building Information:

Possible timber-clearing could add more tillable acres.

Lease/FSA Information:

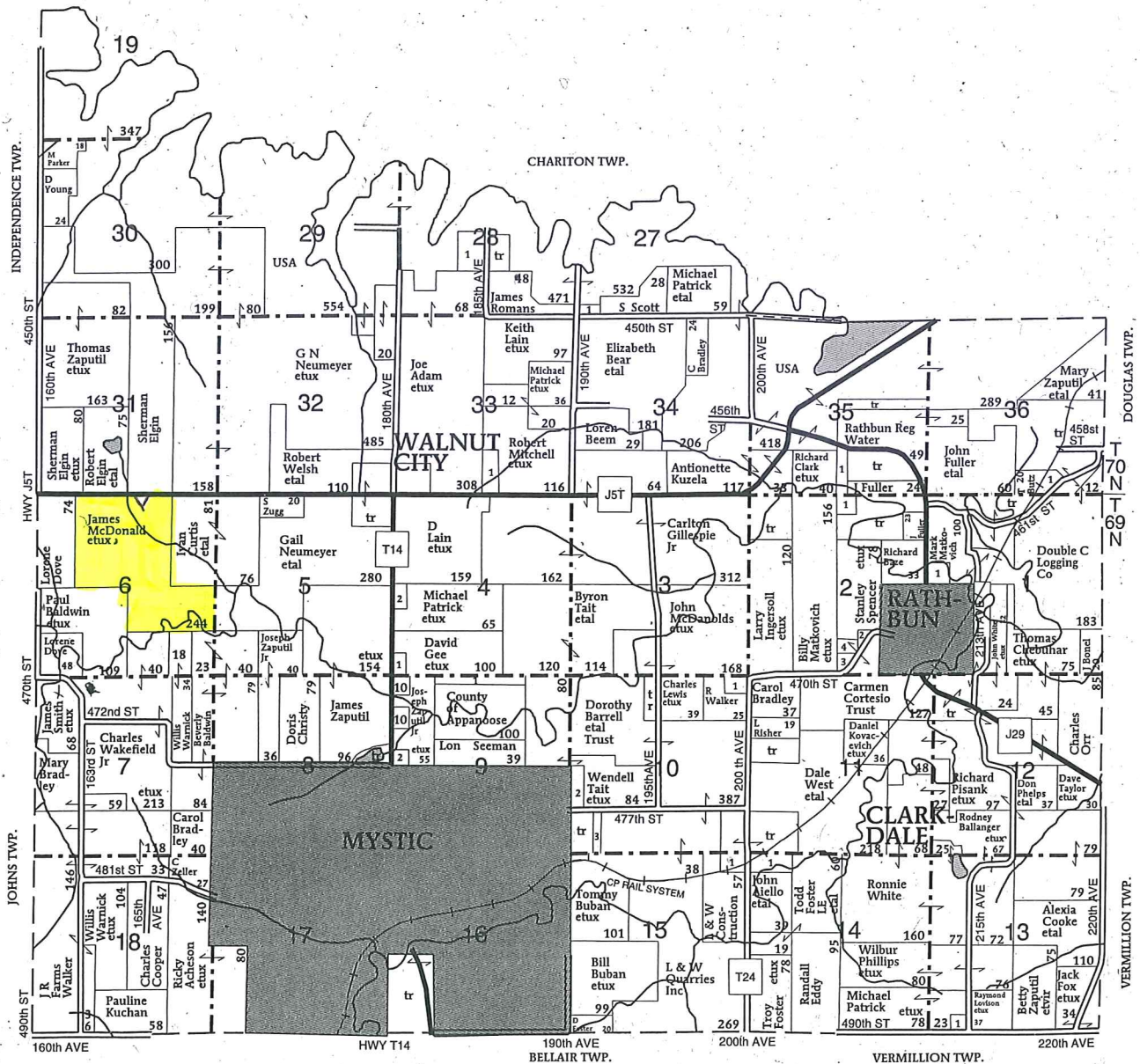
Presently leased at \$250 /acre, 185 till., through 2015.

WHY - and HOW - Do You Receive Your Copy Of The County Farm
Plat & Directory? The Answer Is GOOD WILL
And Friendly Cooperation
PATRONIZE YOUR ADVERTISERS

T-69-70-N

WALNUT PLAT

R-18-W



WALNUT TOWNSHIP

SECTION 1

1. Ellis Jr, Edward

SECTION 2

1. Long, Erman

2. Poolman, Craig

3. Cortesio, Carmen

4. Cortesia, Charles

SECTION 4

1. Broerman, Joyce

2. Devore, Todd

SECTION 9

1. Gee, David

2. Fenton, Earl

SECTION 10

1. Dusablon, Grant

2. Wright, Eithel

3. Peterson, Mark

SECTION 13

1. Smith, Kevin

SECTION 14

1. Aiello, James

SECTION 15

1. Foster, Dwight

2. West, Harlan

SECTION 28

1. Strube, Christopher

SECTION 33

1. West, Harlan

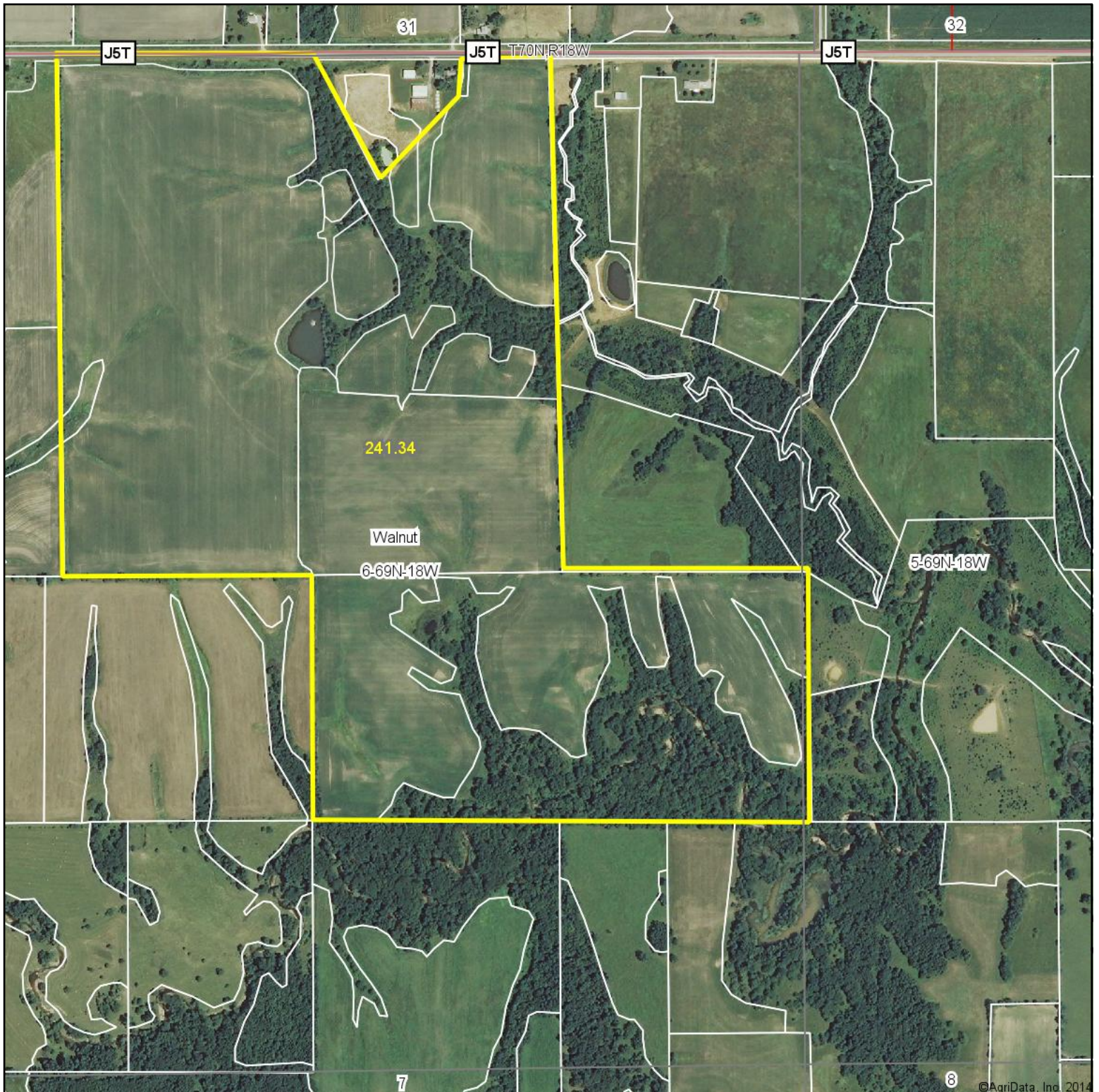
SECTION 35

1. Dykes, Floyd

SECTION 36

1. Bates, John

Aerial Map



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Maps Provided By:

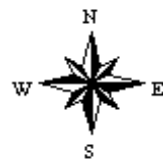


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6-69N-18W
Appanoose County
Iowa

map center: 40° 48' 17.86, 92° 58' 7.82

scale: 9527



1/20/2014



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>

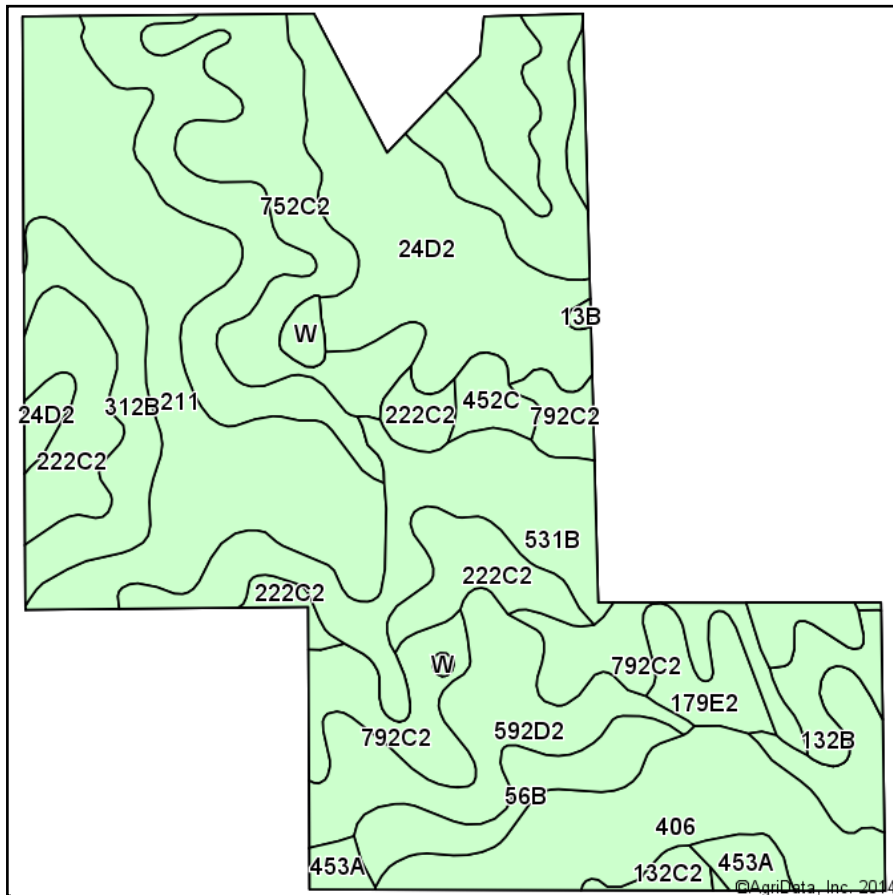
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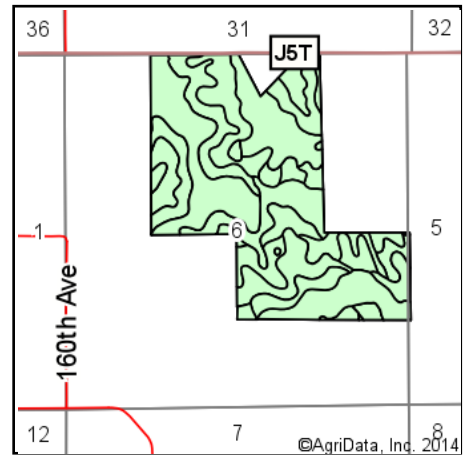
Email: total@totalrealtyco.com

www.totalrealtyco.com

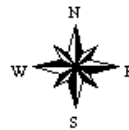
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **6-69N-18W**
 Township: **Walnut**
 Acres: **238.58**
 Date: **2/7/2014**



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DeWitt, IA
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Maps Provided By:



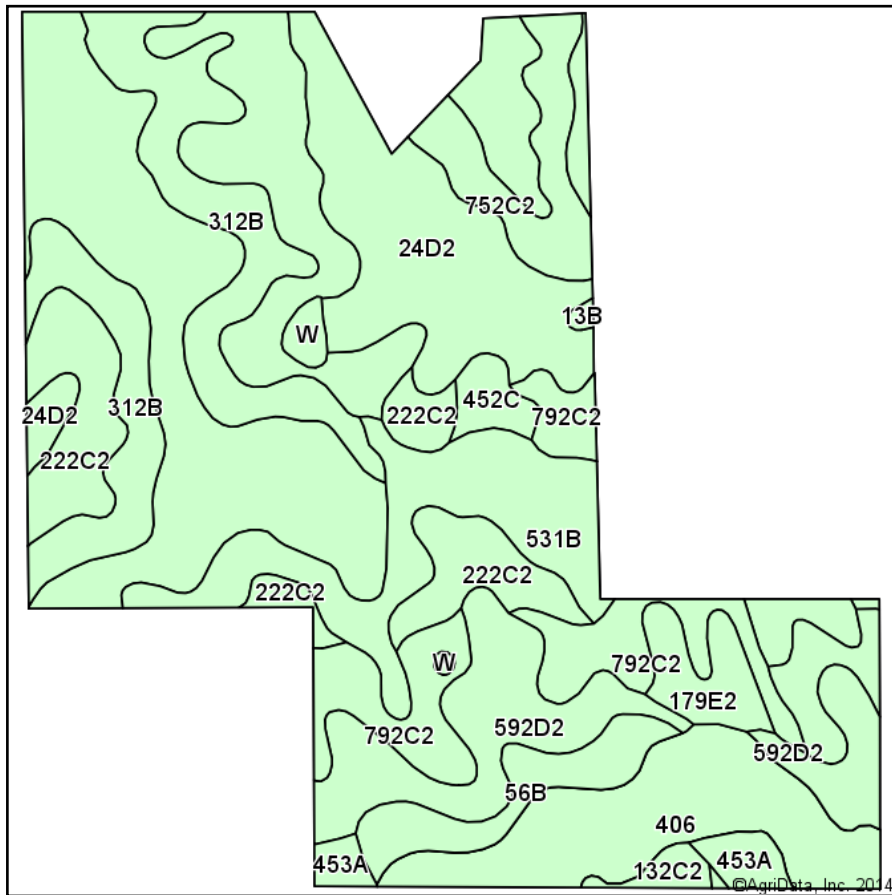
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
211	Edina silt loam	36.31	15.2%	IIIw	56				66	66	50
312B	Seymour silt loam, 2 to 5 percent slopes	30.69	12.9%	IIIe	64				75	75	58
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	26.47	11.1%	IIIe	52				64	64	47
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	26.25	11.0%	IIIe	68				64	64	42
531B	Kniffin silt loam, 2 to 5 percent slopes	20.83	8.7%	IIIe	55				56	56	49
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	19.67	8.2%	IVe	6				43	43	36
406	Kennebec-Amana silt loams complex	19.51	8.2%	Iw	88				94	94	60.67
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	17.39	7.3%	IVw	43				54	54	38
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	16.54	6.9%	IIIe	24				51	51	40
56B	Cantril loam, 2 to 5 percent slopes	7.22	3.0%	Ile	81				95	95	60
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.89	2.0%	VIe	24	154	48	45	62	62	41
132B	Weller silt loam, 2 to 5 percent slopes	4.03	1.7%	IIIe	70				71	71	62
453A	Tuskeego silt loam, 0 to 2 percent slopes	3.28	1.4%	IIIw	81				94	94	58
452C	Lineville silt loam, 5 to 9 percent slopes	2.45	1.0%	IIIe	71				82	82	48
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	1.40	0.6%	IIIe	62				50	50	42
W	Water	1.31	0.5%		0						
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.25	0.1%	Ile	79				95.1	95.1	66.5
51B	Vesser silt loam, 2 to 5 percent slopes	0.09	0.0%	IIw	75				95	95	72
Weighted Average					53.7	3.2	1	0.9	65.3	65.3	48

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

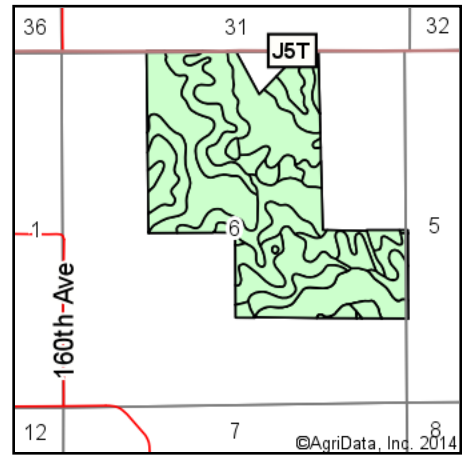
Area Symbol: IA007, Soil Area Version: 18, Established: 12/09/2013 02:25:04 PM

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

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



Soils data provided by USDA and NRCS.



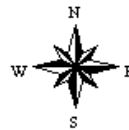
State: **Iowa**
County: **Appanoose**
Location: **6-69N-18W**
Township: **Walnut**
Acres: **241.34**
Date: **1/20/2014**

TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
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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
211	Edina silt loam	37.03	15.3%	IIIw	60	157	63	42
312B	Seymour silt loam, 2 to 5 percent slopes	31.21	12.9%	IIIe	60	157	63	42
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	27.15	11.2%	IIIe	48	141	56	38
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	26.61	11.0%	IIIe	35	123	49	33
531B	Kniffin silt loam, 2 to 5 percent slopes	21.19	8.8%	IIIe	58	154	62	42
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	19.53	8.1%	IVe	5	83	33	22
406	Kennebec-Amana silt loams	19.50	8.1%	Iw	90	198	79	53
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	17.50	7.3%	IVw	25	110	44	30
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	16.66	6.9%	IIIe	26	111	44	30
56B	Cantril loam, 2 to 5 percent slopes	7.22	3.0%	Ile	72	173	69	47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.89	2.0%	VIe	33	121	48	33
132B	Weller silt loam, 2 to 5 percent slopes	4.03	1.7%	IIIe	60	157	63	42
453A	Tuskeego silt loam, 0 to 2 percent slopes	3.24	1.3%	IIIw	53	148	59	40
452C	Lineville silt loam, 5 to 9 percent slopes	2.45	1.0%	IIIe	35	123	49	33
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	1.43	0.6%	IIIe	40	130	52	35
W	WATER	1.31	0.5%		0			
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.29	0.1%	Ile	68	168	67	45
51B	Vesser silt loam, 2 to 5 percent slopes	0.10	0.0%	IIw	65	164	66	44
Weighted Average					47.8	140.2	56	37.7

**IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

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

Iowa
Wayne
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4978
Prepared: 1/29/13 8:16 AM
Crop Year: 2013
Page: 1 of 1

Operator Name Farm Identifier Recon Number
In transfer - Appanoose closed

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
238.2	182.1	182.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	182.1	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	60.3	107	107	0.0	0.0
SOYBEANS	60.3	27	27	0.0	0.0
Total Base Acres:	120.6				

Tract Number: 4152 Description: SEC 6-Walnut, Appanoose FAV/WR History
BIA Range Unit Number: N
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

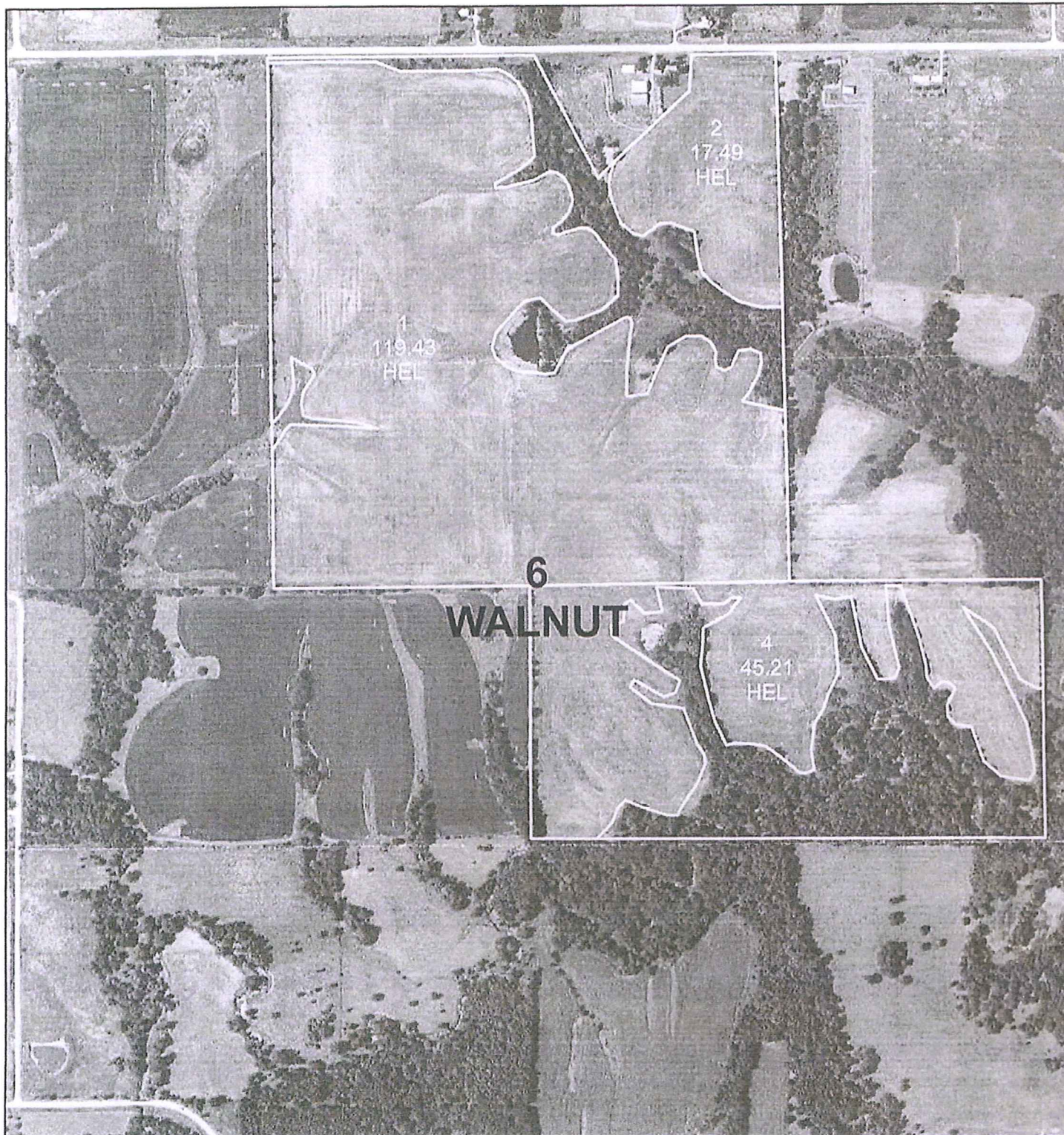
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
238.2	182.1	182.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	182.1	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	60.3	107	107	0.0	0.0
SOYBEANS	60.3	27	27	0.0	0.0
Total Base Acres:	120.6				

Owners:
Other Producers: None

FARM #4978
TRACT #4152

WALNUT 6



1 inch = 660 feet

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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



Wayne County FSA
Map Printed: January 22, 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.