



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

144 acres more or less

Section(s) 30 & 31

Port Louisa Township, Louisa 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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144 acres more or less in Louisa Co., IA

TOTAL ACRES:	144 m/l
PRICE:	\$1,080,000.00

Price Per Acre: \$7,500.00

Owner: Summit Ag Fund

Operator: self

County & State: Louisa, Iowa

Location: 7 miles South of Muscatine, IA.

Possession Date: At closing

Drainage Info: Natural & tile

Average CSR: 66.5

Taxable Acres: 144

Net RE Taxes: \$4,072

Taxes payable in: 2014

Topography: Level

F.S.A. Information:

Farmland:	144	Corn Base:	100.4
Crop Acres:	143.67	Corn Yield:	147
CRP Acres:	0	Soybean Base:	42.8
Wheat Base:	0	Soybean Yield:	30
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	144
Tillable Acres:	143.67
CRP Acres:	0
Farmstead:	0
Roads:	.33
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

Part of the Southwest 1/4 of Section 30 & Part of Section 31 all
in Township 75 North, Range 2 West of the 5th P.M.
See attached survey for exact legal description.

To Contact Listing Agent:

**Call Doug Yegge at
(563)320-9900 or
(563)659-8185**

Comments & Building Information:

High quality farm in a great location!

Lease/FSA Information:

Leased through Feb 2015 for \$400/acre.

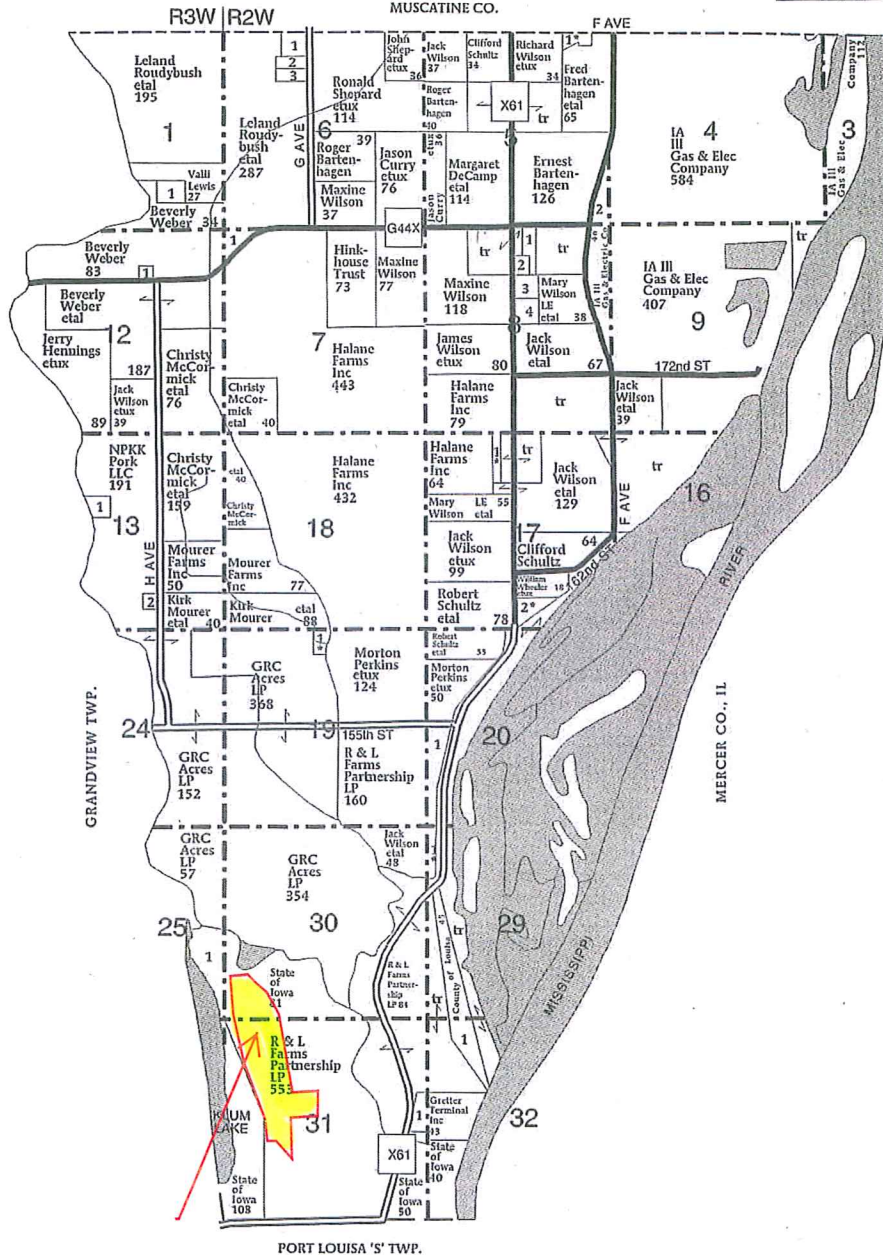
T-75-N

PORT LOUISA 'N' PLAT

(Londonsburg)



R-2-3-W

**PORT LOUISA 'N'**
TOWNSHIP**SECTION 1**

1. Lewis, Timothy 9

SECTION 5

1. Perley, David 5

2. IA III Gas & Electric Co
17**SECTION 6**

1. Moore Jr, Richard 9

2. Skidmore, Clifford 5

3. Roudybush, Leland 5

SECTION 7

1. Roudybush, Leland 16

SECTION 8

1. Reeves, Scott 10

2. Starkweather, Brandi 5

3. Wilson, Teresa 10

4. Wilson, Gregory 10

SECTION 12

1. Baker, Randall 5

SECTION 13

1. Brown, James 10

2. Eserhaut, Raymond 5

SECTION 17

1. Bashore, Delores 8

2. Brewer, Randall 8

SECTION 19

1. Mourer, Kirk 17

SECTION 201. R & L Farms
Partnership LP 47**SECTION 25**

1. State of Iowa 20

SECTION 29

1. Wilson, Jack 28

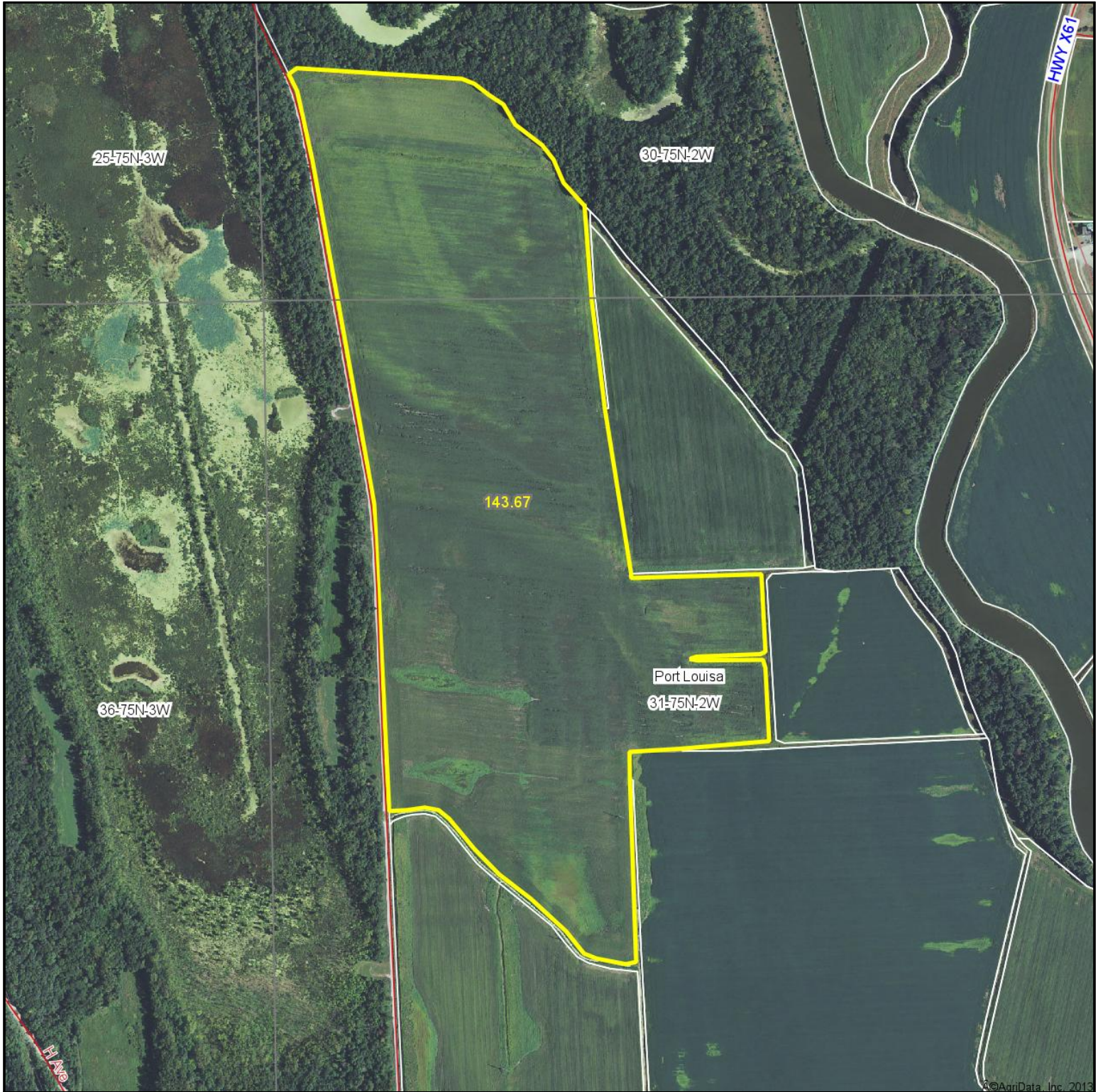
SECTION 31

1. Gretter Terminal Inc 6

SECTION 32

1. County of Louisa 25

Aerial Map



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Maps provided by:



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www.AgriDataInc.com

31-75N-2W
Louisa County
Iowa

map center: 41° 15' 29.51, 91° 8' 1

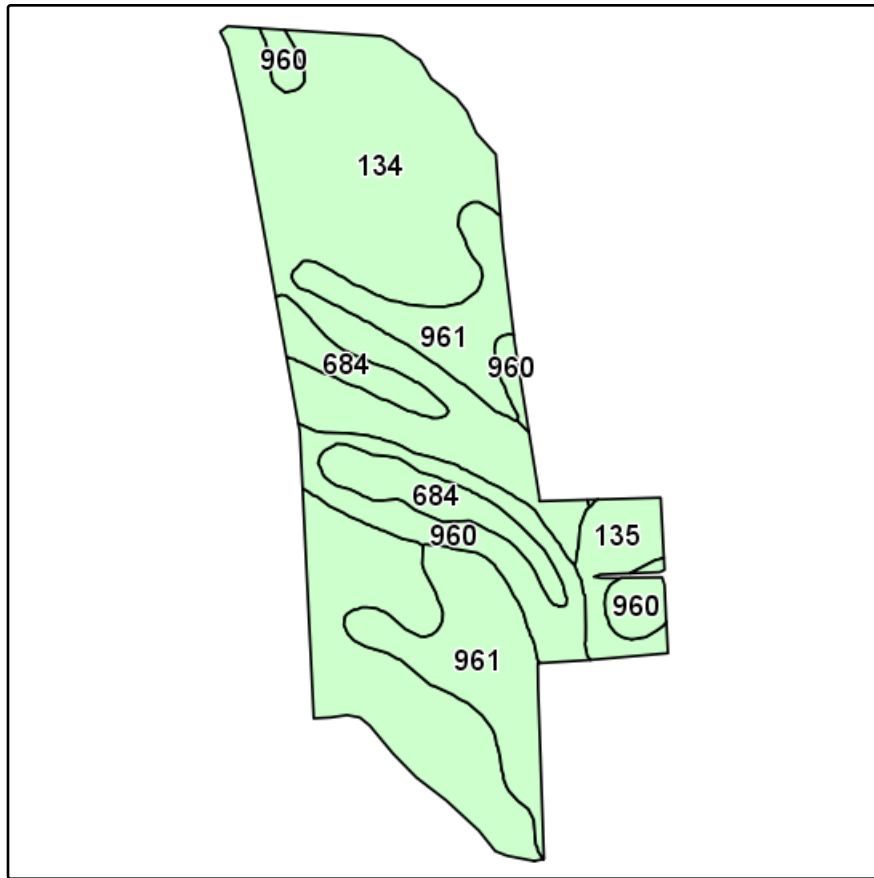
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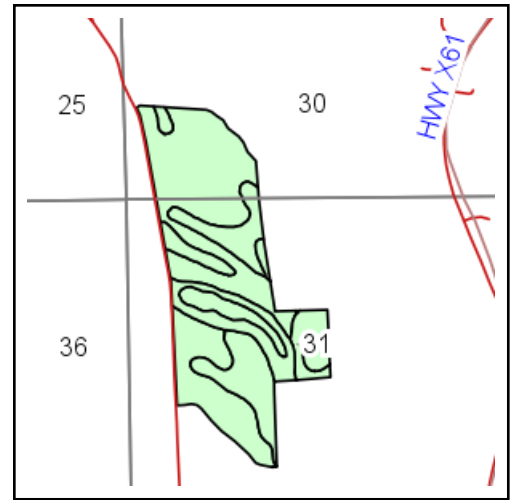
9/25/2013

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)



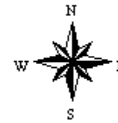
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Louisa**
Location: **31-75N-2W**
Township: **Port Louisa**
Acres: **143.67**
Date: **9/25/2013**



DeWitt, IA
563-659-8185



Maps provided by:



©AgriData, Inc 2013
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Corn Irrigated	Oats	Soybeans	Soybeans Irrigated
134	Zook silty clay, 0 to 2 percent slopes	81.21	56.5%	IIIw	65	170		68	46	
961	Ambraw loam, 0 to 2 percent slopes	26.88	18.7%	IIw	70	177		71	48	
960	Shaffton loam, 0 to 2 percent slopes	17.60	12.3%	IIw	78	187		75	50	
684	Elrick sandy loam, 0 to 2 percent slopes	11.17	7.8%	IIIs	43	140	150	56	38	50
135	Coland clay loam, 0 to 2 percent slopes	6.81	4.7%	IIw	80	190		76	51	
Weighted Average					66.5	172	11.7	68.9	46.5	3.9

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

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Sep 24, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 4479

County : LOUISA

Tract Number : 4108

Description : Sec 31 T75N R2W

FAVWR History: No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : SUMMIT AG FUND I LLP

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
143.67	143.67	143.67	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	143.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

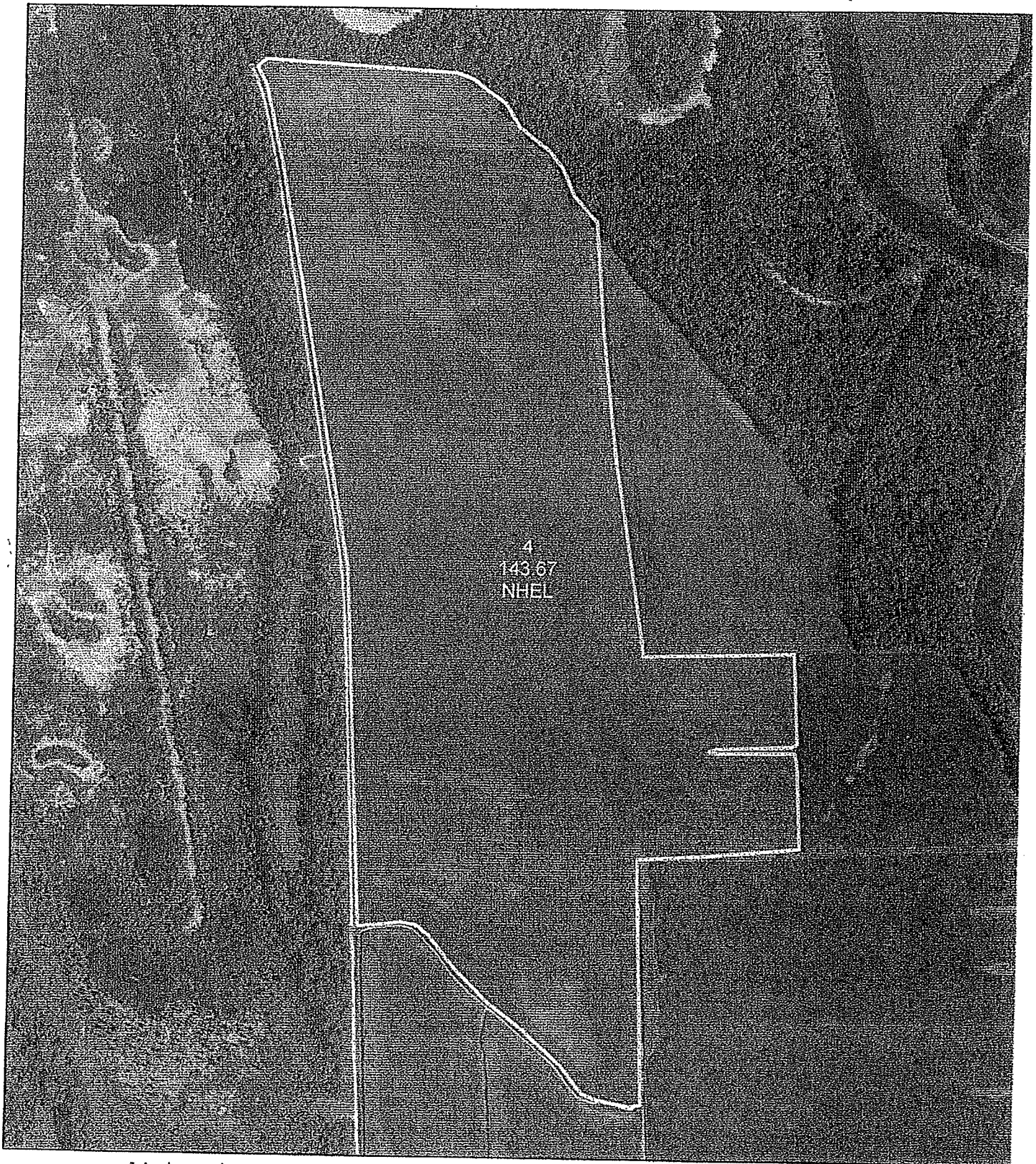
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	100.40	0.00	0.00	147	147
Soybeans	42.80	0.00	0.00	30	30

TOTAL	143.20	0.00	0.00
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NOTES

Farm# 4479
Tract# 4108

Section: 31
Twp: Port Louisa 'N'



1 inch equals 582.885227 feet

Louisa County FSA

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



Map Printed:
December 20, 2011

Legend

 Field Boundary

Wetland Determination Wetland Determination Identifiers

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