



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The Fleming Family Trust Farm
395 acres more or less
Section(s) 32, 5 & 6
Walnut & South Fork 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
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395 acres more or less in Wayne Co., IA

TOTAL ACRES:	395 m/l
PRICE:	\$2,052,025

Price Per Acre: \$5,195

Owner: Fleming Family Trust

Operator: Holty

County & State: Wayne Co., IA

Location: 3 miles Southwest of Promise City

Possession Date: At closing

Drainage Info: Natural & Tile

Average CSR2: 54.4

Taxable Acres: 390.59

Net RE Taxes: \$6,482

Taxes payable in: 2013

Topography: rolling

F.S.A. Information:

Farmland:	394.19	Corn Base:	126.4
Crop Acres:	257.83	Corn Yield:	91
CRP Acres:	0	Soybean Base:	75.2
Wheat Base:	0	Soybean Yield:	25
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	395
Tillable Acres:	257.83
CRP Acres:	0
Farmstead:	3.5
Roads:	1
Waterways:	6.8
Timber:	125.87
Pasture:	0

Legal Description:

Southwest 1/4; Part of the South 1/2 of the Northwest 1/4; Part of the Northwest 1/4 of the Southeast 1/4; Part of the Southwest 1/4 of the Northeast 1/4 all of Section 32, T69N-R20W, Part of the Northeast 1/4 of the Northeast 1/4 of Section 5, and North 1/2 of the Northwest 1/4 and approximately 29 acres of the West 1/2 of the Northeast 1/4 of Section 5 T68N-R20W.

Comments & Building Information:

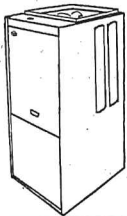
Combination Farm with headquarter capabilities with outstanding hunting ground. Includes a 66'X152'X18.5' Machine Shed/Shop, 42'X60' Storage building with an attached apartment. Like-new 96,000 bu. Sukup Grain bin. Endless opportunities!

To Contact Listing Agent:

Dave Hueneke
(815)291-6550

Lease/FSA Information:

Leased for 2014 Crop Year



SERVING WAYNE COUNTY SINCE 1914

CLAYTON Plumbing & Heating

"The Do-It Yourself Headquarters"

602 W. Jefferson Corydon, IA

Phone 641-872-2151

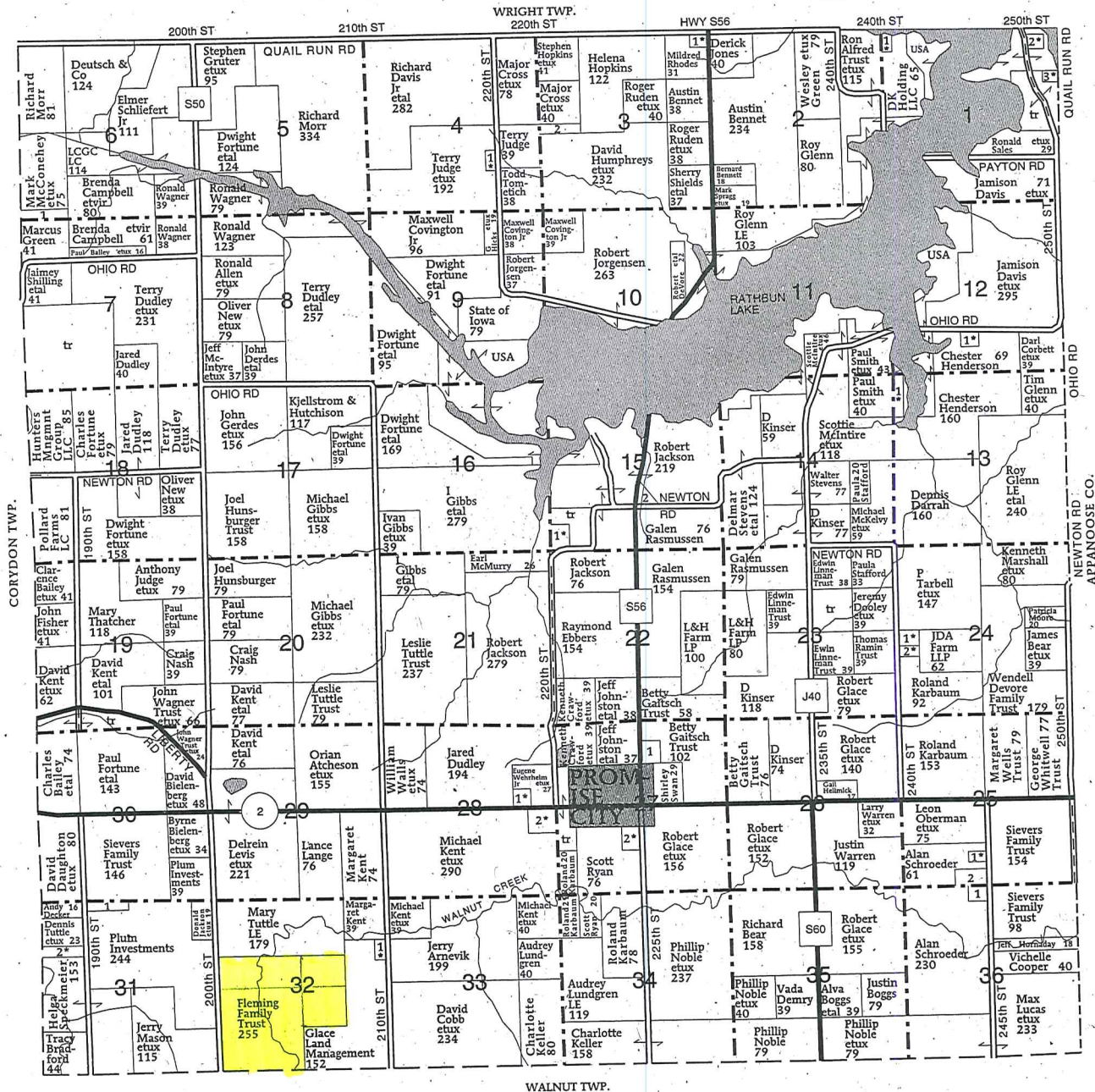
T-69-N

SOUTH FORK PLAT

(Landowners)



R-20-W



SOUTH FORK TOWNSHIP

- SECTION 1**
1. Alfred Trust, Ron 5
2. Devore, Darryl 7
3. Davis, Jamison 5
- SECTION 3**
1. Rhodes, Norman 7

2. Judge, Terry 5
- SECTION 4**
1. Roberts, Harold 6
- SECTION 5**
1. Wagner, Ronald 5
- SECTION 6**
1. Green, Marcus 7
- SECTION 12**
1. Donald, Dallas 10

- SECTION 13**
1. Smith, Paul 10
- SECTION 15**
1. Weeks, Richard 6
2. Essick, Frances 10
- SECTION 24**
1. Bartels, Michael 9
2. Dooley, Larry 6

- SECTION 25**
1. Fenton, Robin 5
2. Holt Jr Trust, Charles 14
- SECTION 27**
1. Swan, Tom 12
2. Johnston, Jeff 12
- SECTION 28**
1. Swan, Marvin 9

2. DeVore, Ron 14
- SECTION 31**
1. Sievers Family Trust 12
2. Tuttle, Jeffrey 11
- SECTION 32**
1. Borntrager, Daniel 6
- SECTION 36**
1. Holt Jr Trust, Charles 6

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

Member
FDIC

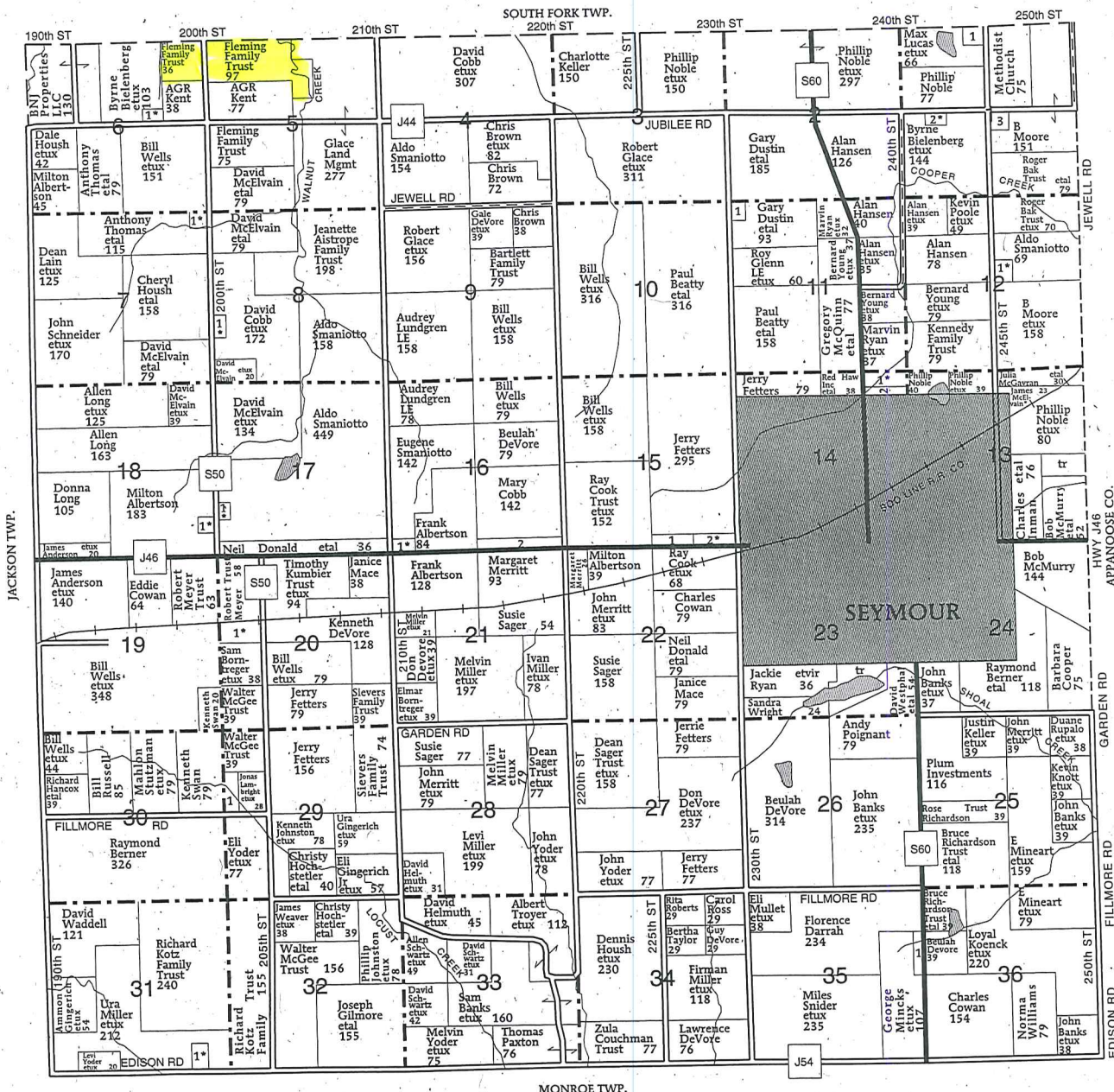


**2 LOCATIONS
TO SERVE YOU BETTER!**
200 N. 10th, Centerville
23918 Hwy. J18, Moravia
641-437-4500

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

2. Shubart, Stephen 8

SECTION 17

1. Easton, Michael 5

SECTION 18

1. Albertson, Milton 8

SECTION 20

1. Wells, Bill 14

SECTION 29

1. Lambright, Cornealius 10

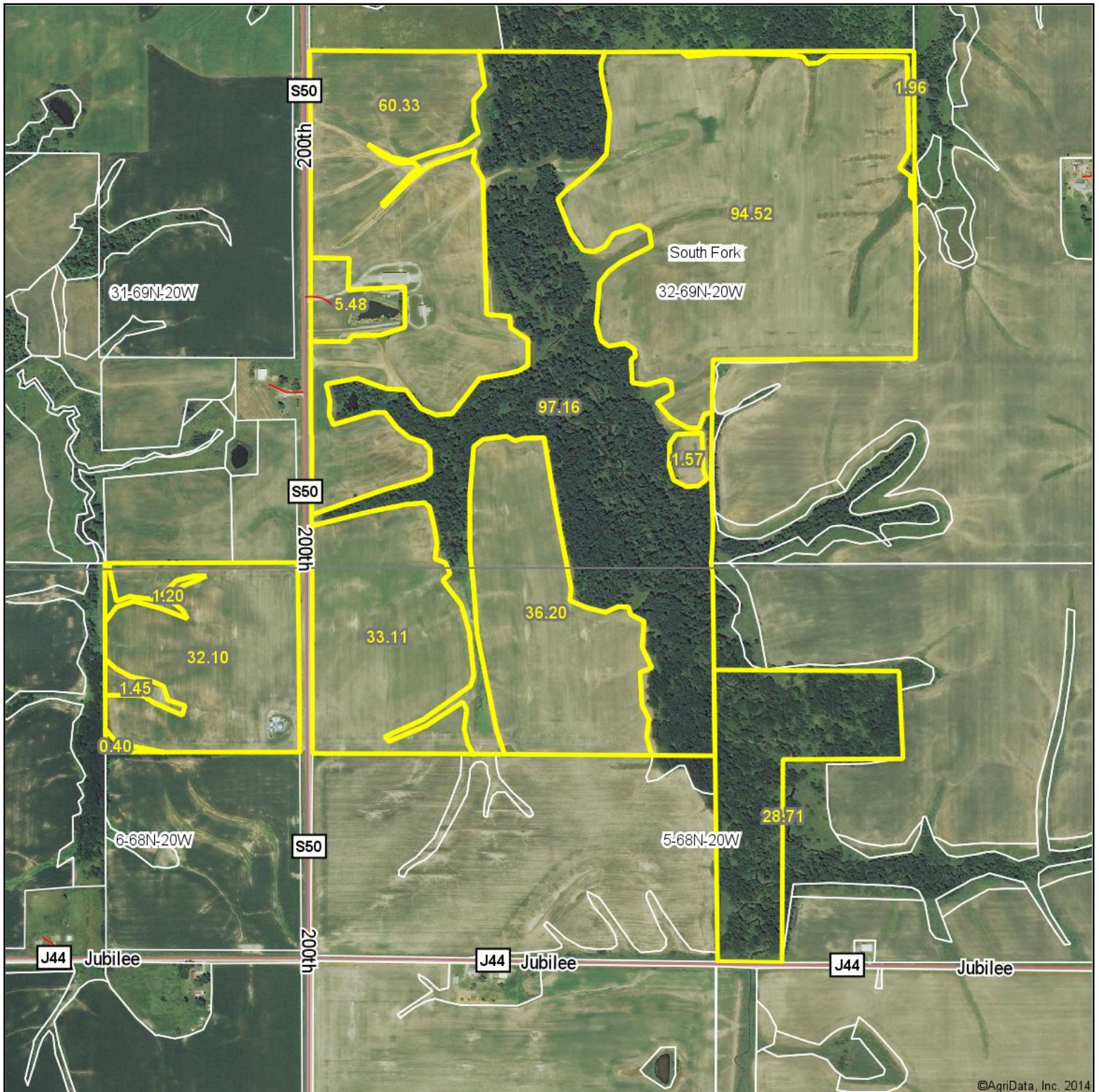
SECTION 31

1. Miller, Elmer 9

SECTION 35

1. Mincks, Steve 9

Aerial Map



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Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

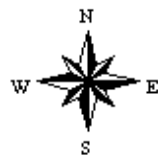
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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32-69N-20W
Wayne County
Iowa

map center: 40° 43' 29.89, 93° 11' 12.77

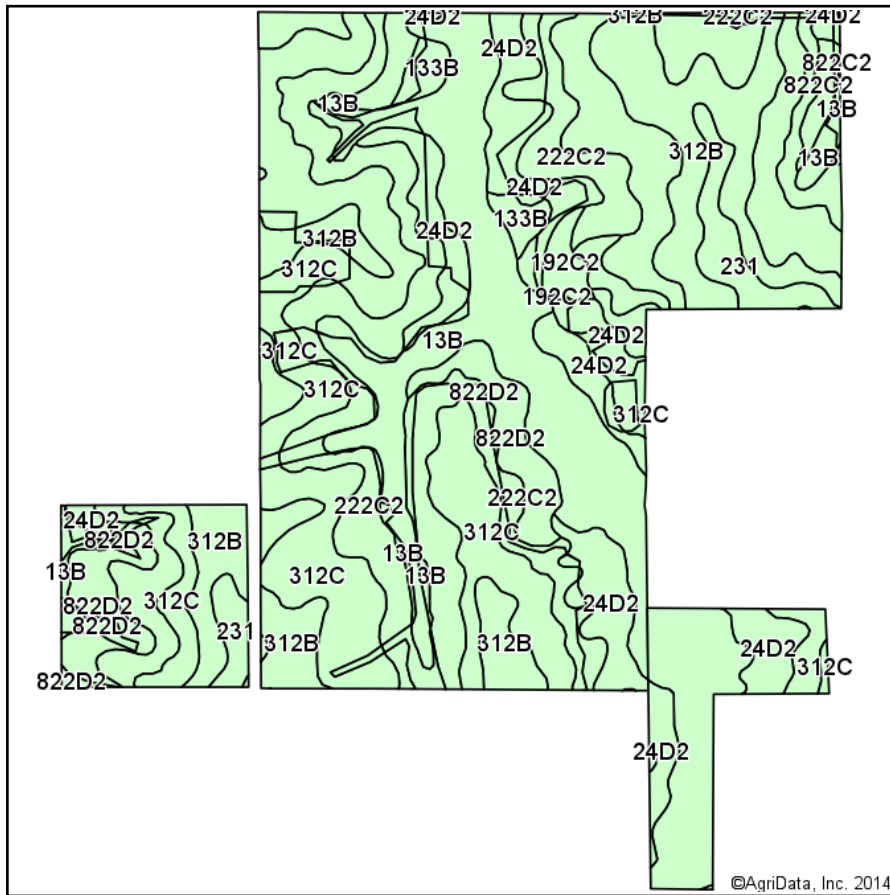
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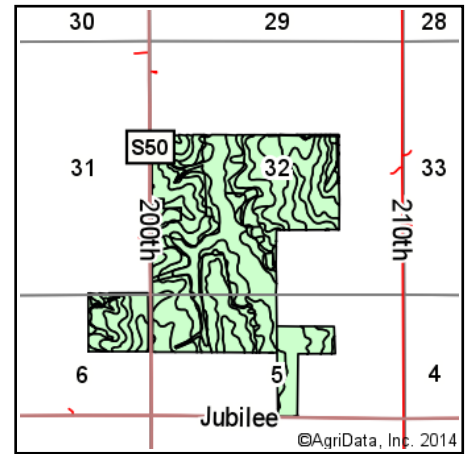
4/1/2014

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

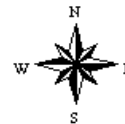
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wayne**
 Location: **32-69N-20W**
 Township: **South Fork**
 Acres: **394.19**
 Date: **4/1/2014**



TOTAL REALTY CO.
 Operating in Farmstead and
 Residential Sales

DeWitt, IA
 563-659-8185

Maps Provided By:



Area Symbol: IA185, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
312C	Seymour silt loam, 5 to 9 percent slopes	98.54	25.0%	IIIe	58	154	52	45	63	62	61
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	76.68	19.5%	IVw	38	113	44	33	51	51	34
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	75.89	19.3%	Ile	71	189	62	55	70	66	65
312B	Seymour silt loam, 2 to 5 percent slopes	53.59	13.6%	IIIe	64	159	62	46	65	64	65
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	43.49	11.0%	IIIe	49	169	56	49	64	64	45
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	17.86	4.5%	IVe	14	122	38	35	49	49	40
231	Edina silt loam, 0 to 2 percent slopes	10.82	2.7%	IIIw	59	154	62	45	67	67	53
133B	Colo silty clay loam, 2 to 5 percent slopes	4.82	1.2%	IIw	80	206	70	60	95	95	70
51B	Vesser silt loam, 2 to 5 percent slopes	4.28	1.1%	IIw	75	185	65	54	91	91	73
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	3.06	0.8%	IIIe	31	129	46	37	48	48	35
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.64	0.7%	IVw	41	122	46	35	62	62	40
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	2.52	0.6%	IIIe	32	127	37	40	61	61	48
Weighted Average					54.4	154	54	44.8	62.4	61.3	53.9

Area Symbol: IA185, Soil Area Version: 16

**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.

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014

Date : Apr 7, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 5218

County : WAYNE

Operator Name :

Farms Associated with Operator :

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
365.48	257.83	257.83	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acres Election	EWP	DCP Ag. Related Activity
0.00	0.00	257.83	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	126.40	0.00	0.00	91	91
Soybeans	75.20	0.00	0.00	25	25
TOTAL	201.60	0.00	0.00		

NOTES

State : IOWA

Farm Number : 5218

County : WAYNE

Tract Number : 1501

Description : Sec 32 Southfork & Sec 6 Walnut, Wayne

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 :

Owners :

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
365.48	257.83	257.83	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	257.83	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	126.40	0.00	0.00	91	91
Soybeans	75.20	0.00	0.00	25	25
TOTAL	201.60	0.00	0.00		

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014

Date : Apr 7, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 5216

County : WAYNE

Operator Name :

Farms Associated with Operator :

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
28.71	0.00	0.00	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	0.00	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
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NOTES

State : IOWA

Farm Number : 5216

County : WAYNE

Tract Number : 4368

Description : Sec 5 Walnut, Wayne

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 :

Owners :

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
28.71	0.00	0.00	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	0.00	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
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NOTES

FARM #5218
TRACT #1501



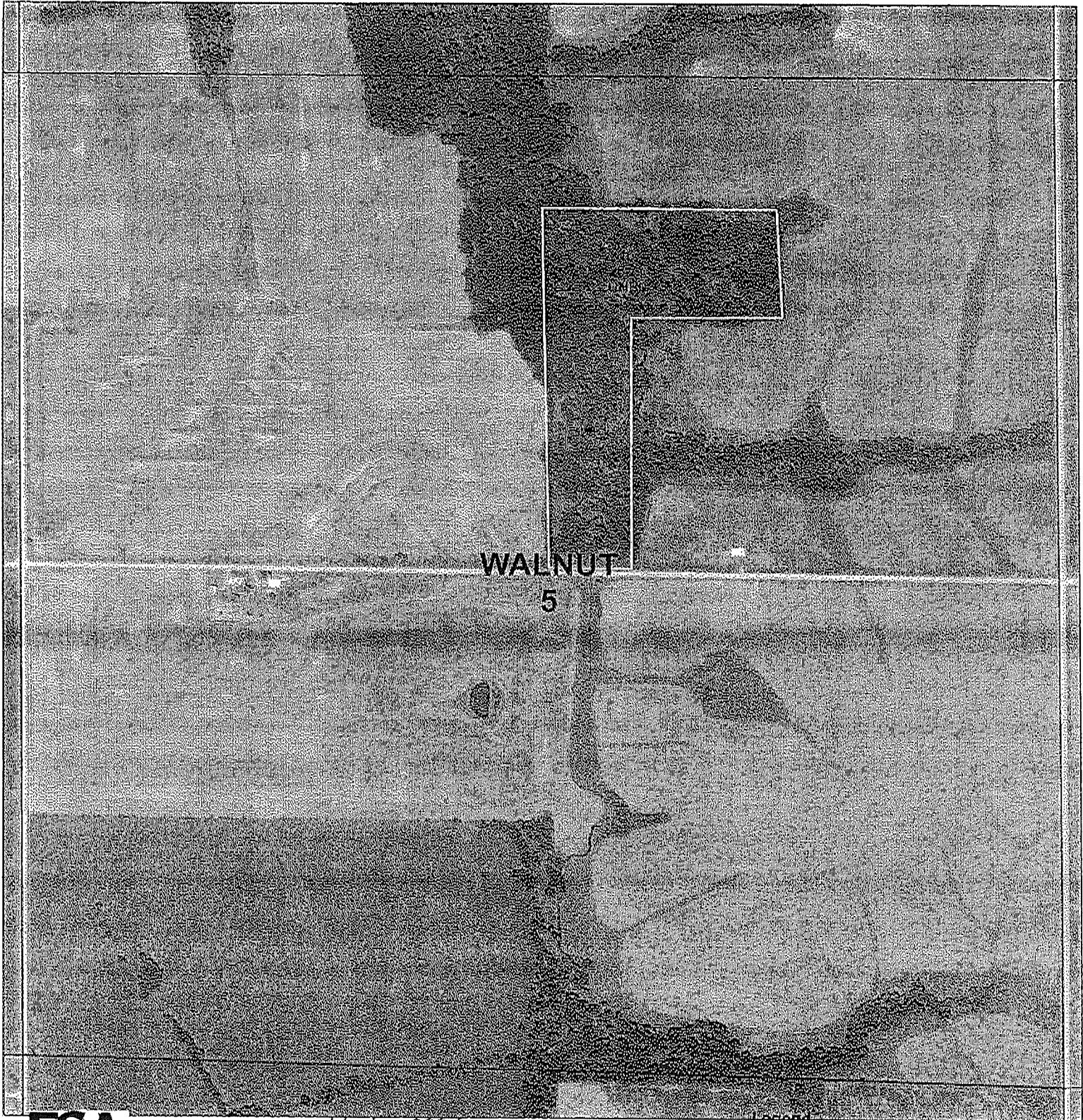
Wayne County FSA
Map Printed: December 23, 2013

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.

Legend
... Field Boundary
Wetland Determination
Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
⊞ Exempt from Conservation Compliance Provisions

2014

FARM #5216
TRACT #4368



1 inch = 660 feet



Wayne County FSA
Map Printed: December 23, 2013

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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

2014

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.





