



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

120 acres more or less

Section 7

Eden 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
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120 acres more or less in Clinton Co., IA

TOTAL ACRES:	120 m/l
PRICE:	\$1,272,000

Price Per Acre: \$10,600

Owner: Carstensen

Operator: Self

County & State: Clinton Co., IA

Location: 8 miles East of DeWitt

Possession Date: At closing

Drainage Info: Natural & Tile

Average CSR: 80.5

Taxable Acres: 124 est

Net RE Taxes: \$3,447 est

Taxes payable in: 2013

Topography: Level to gently sloping

F.S.A. Information:

Farmland:	120	Corn Base:	100.5
Crop Acres:	115.6	Corn Yield:	122
CRP Acres:	0	Soybean Base:	15.1
Wheat Base:	0	Soybean Yield:	39
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	120
Tillable Acres:	115.6
CRP Acres:	0
Farmstead:	0
Roads:	4.4
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

West 1/2 of Section 7 all lying East of 240th Ave and South of 235th Street. T81N-R5E. Excluding 10 acres in the Northeast corner of the 5th P.M.

To Contact Listing Agent:

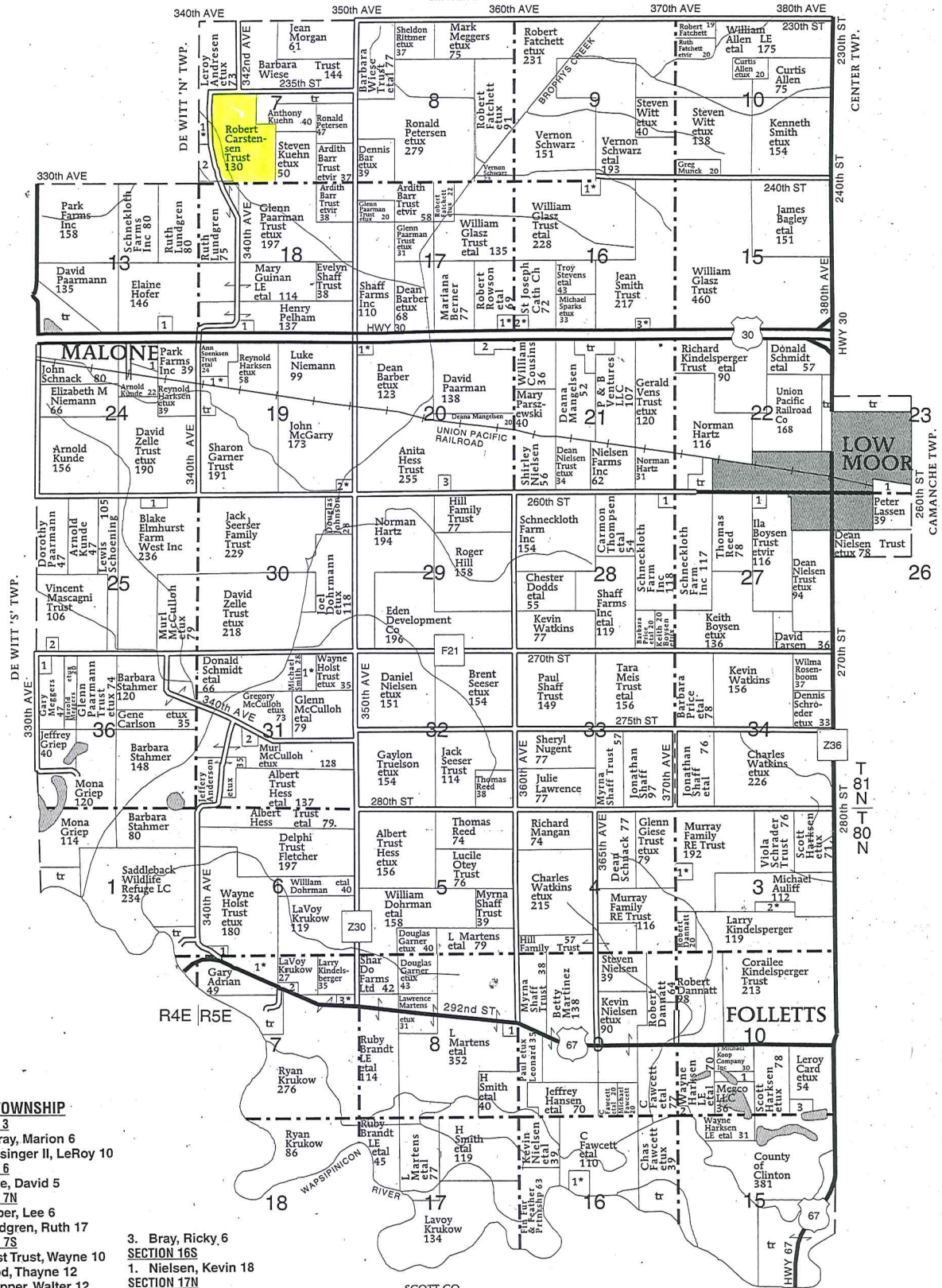
Doug Yegge
(563)320-9900 or
(563)659-8185

Comments & Building Information:

Excellent laying farm ground East of DeWitt.
Good State of fertility

Lease/FSA Information:

Open for 2014



Aerial Map



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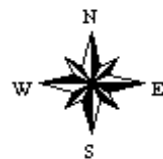
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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7-81N-5E
Clinton County
Iowa

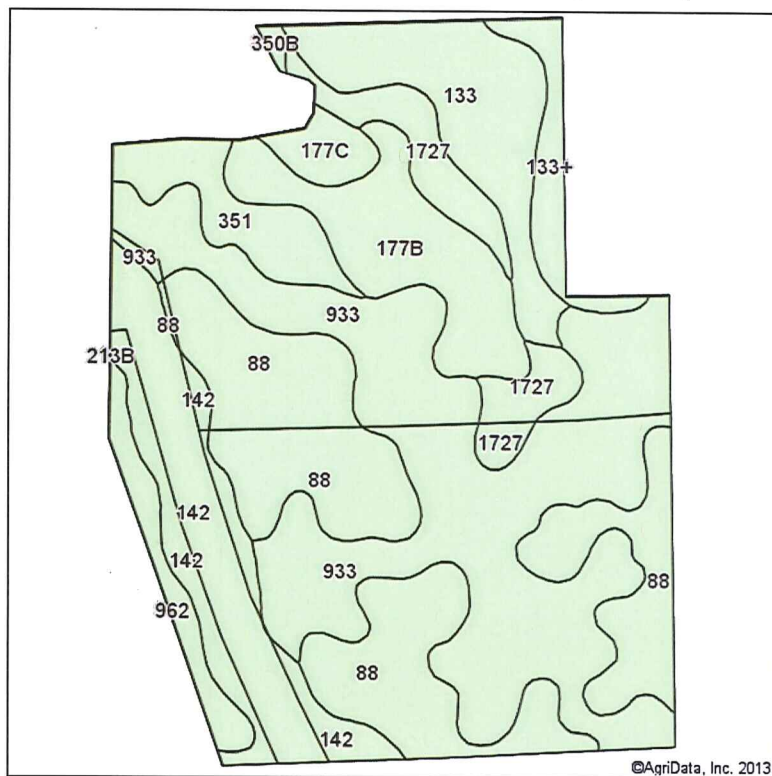
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scale: 9609

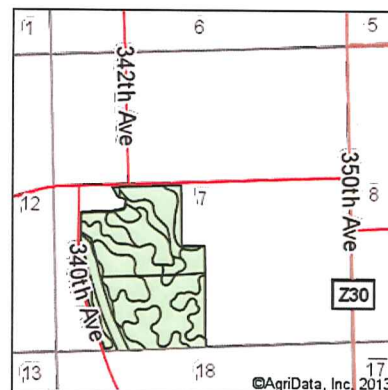


11/22/2013

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



Soils data provided by USDA and NRCS.



State: Iowa
 County: Clinton
 Location: 7-81N-5E
 Township: Eden
 Acres: 124.54
 Date: 11/22/2013



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 DeWitt, IA
 563-659-8185

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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
933	Sawmill silty clay loam, 0 to 2 percent slopes	38.92	31.3%	IIw	80	190	76	51
88	Nevin silty clay loam, 0 to 2 percent slopes	29.27	23.5%	I	92	206	82	56
142	Chaseburg silt loam, 0 to 2 percent slopes	14.56	11.7%	IIw	88	201	80	54
133	Colo silty clay loam, 0 to 2 percent slopes	10.73	8.6%	IIw	85	197	79	53
177B	Saude loam, 2 to 5 percent slopes	10.42	8.4%	Ile	61	164	66	44
1727	Udolpho loam, 0 to 2 percent slopes	6.42	5.2%	IIw	69	175	70	47
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	5.23	4.2%	I	73	181	72	49
133+	Colo silt loam, overwash, 0 to 2 percent slopes	3.36	2.7%	IIw	80	190	76	51
962	Elvira silty clay loam, 0 to 2 percent slopes	3.32	2.7%	IIw	60	163	65	44
177C	Saude loam, 5 to 9 percent slopes	2.02	1.6%	IIle	41	137	55	37
350B	Waukegan silt loam, 2 to 5 percent slopes	0.29	0.2%	Ile	69	175	70	47
Weighted Average					80.5	190.7	76.2	51.4

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

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

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

Iowa

U.S. Department of Agriculture

Prepared: 1/28/11 10:05 AM

Clinton

Farm Service Agency

Crop Year: 2011

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

Tract Number: 1978 Description M-8 SW1/4 OF 7

FAV/WR
History

BIA Range Unit Number:

N

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
135.0	115.6	115.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	115.6	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	100.5	122	122	0.0	0.0	0	0.0	0.0
SOYBEANS	15.1	39	39	0.0	0.0	0	0.0	0.0
Total Base Acres:	115.6							

Owners:

Other Producers: None

Farm# 818
Tract# 1978

Sec 7
Township: Eden



0 290 580 1,160 Feet
1 inch equals 660 feet

Clinton County FSA

March 21, 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.