



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The Farber Farm
114 acres more or less
Section 27
Grant Township, Clinton 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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114 acres more or less in Clinton Co., IA

TOTAL ACRES: 113.96 m/l

PRICE: \$940,170

Price Per Acre: \$8,250

Owner: Farber

Operator: tenant

County & State: Clinton, Iowa

Location: 4.5 miles Northeast of Grand Mound, IA

Possession Date: At closing

Drainage Info: Natural and tile

Average CSR: 60.7

Taxable Acres: 113.96

Net RE Taxes: \$2,754

Taxes payable in: 2013

Topography: Level to gentle slope

F.S.A. Information:

Farmland:	116	Corn Base:	56.8
Crop Acres:	113.6	Corn Yield:	125
CRP Acres:	0	Soybean Base:	56.8
Wheat Base:	0	Soybean Yield:	34
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	116
Tillable Acres:	113.6
CRP Acres:	0
Farmstead:	0
Roads:	.5
Waterways:	1.9
Timber:	0
Pasture:	0

Legal Description:

West 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 82N, Range 2E, of the 5th P.M.

To Contact Listing Agent:

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

Comments & Building Information:

Level farm in nice location Northwest of Grand Mound.

Lease/FSA Information:

Leased for 2014



PIONEER®
A DUPONT BUSINESS

SWANTON AG SERVICE

Don Swanton, Pioneer Sales Representative

3677 Hwy. 136, Goose Lake, IA 52750

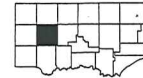
Office: 563-577-2511 Cell: 563-249-5645

T-82-N

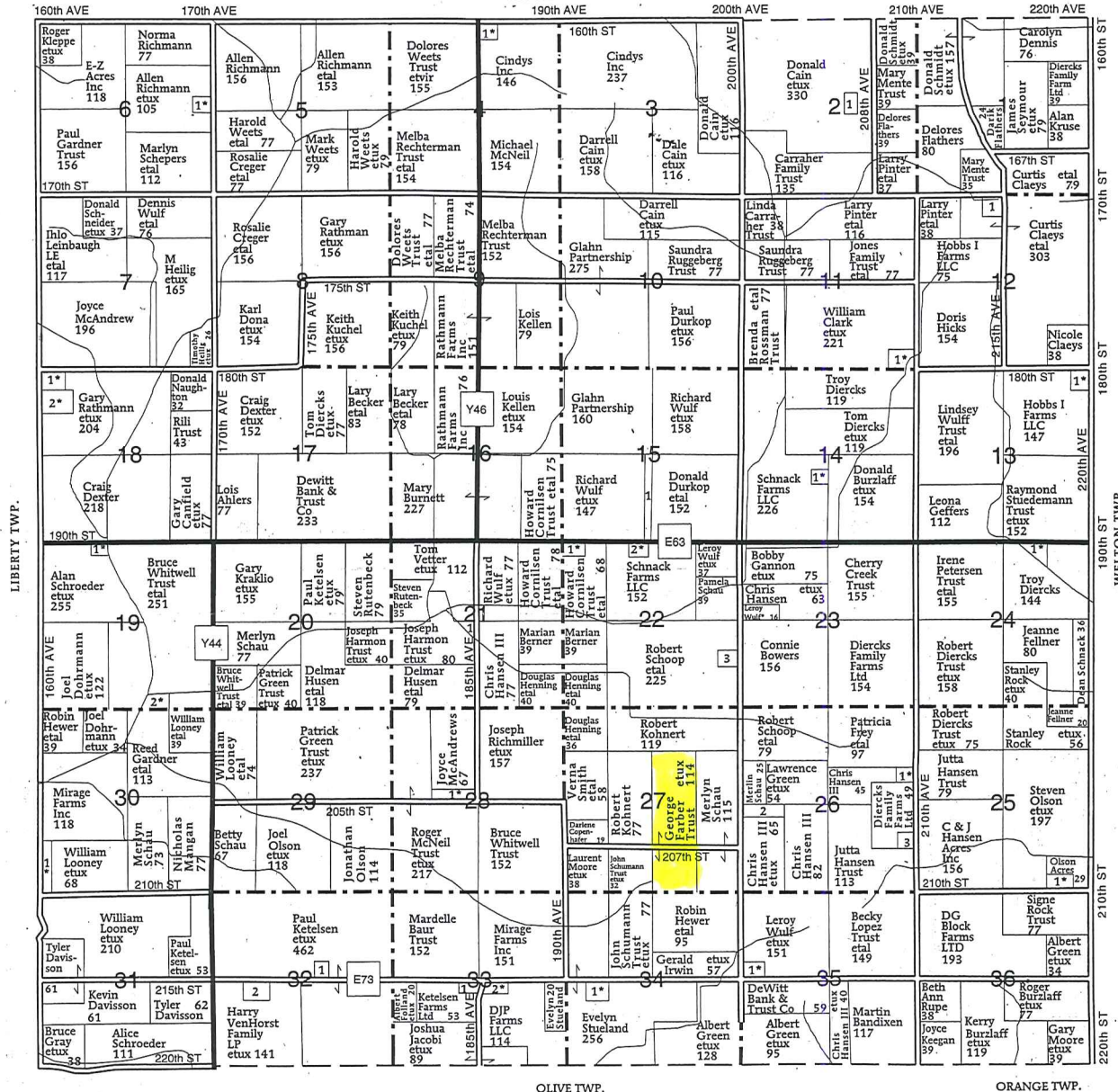
GRANT PLAT

(Landowners)

BROOKFIELD TWP.



R-2-E



GRANT TOWNSHIP

SECTION 2

1. Rickertsen, Joey 5

SECTION 4

1. Benton, Mike 8

SECTION 6

1. Choate, Max 6

SECTION 11

1. Watts, Alan 12

SECTION 12

1. Belgian Acres Inc 9

SECTION 13

1. McCarville, Keith 9

SECTION 14

1. Davisson, Travis 7

SECTION 15

1. Wulfcrest Farm Inc 10

SECTION 18

1. Bradway, Bruce 5

SECTION 19

1. Bailey, Patrick 5

2. Gardner, Reed 13

SECTION 21

1. Mroczka, Michael 5

SECTION 22

1. Schade, Lynn 11

2. Knapper, Kenneth 5

3. Schurr, Gary 8

SECTION 24

1. Claeys, Curtis 11

SECTION 25

1. Olson, Kurt 9

SECTION 26

1. Frey, Joseph 6

2. Winter Moon LLC 13

3. C&J Hansen Acres Inc 5

SECTION 28

1. Benedict, Michael 11

SECTION 30

1. Jones, David 9

SECTION 32

1. Ketelsen Farms LTD 5

2. Hansen, Lauren 13

SECTION 33

1. Snyder, Darol 5

2. Banta, Tracy 12

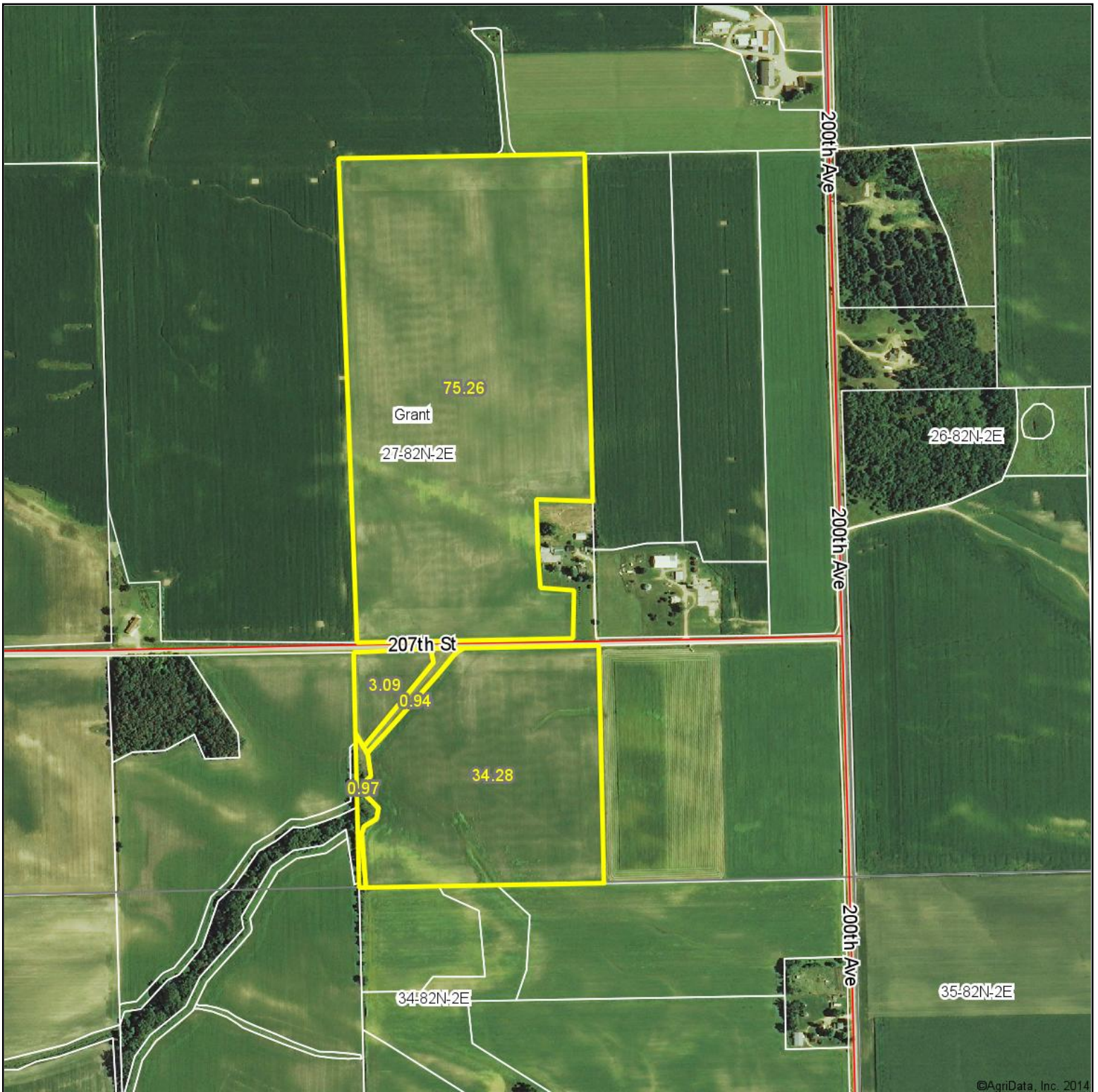
SECTION 34

1. Jacobi, Justin 8

SECTION 35

1. Hagg, Terry 5

Aerial Map



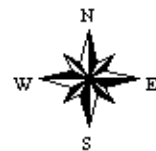
TOTAL REALTY CO.
Specializing in Farmland and
Rural Land Sales
DeWitt, IA
563-659-8185

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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27-82N-2E
Clinton County
Iowa

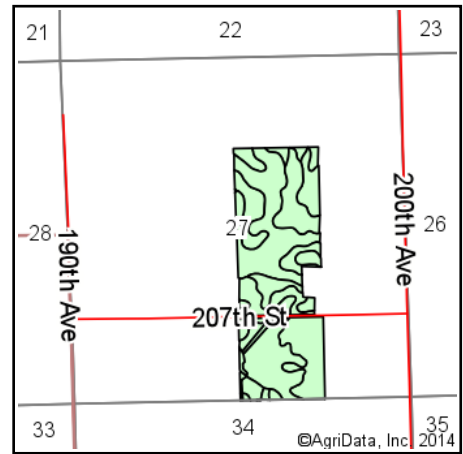
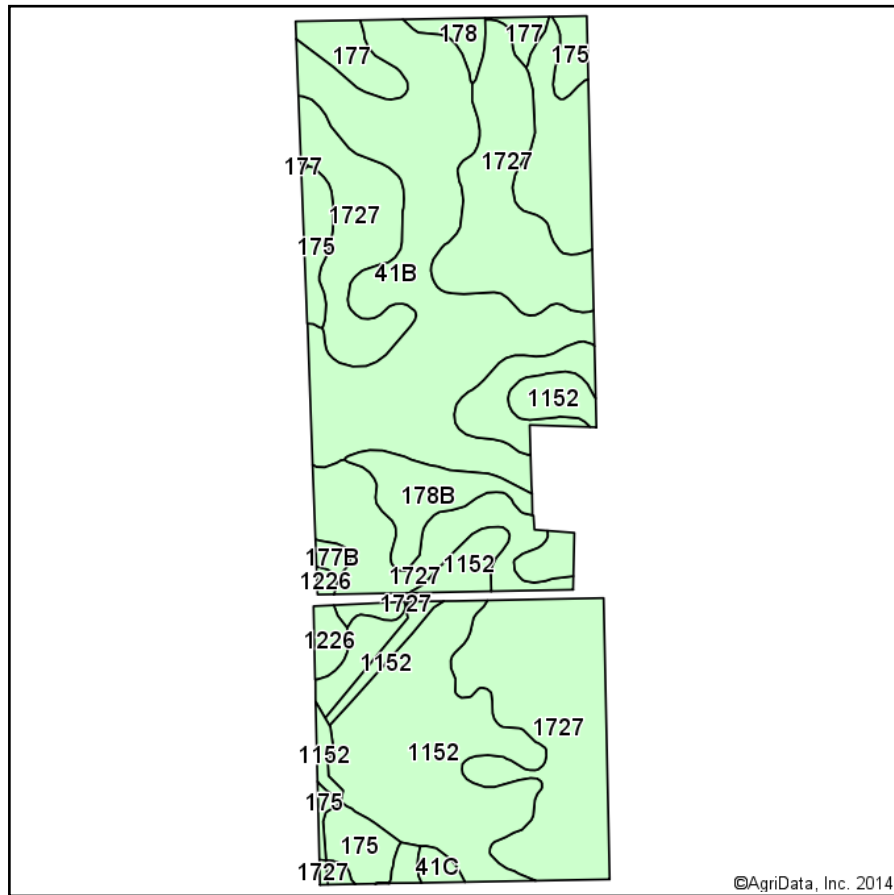
map center: 41° 52' 39.82, 90° 42' 35.6

scale: 9703



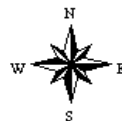
3/19/2014

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



State: **Iowa**
 County: **Clinton**
 Location: **27-82N-2E**
 Township: **Grant**
 Acres: **114.54**
 Date: **3/20/2014**

TOTAL REALTY CO.
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 Recreational Sales
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Maps Provided By:
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Viewing soils data as of 1/21/2012

Area Symbol: IA045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR*	Corn	Corn Irrigated	Oats	Soybeans
1727	Udolpho loam, 0 to 2 percent slopes	43.86	38.3%	IIw		69	175		70	47
41B	Sparta loamy fine sand, 2 to 5 percent slopes	32.31	28.2%	IVs	Ile	40	136	150	54	37
1152	Marshan clay loam, 0 to 2 percent slopes	22.35	19.5%	IIw		70	177		71	48
175	Dickinson fine sandy loam, 0 to 2 percent slopes	5.15	4.5%	IIIs		61	164		66	44
178B	Waukeel loam, 2 to 5 percent slopes	4.88	4.3%	Ile		76	185		74	50
177	Saudef loam, 0 to 2 percent slopes	2.81	2.5%	IIs		64	168		67	45
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.18	1.0%	IIs		74	185		74	50
178	Waukeel loam, 0 to 2 percent slopes	0.98	0.9%	IIs		81	191		76	52
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.59	0.5%	VIIs		25	116		46	31
177B	Saudef loam, 2 to 5 percent slopes	0.43	0.4%	Ile		61	164		66	44
Weighted Average						60.7	164	42.3	65.6	44.3

Area Symbol: IA045, Soil Area Version: 18

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

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

Iowa
Clinton
Report ID: FSA-156EZ

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

FARM: 1083
Prepared: 11/20/09 12:26 PM
Crop Year: 2010
Page: 1 of 1

Operator Name	Farm Description	Recon Number
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Farms Associated with Operator:

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
116.0	113.6	113.6	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History	ACRE Election
0.0	0.0	113.6	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	56.8	0.0	0.0	125	125	0.0	0.0
SOYBEANS	56.8	0.0	0.0	34	34	0.0	0.0
Total Base Acres:	113.6						

Tract Number: 825 Identifier E-7 NE1/4, SE1/4 OF 27

FAV/WR History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

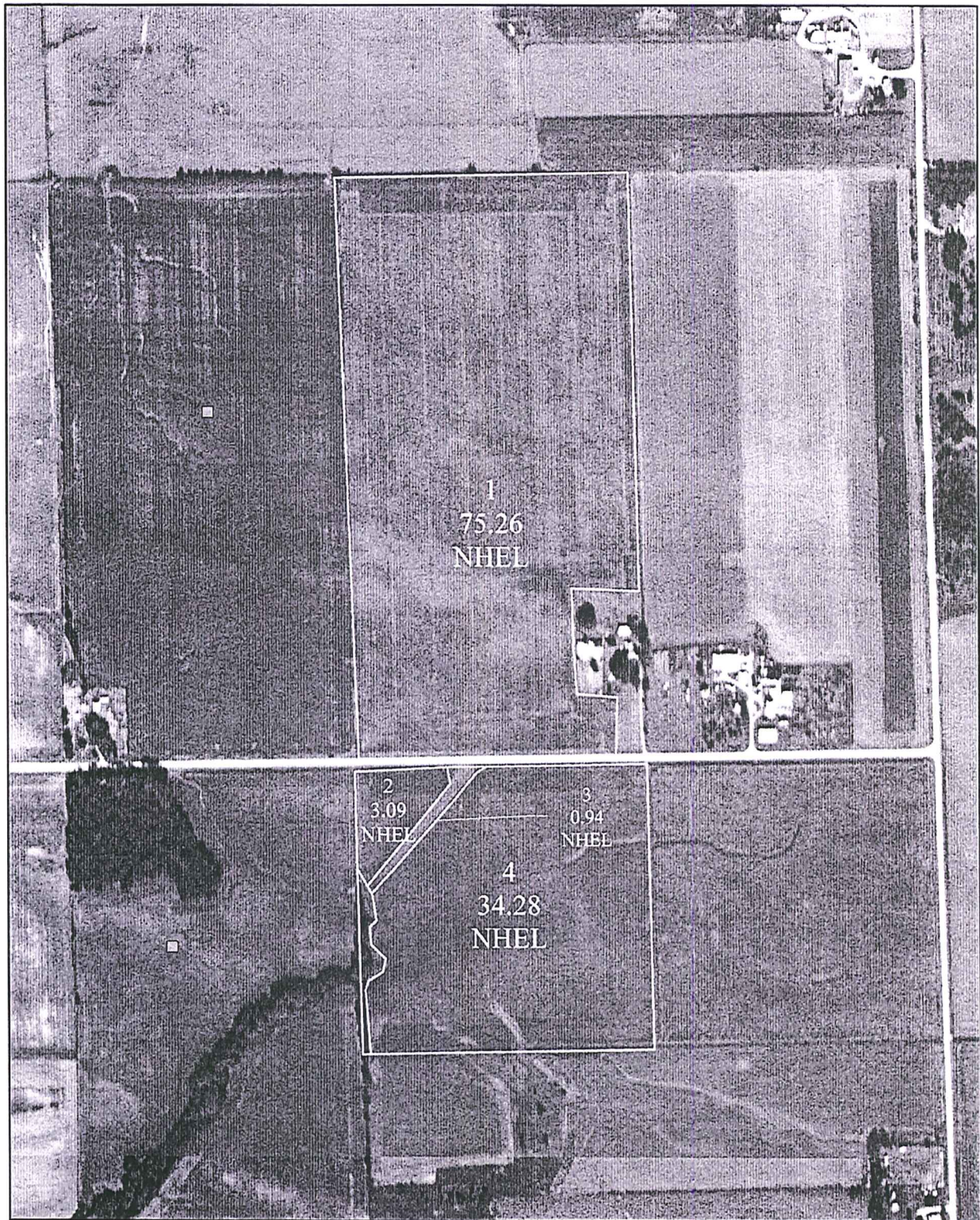
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
116.0	113.6	113.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	113.6	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	56.8	125	125	0.0	0.0	0	0.0	0.0
SOYBEANS	56.8	34	34	0.0	0.0	0	0.0	0.0
Total Base Acres:	113.6							

Owners:

Farm# 1083
Tract# 825

Sec 27
Township: Grant



0 295 590 1,180 Feet
1 inch equals 660 feet

Clinton County FSA

March 26, 2008

Legend

Wetland Determination

Wetland Determination Identifiers

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

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.