



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

105 acres more or less

Section 11

DeWitt 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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105 acres more or less in Clinton Co., IA

TOTAL ACRES:	105 m/l
PRICE:	\$984,375

Price Per Acre: \$9,375

Owner: Carstensen

Operator: self

County & State: Clinton Co., IA

Location: 3 miles East of DeWitt

Possession Date: At closing

Drainage Info: Natural & Tile

Average CSR: 74.3

Taxable Acres: 105.05

Net RE Taxes: \$2,672

Taxes payable in: 2013

Topography: Level to gentle slope

F.S.A. Information:

Farmland:	105	Corn Base:	90.9
Crop Acres:	103.3	Corn Yield:	122
CRP Acres:	0	Soybean Base:	12.4
Wheat Base:	0	Soybean Yield:	39
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	105
Tillable Acres:	103.3
CRP Acres:	0
Farmstead:	0
Roads:	1.7
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

The East 1/2 of the Southeast 1/4 excluding an acreage in the Northeast corner and Southeast 1/4 of the Northeast 1/4 excluding an acreage in the Northeast corner all in Section 11 T81N-R4E of the 5th P.M.

To Contact Listing Agent:

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

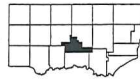
Comments & Building Information:

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

Lease/FSA Information:

Open for 2014

T-81-82-N

DE WITT 'N' PLAT
(Landowners)

R-3-4-E

- DE WITT 'N' TOWNSHIP**
- SECTION 1W**
1. Gisel, John 5
 2. Beedle, Shane 6
 3. Hodson, Clare 5
- SECTION 5**
1. Summers, Chas 7
- SECTION 6**
1. Peters, Ronnie 7
- SECTION 9**
1. Kuehn, Steven 15
 2. Carr, Charles 9
- SECTION 10**
1. Martin, Jos 7
- SECTION 11E**
1. Henningsen, Gregory 8
- SECTION 11W**
1. Ossian Trust, Karen 8
 2. Langley, Barry 22
- SECTION 12E**
1. Crank, Mervin 10
- SECTION 24**
1. McAleer, William
- SECTION 25**
1. Cox, Douglas 5
- SECTION 29**
1. Liphardt, Brian 5
 2. Stuedemann Trust, Nancy 9
- SECTION 30**
3. Garrity, Leo 7
- SECTION 34**
1. Thomsen, Keith 9
- SECTION 35**
1. Smith, Steven 7
- SECTION 36**
1. Lund, Clifford 9
 2. Christiansen, Rickert 5
 3. Glesener Trust, John 14
- SECTION 38**
1. Bowman, Robert 10
 2. Claeys, John 5

R3E/R4E

190th ST

WASHINGTON TWP.

200th ST

210th ST

220th ST

230th ST

240th ST

250th ST

260th ST

270th ST

280th ST

290th ST

300th ST

310th ST

320th ST

330th ST

340th ST

350th ST

360th ST

370th ST

380th ST

390th ST

400th ST

410th ST

420th ST

430th ST

440th ST

450th ST

460th ST

470th ST

480th ST

490th ST

500th ST

510th ST

520th ST

530th ST

540th ST

550th ST

560th ST

570th ST

580th ST

590th ST

600th ST

610th ST

620th ST

630th ST

640th ST

650th ST

660th ST

670th ST

680th ST

690th ST

DON'S ELECTRIC CO.

PLUMBING • BACKHOE • SEPTICS • PUMPS

FARM WATER SYSTEMS

DeWitt • (563) 659-5819

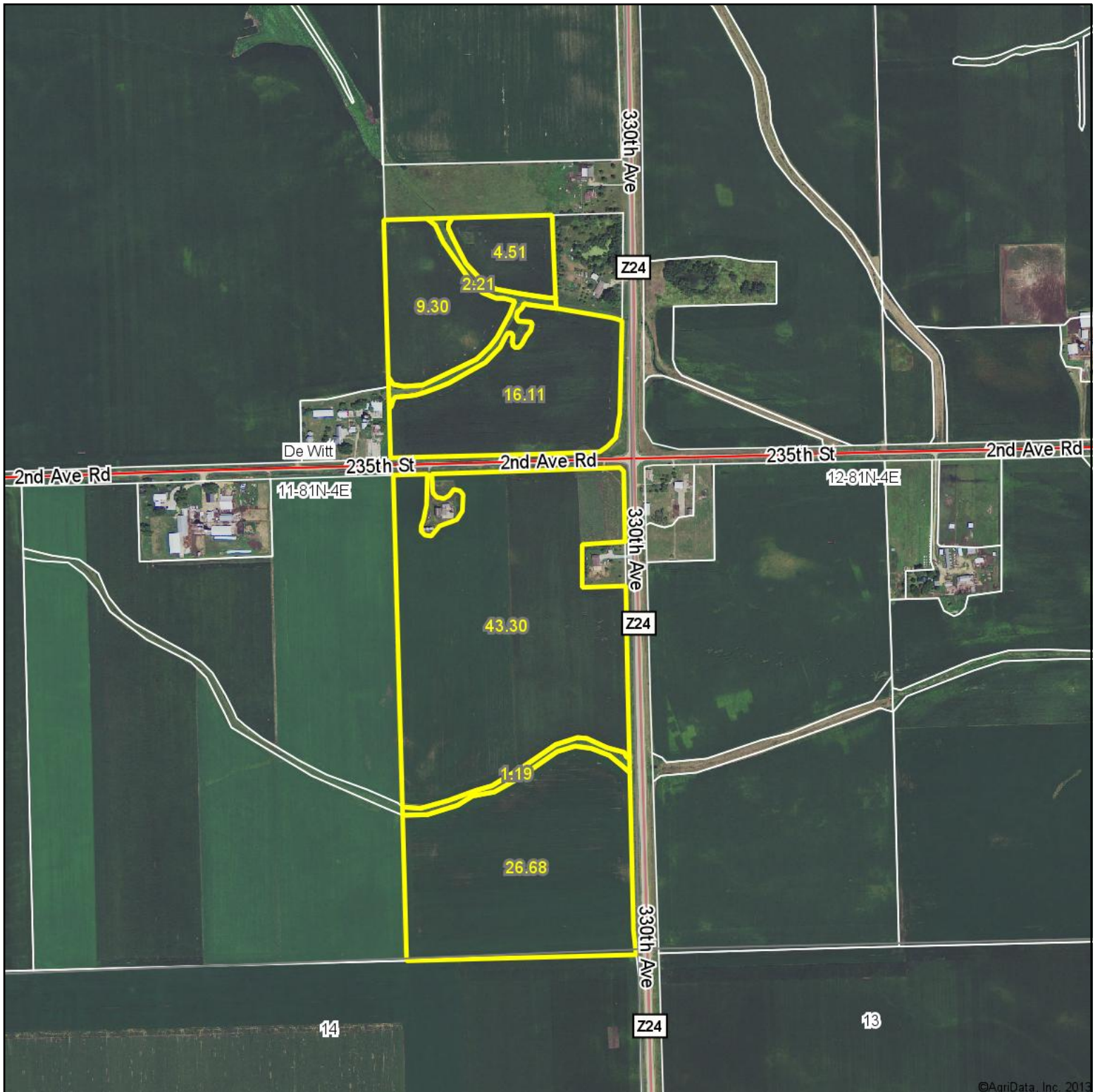
SINCE 1921

DON CLAPP JR., Owner

Ritchie Cattle Waterers
Septic Tanks & Goulds Pumps
Trenching

Please visit our retail store located at 625 6th St., DeWitt, Iowa 52742

Aerial Map



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Residential Sales

DeWitt, IA
563-659-8185

Maps Provided By:

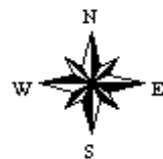


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11-81N-4E
Clinton County
Iowa

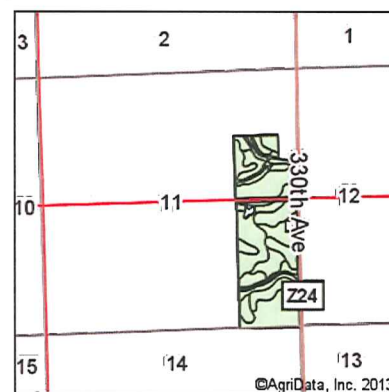
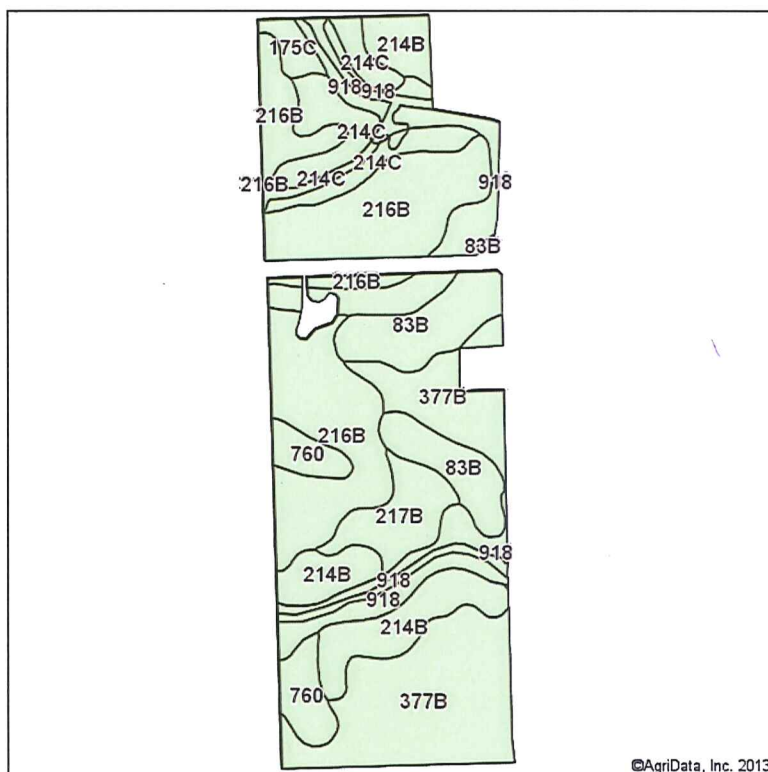
map center: 41° 50' 9.81, 90° 27' 12.99

scale: 9602



11/22/2013

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



State: Iowa
 County: Clinton
 Location: 11-81N-4E
 Township: De Witt
 Acres: 103.3
 Date: 11/22/2013



TOTAL REALTY CO.
 DeWitt, IA
 563-659-8185

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
216B	Ripon silt loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	26.91	26.1%	Ile	66	171	68	46
377B	Dinsdale silt loam, 2 to 5 percent slopes	21.60	20.9%	Ile	90	204	82	55
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	15.16	14.7%	Ilw	87	199	80	54
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	10.73	10.4%	Ile	59	162	65	44
83B	Kenyon loam, 2 to 5 percent slopes	10.05	9.7%	Ile	87	199	80	54
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	8.25	8.0%	IIle	42	139	56	38
217B	Ripon silt loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	4.74	4.6%	Ile	81	191	76	52
760	Ansgar silt loam, 0 to 3 percent slopes	4.51	4.4%	Ilw	77	186	74	50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.35	1.3%	IIle	41	137	55	37
Weighted Average					74.3	182.4	73	49.3

**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
Clinton
Report ID: FSA-156EZ

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

FARM: 818
Prepared: 1/28/11 10:05 AM
Crop Year: 2011
Page: 1 of 2

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
255.0	218.9	218.9	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	218.9	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	191.4	0.0	0.0	122	122	0.0	0.0
SOYBEANS	27.5	0.0	0.0	39	39	0.0	0.0
Total Base Acres:	218.9						

Tract Number: 1977 Description L-8 NE1/4, SE1/4 OF 11 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
120.0	103.3	103.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	103.3	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	90.9	122	122	0.0	0.0	0	0.0	0.0
SOYBEANS	12.4	39	39	0.0	0.0	0	0.0	0.0
Total Base Acres:	103.3							

Owners:
Other Producers: None

Farm# 818
Tract# 1977

Sec 11
Township: DeWitt



0 295 590 1,180 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.