



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
84 acres more or less
Sections 8 & 9
Bloomfield 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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We are pleased to present 84 acres m/l in Clinton County, Iowa

TOTAL ACRES:	84 m/l
PRICE:	\$895,000.00

Price Per Acre: \$10,655
Owner: ASC LLC
Operator: Paul Tonderum
County & State: Clinton County, Iowa
Location: NE of Delmar on 115th Street
Possession Date: At closing
Drainage Info: natural
Average CSR: 89.8
Taxable Acres: 81.1
Net RE Taxes: \$1,868.00
Taxes payable in: 2013
Topography: Level to gentle slope

Legal Description:

Part of the SE 1/4 of Section 8 and the SW 1/4 of Section 9, all in
TWP 83 N, Range 3, East of the 5th P.M.

Comments & Building Information:

S. 1/2 of the RR right of way is owned by Rex Beck.

F.S.A. Information:

Farmland:	84	Corn Base:	57.8
Crop Acres:	71.6	Corn Yield:	128
CRP Acres:	0	Soybean Base:	13.7
Wheat Base:	0	Soybean Yield:	47
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	84
Tillable Acres:	71.6
CRP Acres:	0
Farmstead:	0
Roads:	1.4
Waterways:	7.5
Timber:	3.5
Pasture:	0

To Contact Listing Agent:

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

Lease/FSA Information:

Leased for the 2014 crop year at \$375.00 X 71.6 acres, all
paid April 1st.

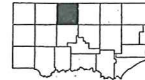
Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory
just for reviewing your township directory map for correct information.
(The Free book must be Your County or Surrounding County.)
Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605
Or email: camille.knowles@farmandhomepublishers.com

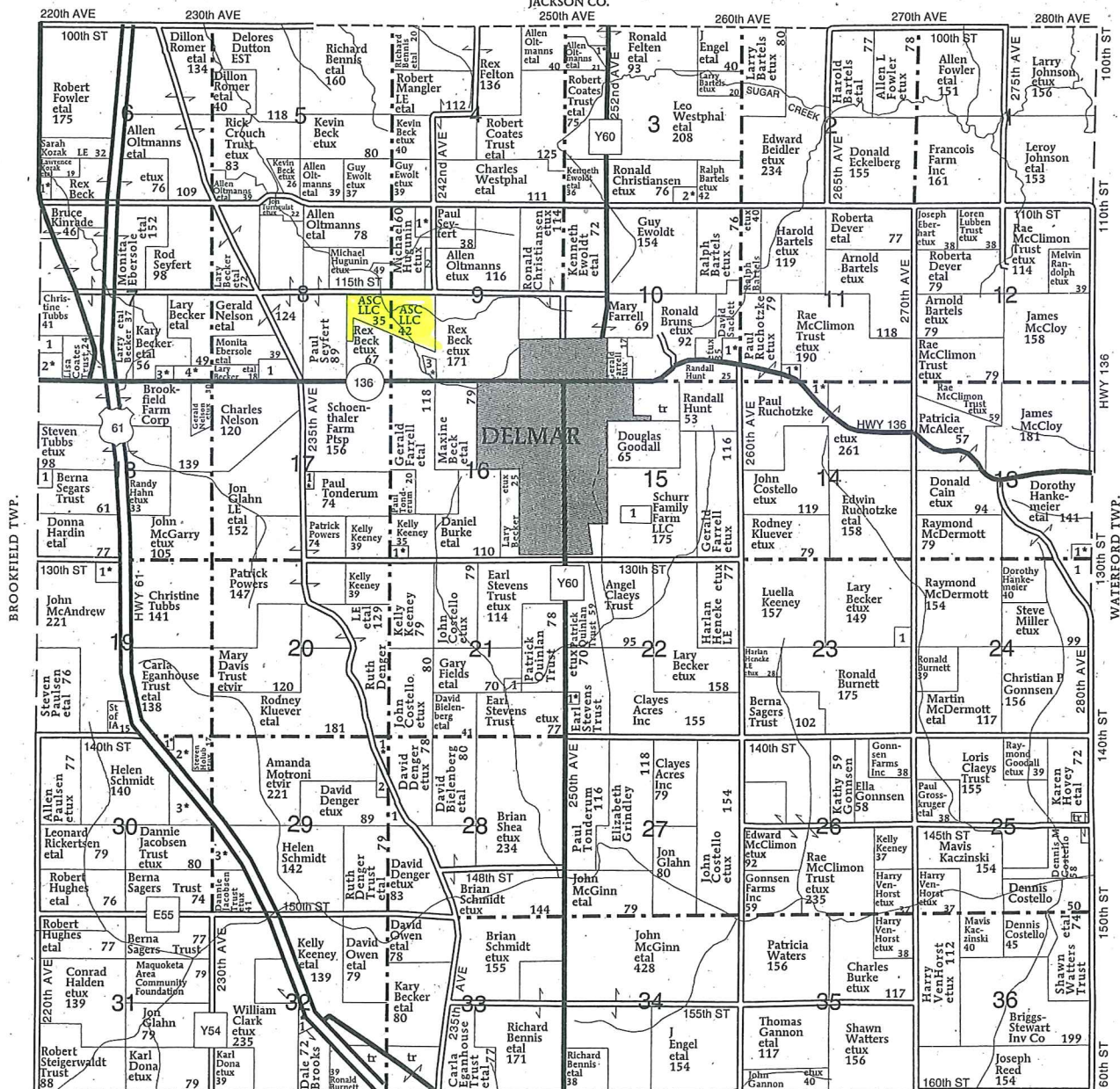
T-83-N

BLOOMFIELD PLAT

(Landowners)



R-3-E



WELTON TWP.

BLOOMFIELD TOWNSHIP SECTION 3

1. Fishwild, Steven 7
 2. Christiansen, Paul 10
- ### SECTION 6
1. Sagers, William 8
- ### SECTION 7
1. New Horizon FS Inc 8
 2. Tubbs, Joel 14

3. Witt, Dan 5
 4. Nelson, Gerald 9
- ### SECTION 8
1. Shollenberger LE, Charlotte 20
- ### SECTION 9
1. Carr, Kevin 10
 2. Seyfert, Paul 6
 3. Beck, Thomas 9

SECTION 10

1. Miller, Charles 21
- ### SECTION 11
1. McClimon, Edward 5
- ### SECTION 13
1. Ralston, James 9
- ### SECTION 14
1. McClimon Trust, Rae 5
- ### SECTION 15
1. City of Delmar 15

SECTION 16

1. Overstake, Mikel 5
- ### SECTION 17
1. Eberhart, Joseph 5
- ### SECTION 18
1. Brookfield Farm Corp 7
- ### SECTION 19
1. Morris, Linda 10
- ### SECTION 21
1. Fields, Gary 9

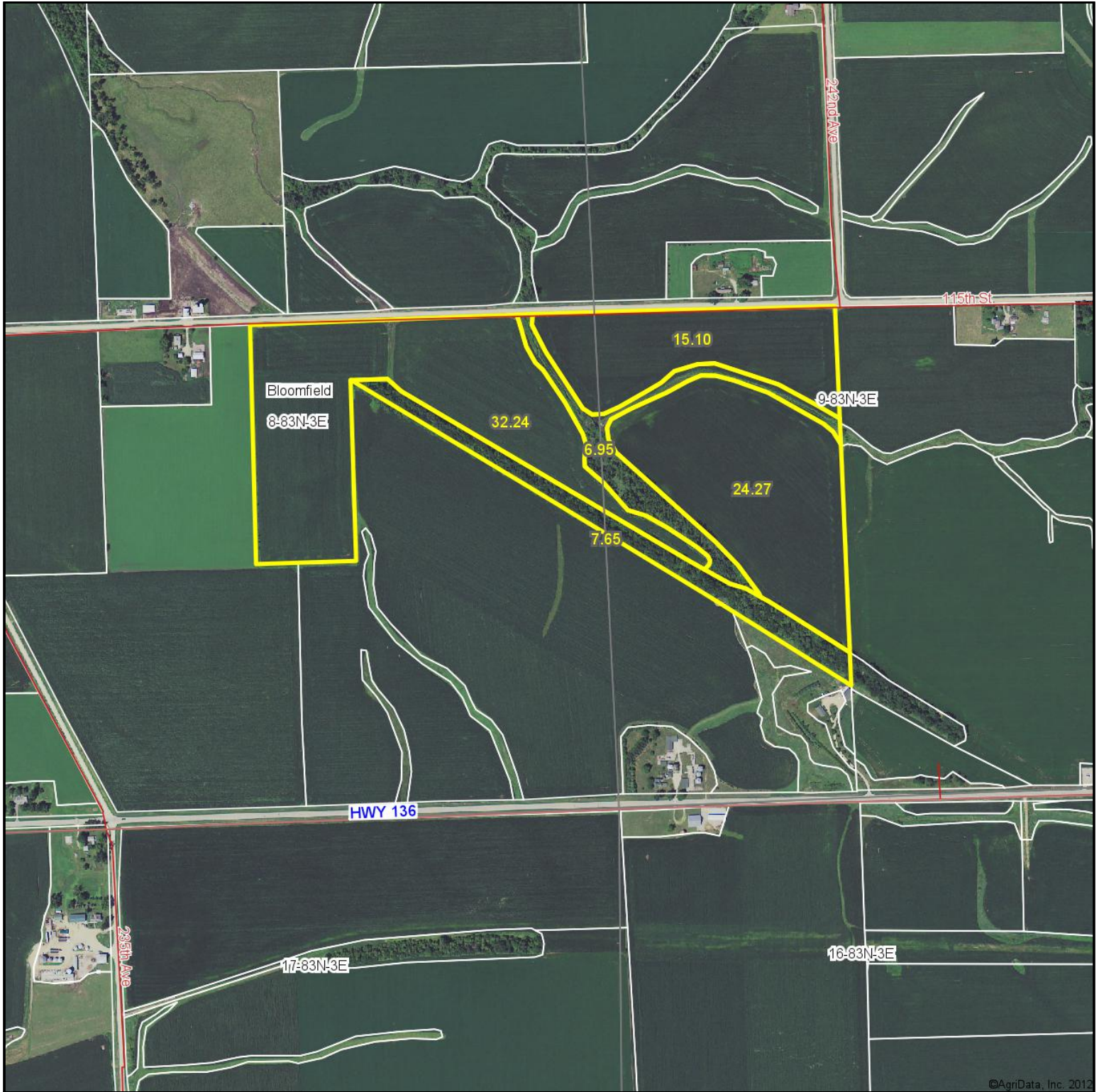
SECTION 22

1. Hill, Larry 6
- ### SECTION 23
1. McDermott, Raymond 9
- ### SECTION 24
1. Claeys, Andrew 17
- ### SECTION 28
1. Denger, Jacob 13

SECTION 29

1. Denger, David 8
 2. Denger, Jacob 6
 3. Youmans, Mark 15
- ### SECTION 30
1. Eganhouse Trust, Carla 6
 2. Motroni, Amanda 32
 3. Jacobsen, Dannie 16
- ### SECTION 32
1. Roling, Loran 6

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



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8-83N-3E
Clinton County
Iowa

map center: 42° 0' 27.02, 90° 37' 37.94

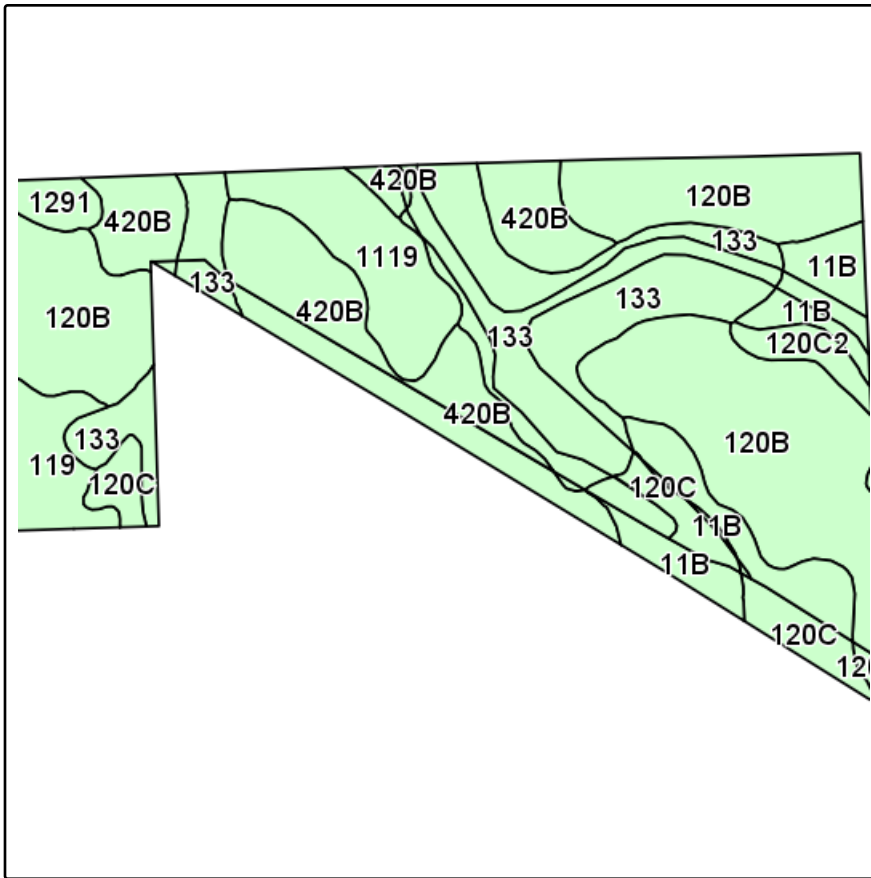
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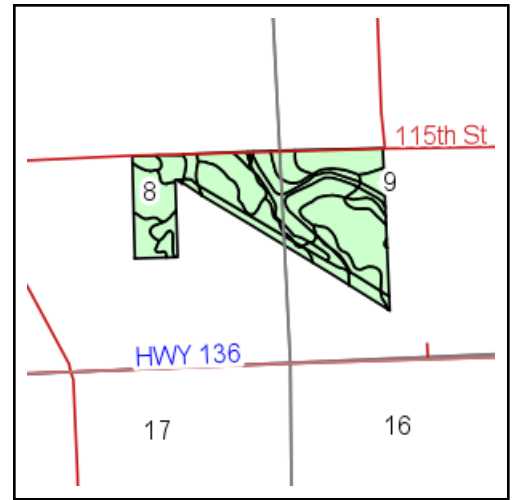
3/21/2013

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)



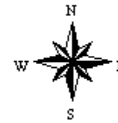
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **8-83N-3E**
Township: **Bloomfield**
Acres: **86.2**
Date: **3/21/2013**



DeWitt, IA
563-659-8185



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
120B	Tama silt loam, 2 to 5 percent slopes	27.8	32.4%	Ile	95	11.7	7	210	84	57
133	Colo silty clay loam, 0 to 2 percent slopes	18.5	21.4%	IIw	85	6.8	4.1	197	79	53
420B	Tama silt loam, benches, 2 to 5 percent slopes	15.3	17.7%	Ile	95	11.7	7	210	84	57
11B	Colo-Ely complex, 2 to 5 percent slopes	6.5	7.6%	Ile	68	6.8	4	174	70	47
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	6	6.9%	I	100	11.2	6.8	217	87	59
120C	Tama silt loam, 5 to 9 percent slopes	6	6.9%	IIIe	80	11.4	6.8	190	76	51
119	Muscatine silt loam, 1 to 3 percent slopes	3.3	3.9%	I	100	11.2	6.8	217	87	59
120C2	Tama silt loam, 5 to 9 percent slopes, moderately eroded	1.5	1.7%	IIIe	78	11.1	6.6	187	75	50
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	1.3	1.5%	Ile	80			190	76	51
Weighted Average					89.8	10	6	203.2	81.4	55

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
Clinton
Report ID: FSA-156EZ

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

FARM: 7176
Prepared: 3/23/11 7:44 AM
Crop Year: 2011
Page: 1 of 1

Operator Name

Farm Identifier
2011 div of 5558

Recon Number
2011 19045 98

Farms Associated with Operator:
2022, 7094, 7175, 7177

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
84.0	71.6	71.6	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	71.6	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	57.8	0.0	0.0	128	128	0.0	0.0
SOYBEANS	13.7	0.0	0.0	47	47	0.0	0.0
Total Base Acres:	71.5						

Tract Number: 10988 Description G-2, H-2 SE1/4 OF 8; SW1/4 OF 9

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
84.0	71.6	71.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	71.6	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	57.8	128	128	0.0	0.0	0	0.0	0.0
SOYBEANS	13.7	47	47	0.0	0.0	0	0.0	0.0
Total Base Acres:	71.5							

Owners: ASC LLC

Other Producers: None

Farm# 7176
Tract# 10988

Sec: 8 & 9
Township: Bloomfield



0 300 600 1,200 Feet
1 inch equals 660 feet

Clinton County FSA

March 23, 2011

- 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.