



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

81 acres more or less

Section 6

Cedar Township, Mitchell 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
 Phone: 563-659-8185 Fax: 563-659-8189
 www.totalrealtyco.com



Branch Office
 4672 Glass Ave., St. Ansgar, IA 50472
 Phone: (641) 425-8617
 total@totalrealtyco.com



81 acres more or less in Mitchell Co., IA

TOTAL ACRES:	81 M/L Acres
PRICE:	\$870,750

Price Per Acre: \$10,750

Owner: Compton

Operator: DeBuhr

County & State: Mitchell Iowa

Location: South West of Osage 5 miles

Possession Date: March 1, 2014

Drainage Info: Partially Tiled

Average CSR: 85.6

Taxable Acres: 81

Net RE Taxes: \$1,980

Taxes payable in: 2012 & 2013

Topography: Level to Gentle Roll

Legal Description:

THE NORTH THIRTY-THREE (N 33'), OF THE SOUTH HALF (S 1/2), OF SOUTHWEST FRACTIONAL QUARTER (SWFRL 1/4); SOUTH HALF (S 1/2), OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 6, TOWNSHIP 97 NORTH, RANGE 17 WEST OF THE 5TH P.M. , MITCHELL COUNTY

Comments & Building Information:

High quality farmland with a partially improved drainage system. Land lays very nice with a gentle roll. The farm is nearly all tillable with very little waste acres. The 1 acre lane is owned by the Sellers. Tile maps available upon request.

F.S.A. Information:

Farmland:	81.4	Corn Base:	48.5
Crop Acres:	81.4	Corn Yield:	116
CRP Acres:	0	Soybean Base:	31.5
Wheat Base:	0	Soybean Yield:	42
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	81.4
Tillable Acres:	81.4
CRP Acres:	0
Farmstead:	0
Roads:	0
Waterways:	0
Timber:	0
Pasture:	0

To Contact Listing Agent:

Reed Kuper
(641)425-8617
reed@totalrealtyco.com

Lease/FSA Information:

Farm is leased for 2013. Possession is available on March 1st, 2014.



TOWN & COUNTRY INSURANCE AGENCY

Agents • Craig Snider • Arnie Bergan • Scott Wilde • Spencer Potter

GRINNELL MUTUAL
INSURANCE COMPANY

P.O. Box 239 • 711 MAIN ST.
OSAGE, IA 50461
641-732-5576

"Stop In For All Your Insurance Needs"

www.osageinsurance.com

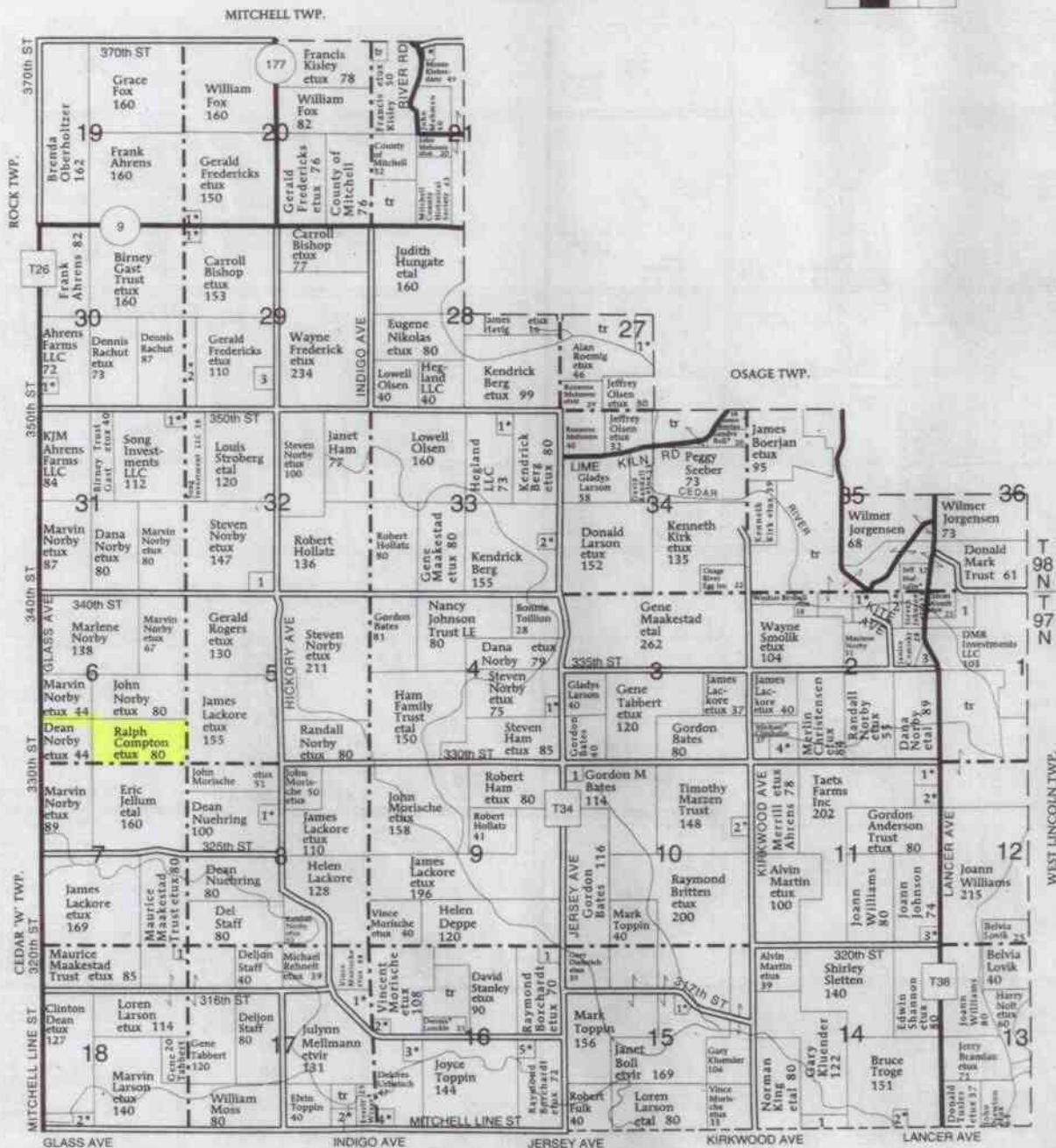
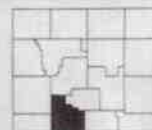
P.O. Box 239 • 711 MAIN ST.
OSAGE, IA 50461
641-732-5576

T-97-98-N

CEDAR 'E' PLAT

(Landowners)

R-17-W



CEAR 'E' TOWNSHIP

SECTION 1

1. KP Properties LLC 16

SECTION 2

1. Dungey, Scott 16

2. Smolik, Wayne 6

3. KP Properties LLC 10

4. Stauffer, David 11

SECTION 4

1. Hirota, Neal 10

SECTION 8

1. Dralle, Eric 9

SECTION 10

1. Bates, Todd 6

2. Murphy, Aaron 9

SECTION 11

1. Engelhardt, Scott 6

2. Lensing, Michael 5

3. Blake, David 6

SECTION 14

1. Larson, Gladys 18

2. Guenther, Wayne 8

SECTION 15

1. Wagner, Kevin 11

SECTION 16

1. Deppe, Helen 10

2. Anderson, Kelly 13

3. Stanley, David 12

4. Schroeder, Dedra 11

5. Parcher, Eric 6

SECTION 17

1. Larson, Russell 12

2. Schroeder, Dedra 7

SECTION 18

1. Gast, Eric 10

2. Bellairs, David 6

SECTION 20

1. Rachut, Steven 10

SECTION 21

1. Funk, Tracy 7

SECTION 29

1. Martin, Cleon 7

2. Rachut, Dennis 14

3. Voigt, David 10

SECTION 30

1. Johnson, Charles 10

SECTION 31

1. Fredericks, Wayne 8

SECTION 32

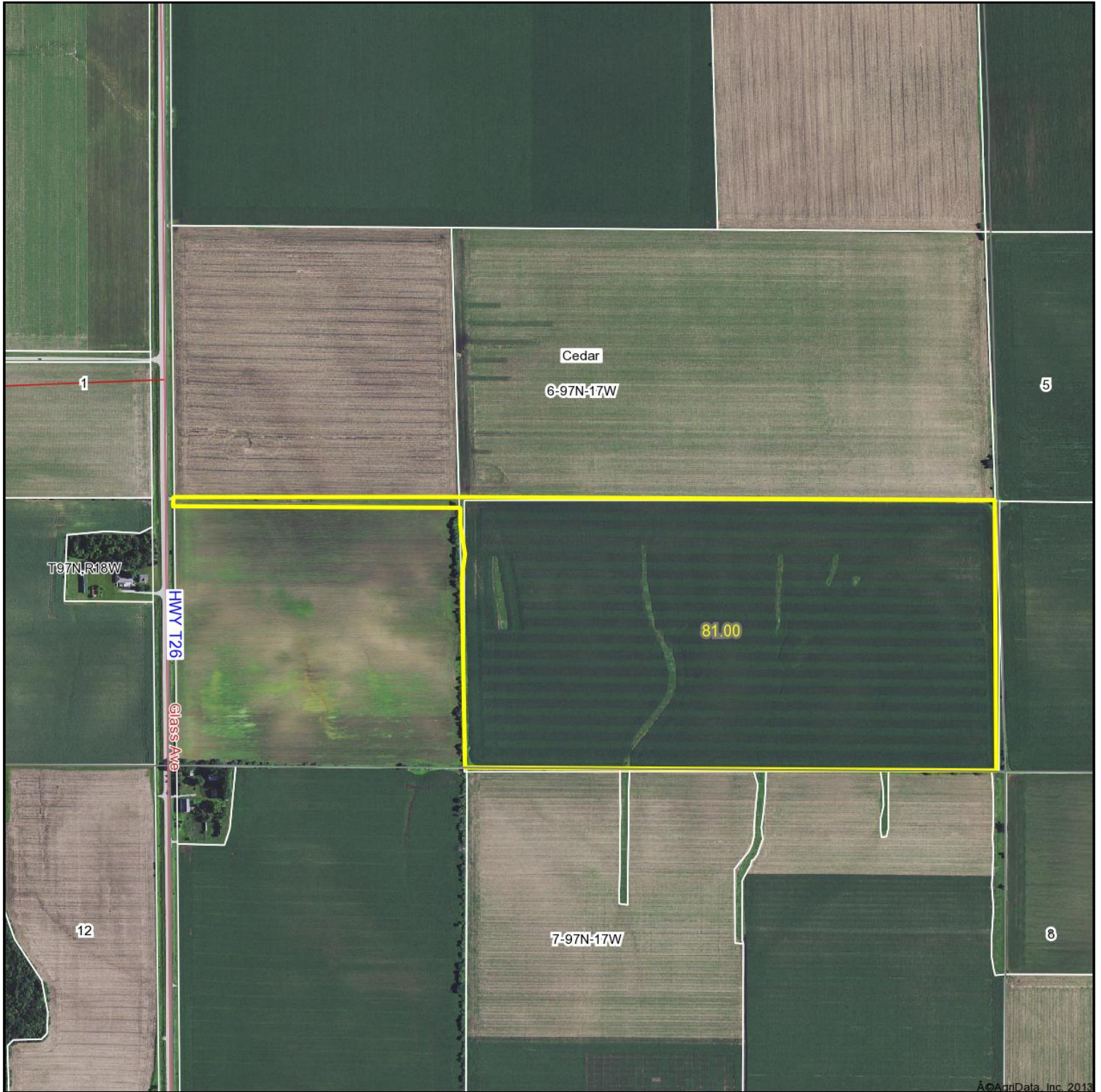
1. Rogers, Scott 12

SECTION 33

1. Michels, Jeffrey 7

2. Berg, Peter 5

Aerial Map



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TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

6-97N-17W
Mitchell County
Iowa

map center: 43° 14' 40.89, 92° 53' 53.03

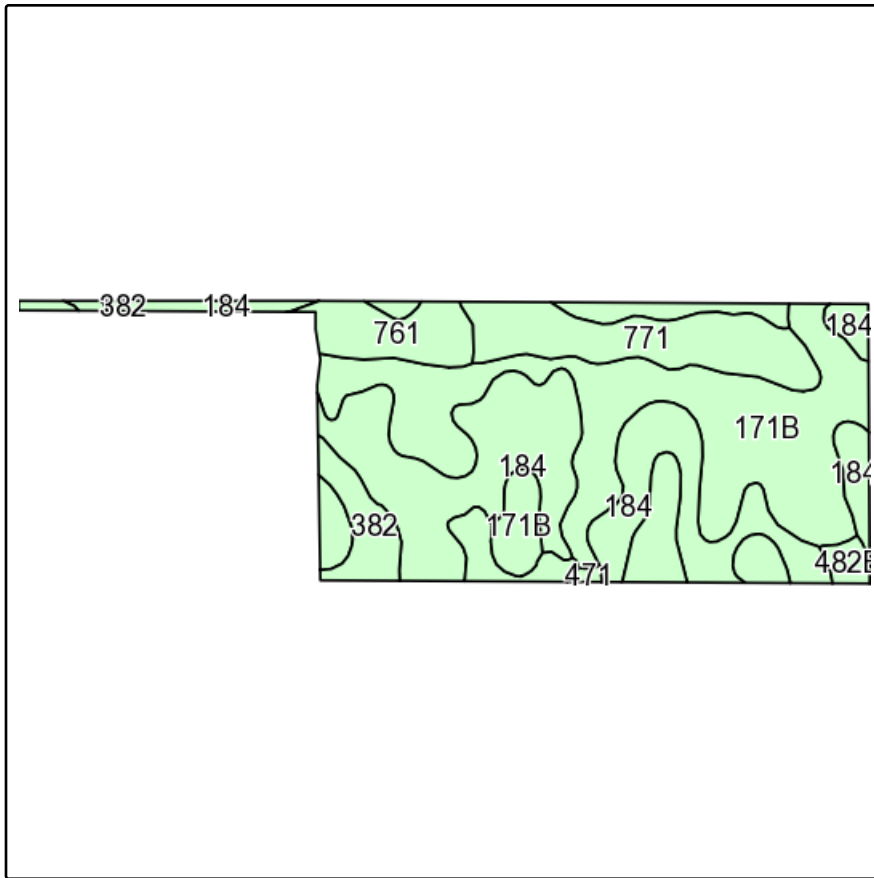
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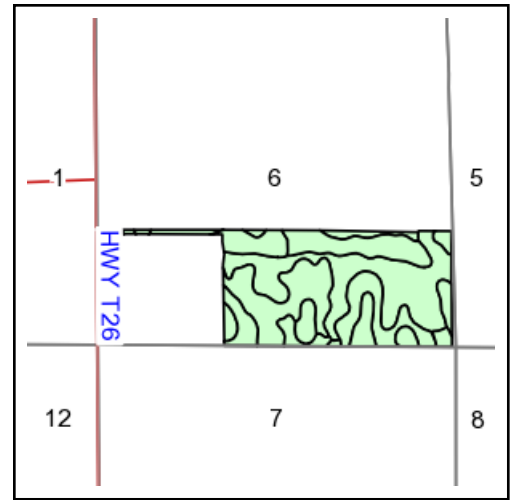
7/26/2013

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)

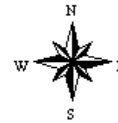


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mitchell**
Location: **6-97N-17W**
Township: **Cedar**
Acres: **81**
Date: **7/26/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
©AgriData, Inc 2013
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	28.2	34.8%	Ile	78	7.5	6.2	191	76	52
184	Klinger silty clay loam, 0 to 2 percent slopes	27.4	33.8%	I	93	8.6	6.6	212	85	57
771	Waubek silt loam, 0 to 2 percent slopes	9.1	11.2%	I	88	7.9	6.5	205	82	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	8.7	10.8%	IIw	88	8.3	4.8	205	82	55
761	Franklin silt loam, 1 to 3 percent slopes	6.5	8.0%	I	83	7.9	6.1	198	79	53
482B	Racine silt loam, 2 to 5 percent slopes	0.9	1.1%	Ile	78	7.4	6	191	76	52
471	Oran loam, 0 to 2 percent slopes	0.2	0.2%	I	83	7.6	5.8	198	79	53
Weighted Average					85.6	8	6.2	201.6	80.5	54.4

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

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Iowa
Mitchell
Report ID: FSA-156EZ

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

FARM: 5495
Prepared: 3/13/12 11:03 AM
Crop Year: 2012
Page: 1 of 2

Operator Name

Farm Identifier
Farm Combo #5492 & #5494

Recon Number
2012 19131 14

Farms Associated with Operator:
935, 1438, 2039, 4719, 5007, 5232

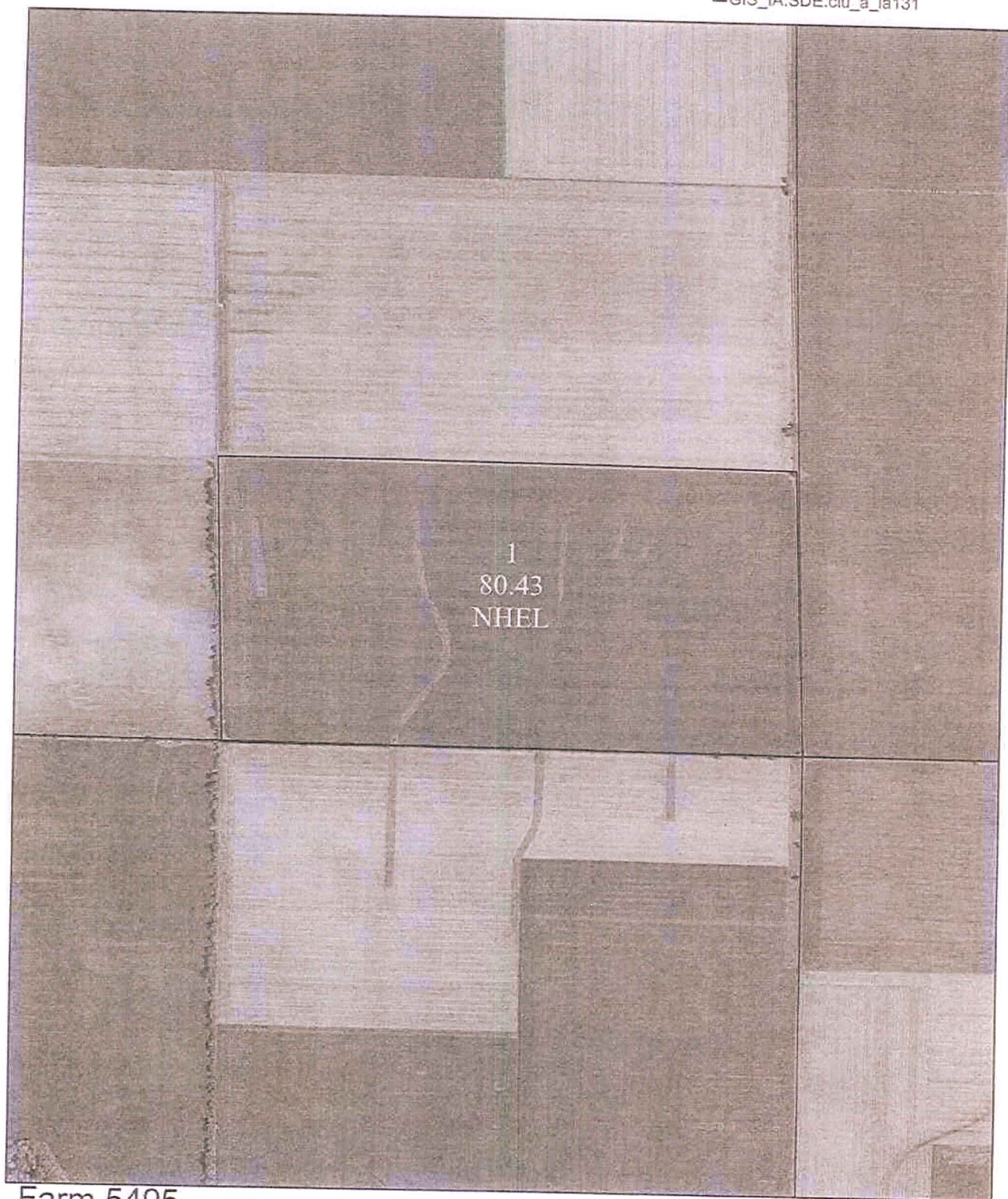
CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.4	81.4	81.4	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAY/WR History	ACRE Election
0.0	0.0	81.4	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	48.5	0.0	0.0	116	116	0.0	0.0
SOYBEANS	31.5	0.0	0.0	42	42	0.0	0.0
Total Base Acres:	80.0						



▽ Limited Restrictions
Exempt from Conservation Compliance Provisions
☐ plss_a_ia131
☐ soilmu_a_ia031
☐ GIS_IA.SDE.clu_a_ia131



Farm 5495
Tract 10693
SECTION: 6-97-17
Twp: East Cedar

0 270 540 1,080 Feet
1 inch equals 660 feet

PRINTED:
December 05, 2011

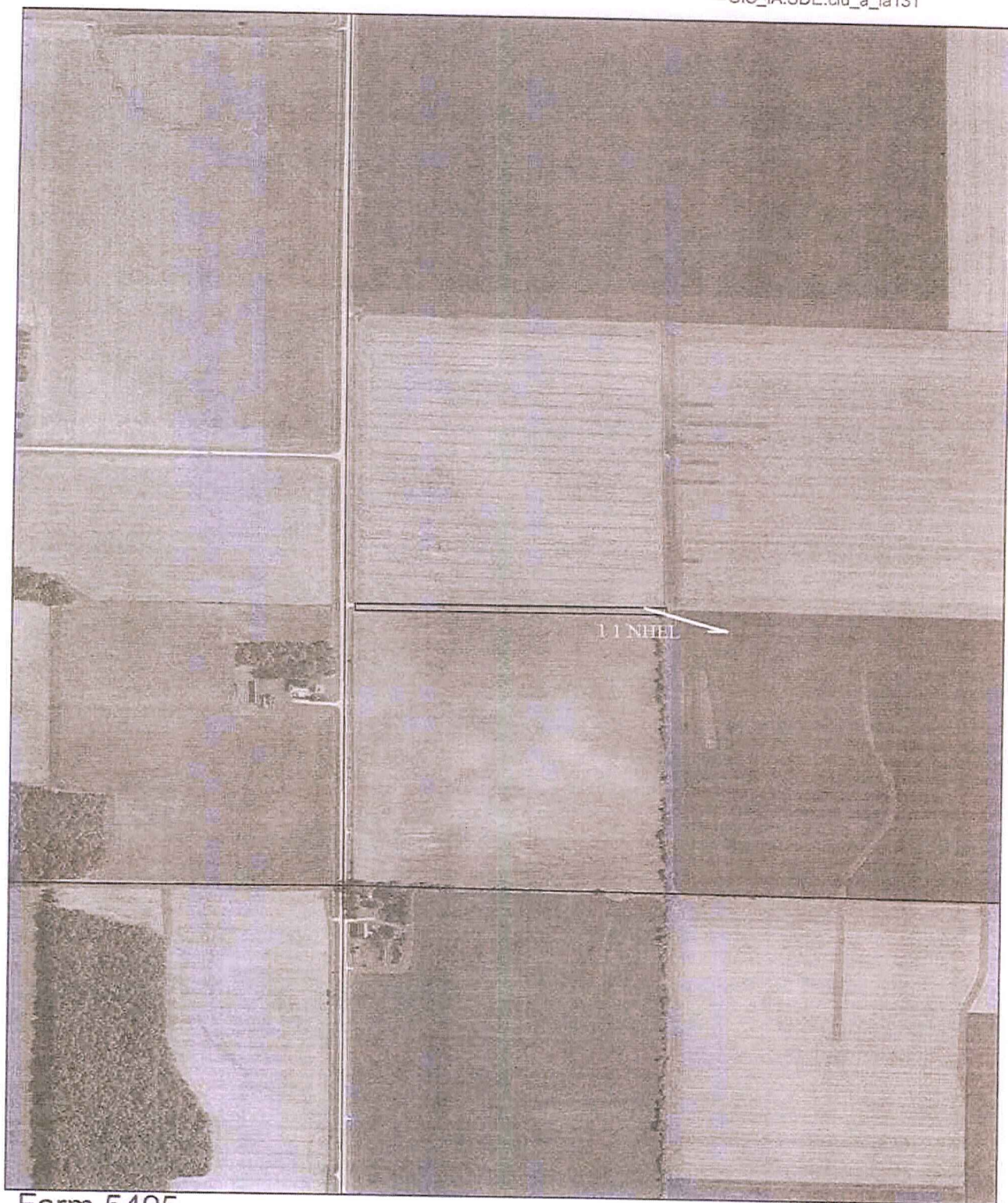
by MITCHELL COUNTY FSA

CROP YEAR _____

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 N



▽ Limited Restrictions
Exempt from Conservation Compliance Provisions
□ plss_a_ia131
□ soilmu_a_ia031
□ GIS_IA.SDE.clu_a_ia131



Farm 5495

Tract 10695

SECTION: 6-97-17

Twp: East Cedar

0 280 560 1,120 Feet



1 inch equals 660 feet

PRINTED:

December 05, 2011

by MITCHELL COUNTY FSA

CROP YEAR _____

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 N

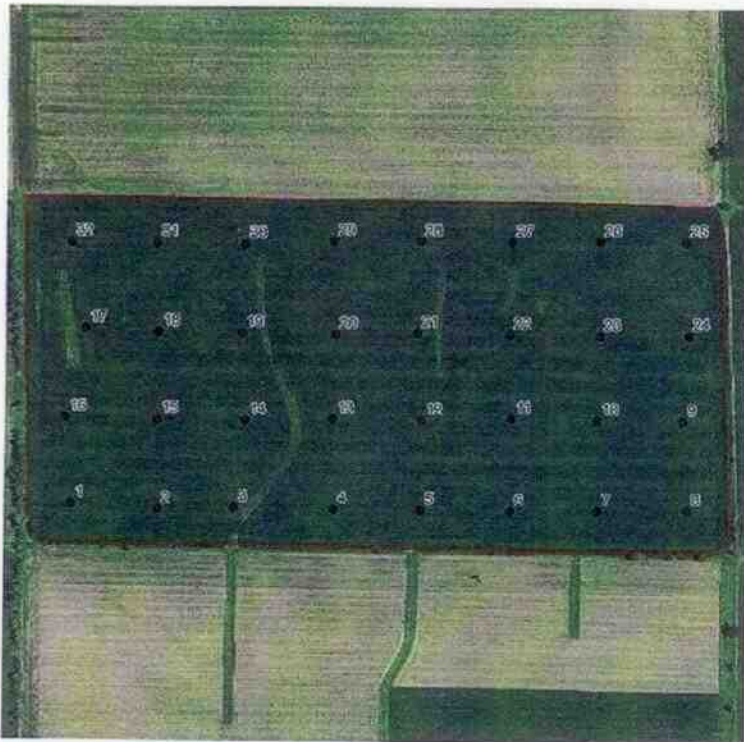
Field Sampler

Bou. Jary & Soil Nutrients

Grower: Debuhr Steve
Farm: Farm
Acreage: 76.71

Field(s): 15545 Weiners 11

FLI: North Iowa Coop



Element	Average	Range
P:	34	14 - 110
K:	120	78 - 371
Mg:	9	0 - 298
Ca:	46	0 - 1472
S:	0	0 - 6
B:	0.0	0.0 - 0.6
Zn:	0.0	0.0 - 1.0
Mn:	0.4	0.0 - 12.0
Fe:	3.4	0.0 - 108.5
Cu:	0.0	0.0 - 0.9
Al:	N/A	N/A
Na:	0.0	0.0 - 0.0
SS:	N/A	N/A
NN:	0.0	0.0 - 0.0
OM:	0.2	0.0 - 6.0
pH:	5.5	4.7 - 6.2
Buffer:	6.5	6.0 - 6.8
ENR:	N/A	N/A
CeC:	0.0	0.0 - 0.0
BD:	N/A	N/A
SP:	N/A	N/A

Field No.	P (ppm)	K (ppm)	Mg (ppm)	Ca (ppm)	S (ppm)	B (ppm)	Zn (ppm)	Mn (ppm)	Fe (ppm)	Cu (ppm)	Al (ppm)	Na (ppm)	SS (ppm)	NN (ppm)	OM (%)	pH	Buffer	ENR (meq)	CaC (meq)	BD (%)	SP (%)
15545 Weiners 11																					
1	37	104	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.5	6.3	n/a	0.0	n/a	n/a
2	29	93	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.5	6.4	n/a	0.0	n/a	n/a
3	31	98	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	6.1	6.7	n/a	0.0	n/a	n/a
4	26	91	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.3	6.7	n/a	0.0	n/a	n/a
5	44	150	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	6.0	6.6	n/a	0.0	n/a	n/a
6	26	89	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.5	6.6	n/a	0.0	n/a	n/a
7	51	177	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	6.2	6.8	n/a	0.0	n/a	n/a
8	26	112	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.1	6.4	n/a	0.0	n/a	n/a
9	110	371	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.6	6.6	n/a	0.0	n/a	n/a
10	94	355	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.7	6.4	n/a	0.0	n/a	n/a
11	14	91	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.8	6.7	n/a	0.0	n/a	n/a
12	21	120	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.9	6.6	n/a	0.0	n/a	n/a
13	27	90	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.6	6.6	n/a	0.0	n/a	n/a
14	31	90	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.3	6.4	n/a	0.0	n/a	n/a
15	33	111	298	1472	6	0.6	1.0	12	108.5	0.9	n/a	0.0	n/a	0.0	6.0	5.5	6.2	n/a	0.0	n/a	n/a
16	22	92	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.8	6.3	n/a	0.0	n/a	n/a
17	22	91	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.8	6.7	n/a	0.0	n/a	n/a
18	15	82	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.9	6.8	n/a	0.0	n/a	n/a
19	32	102	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.4	6.3	n/a	0.0	n/a	n/a
20	31	127	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	6.1	6.7	n/a	0.0	n/a	n/a
21	26	78	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.6	6.6	n/a	0.0	n/a	n/a
22	21	91	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.8	6.6	n/a	0.0	n/a	n/a
23	37	107	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.4	6.3	n/a	0.0	n/a	n/a
24	38	92	0	0	0	0.0	0.0	0	0.0	0.0	n/a	0.0	n/a	0.0	0.0	5.2	6.5	n/a	0.0	n/a	n/a



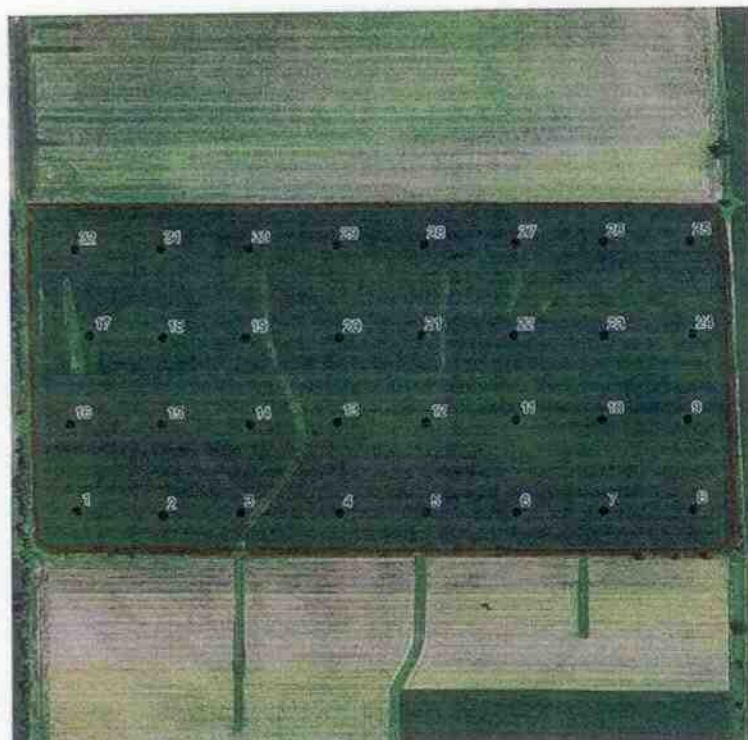
*Phosphorus Test used Mehlich III extraction colorimeter method

Boundary & Soil Nutrients

FLI: North Iowa Coop

Owner: Debuhr Steve
Farm: Farm
Acres: 76.71

Field(s): 15545 Weiners 11



Element	Average	Range
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B:	0.0	0.0 - 0.6
Zn:	0.0	0.0 - 1.0
Mn:	0.4	0.0 - 12.0
Fe:	3.4	0.0 - 108.5
Cu:	0.0	0.0 - 0.9
Al:	N/A	N/A
Na:	0.0	0.0 - 0.0
SS:	N/A	N/A
NN:	0.0	0.0 - 0.0
OM:	0.2	0.0 - 6.0
pH:	5.5	4.7 - 6.2
Buffer:	6.5	6.0 - 6.8
ENR:	N/A	N/A
CeC:	0.0	0.0 - 0.0
BD:	N/A	N/A
SP:	N/A	N/A

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