



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

25 acres more or less

Section 25

Massilon Township, Cedar 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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25 acres more or less in Cedar Co., IA

TOTAL ACRES:	25 m/l
PRICE:	\$ TBD by total surveyed acres

Price Per Acre: \$13,700 per surveyed total acres

Owner: Licht

Operator: Kay

County & State: Cedar Co., IA

Location: 2 miles North of Lowden

Possession Date: At closing

Drainage Info: Natural & Tile

Average CSR: 88.9

Taxable Acres: 25

Net RE Taxes: \$540 estimate

Taxes payable in: 2013

Topography: Level to gently rolling

F.S.A. Information:

Farmland:	25 est.	Corn Base:	18.1 est.
Crop Acres:	25 est.	Corn Yield:	136
CRP Acres:	0	Soybean Base:	1.2 est.
Wheat Base:	0	Soybean Yield:	45
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	25
Tillable Acres:	0
CRP Acres:	0
Farmstead:	0
Roads:	0
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

The North 25 acres of the Northwest 1/4 of the Southwest 1/4, Section 25, Township 82 North, Range 1 West of the 5th P.M.

To Contact Listing Agent:

Contact Doug Yegge
(563)320-9900

Comments & Building Information:

Subject Land to be surveyed.
Due to lack of access, this parcel can only be purchased in conjunction with the Jack Niede farm located directly North.

Lease/FSA Information:

Open for 2014

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.)

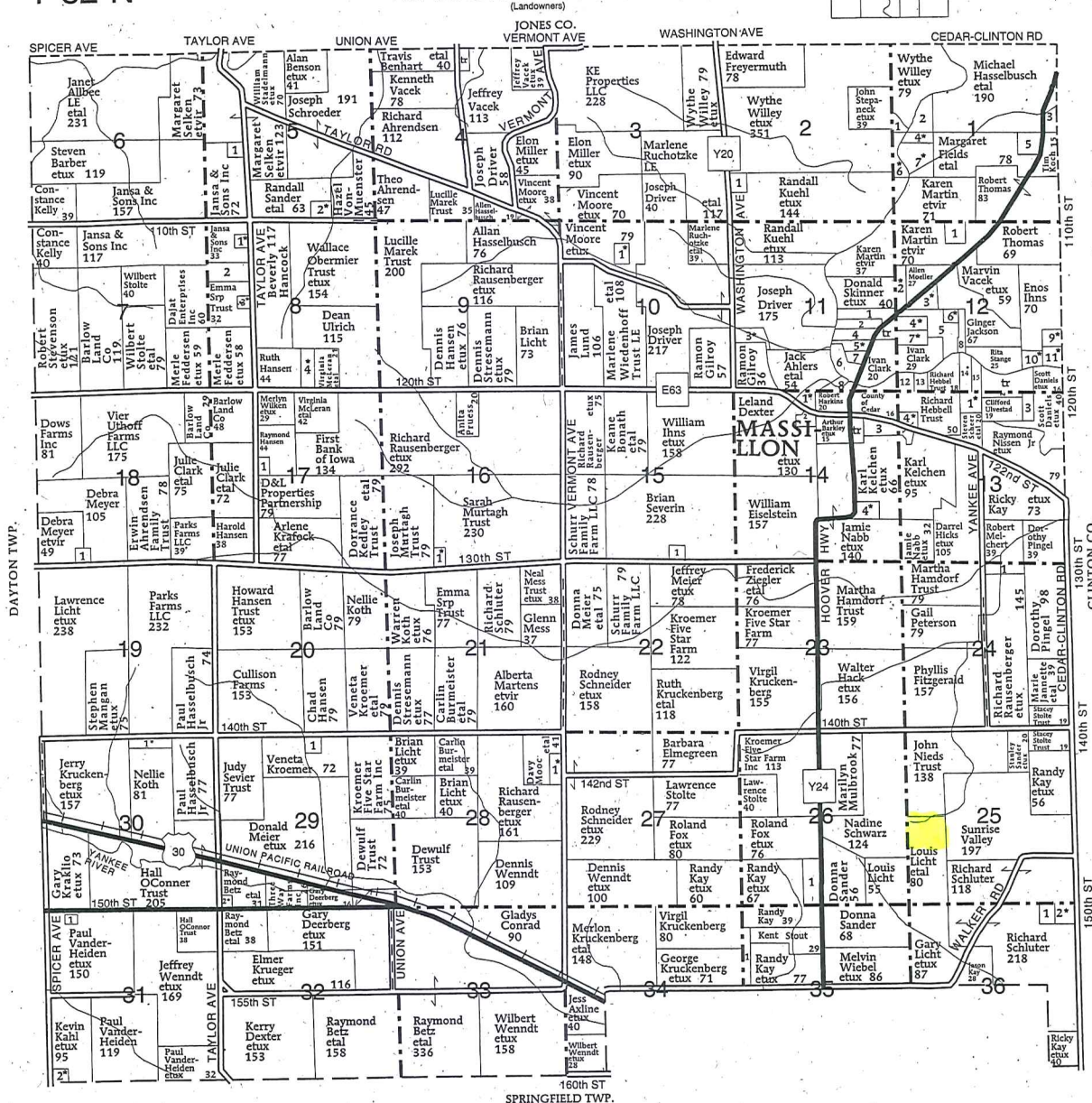
Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605

Or email: camille.knowles@farmandhomepublishers.com

T-82-N

MASSILLON PLAT

R-1-W



MASSILLON TOWNSHIP

SECTION 1

1. Kroemer Estate, Carl 5
2. Fields, Billy 7
3. Stevenson, Ronald 11
4. Fields, Allen 9
5. Hudrik, Steven 12
6. Willey, Wythe 8
7. Fields, Meryl 12

SECTION 2

1. Brockmeyer, Marie 9

SECTION 5

1. Kunkel, Robert 5
2. Sander, John 12

SECTION 6

1. Allbee, Janet 7

SECTION 8

1. Eaker, John 5
2. Dajet Enterprises Inc 20
3. Burhite, Leonard 5
4. Wilken, Merlyn 13

SECTION 10

1. Wenndt, Sheila 7

SECTION 11

1. Skinner, Kevin 11
2. Tischer, Bradley 8
3. Petersen, Jack 9
4. Tischer, Brad 8
5. Skinner, John 7

6. County of Cedar 9
7. Peterson, Timothy 6
8. Harkins, Robert 6

SECTION 12

1. Fox, Mark 10
2. Schneider, Terry 7
3. Ihns, Howard 5
4. Burda, Ferdinand 10
5. Goodlove Trust 25
6. Hudrik, Stevin 5
7. Skinner, Donald 10
8. Schutt, Loren 12
9. Schoop Trust, John 8
10. Hess, Sally 9
11. Blake, Wendy 9

12. Schutt, Loren 5
13. Ruprecht, Monte 5
14. Kruckenberg, Doris 8
15. Schutt, Loren 7

SECTION 13

1. Zeigler, Frederick 10
2. Thurston, Mickey 5
3. Schutt, Loren 6
4. Reeves, Steven 10

SECTION 14

1. Ahlers, John 6
2. Archibald, David 5
3. Mess, Neal 10
4. Behne, Larry 9

SECTION 15

1. Severin Trust, Robert 8

SECTION 16

1. King, Gary 5

SECTION 17

1. Hansen DB Ltd 5

SECTION 18

1. Yutesler, David 5

SECTION 24

1. Melchert, Robert 10

SECTION 26

1. Steinke, Kirk 12

SECTION 28

1. Ruchotzke, Terry 11

SECTION 29

1. Bunge Family Trust, Howard 6

SECTION 30

1. Koth, Warren 14

SECTION 31

1. Johnson, Dale 5
2. Proesch, Michelle 5

SECTION 35

1. Kruckenberg, Virgil 8

SECTION 36

1. Marshall, Mitchell 6
2. Schneider, Rodney 12

Aerial Map



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DeWitt, IA
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Maps provided by:



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www.AgriDataInc.com

25-82N-1W
Cedar County
Iowa

map center: 41° 52' 51, 90° 55' 0.11

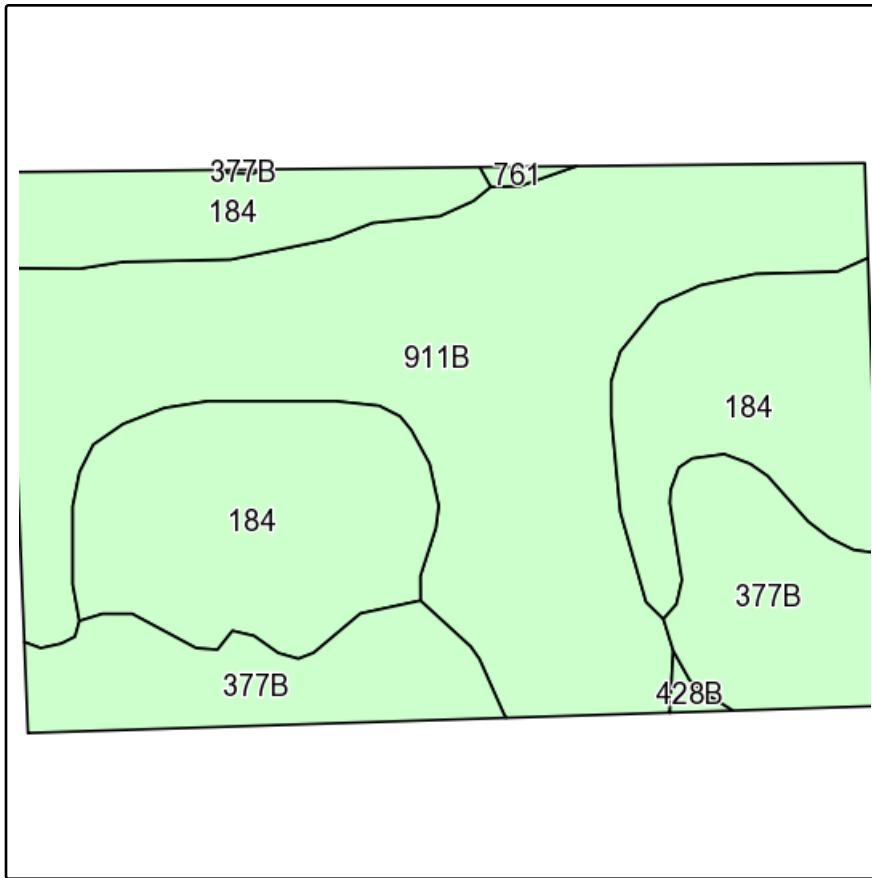
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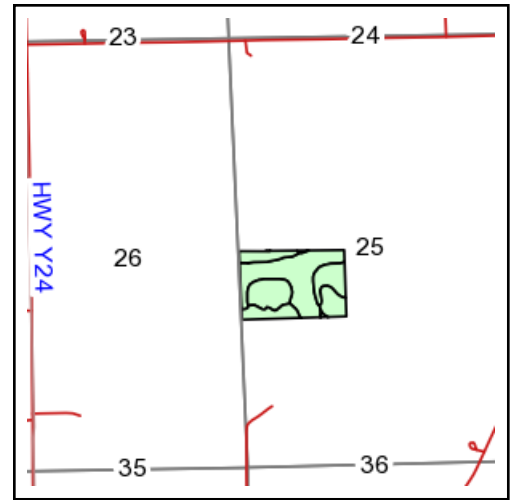
7/29/2013

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)



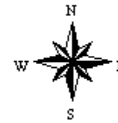
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cedar**
Location: **25-82N-1W**
Township: **Massillon**
Acres: **25.1**
Date: **7/29/2013**



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
911B	Colo-Ely complex, 2 to 5 percent slopes	11.2	44.9%	Ile	85	6.8	4.3	203	81	55
184	Klinger silty clay loam, 1 to 3 percent slopes	9.1	36.4%	I	93	11	6.6	214	86	58
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.6	18.2%	Ile	90	11.2	6.7	210	84	57
428B	Ely silty clay loam, 2 to 5 percent slopes	0.1	0.3%	Ile	93	10.6	6.4	214	86	58
761	Franklin silt loam, 1 to 3 percent slopes	0.1	0.3%	I	83	10.1	5.7	200	80	54
Weighted Average					88.9	9.2	5.6	208.5	83.5	56.5

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 Jul 10, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 4779

County : CEDAR

Operator Name :

Farm Associated with operators :

 19-031-1274, 19-045-1314, 19-105-1708, 19-031-3003, 19-031-3806, 19-031-4261, 19-031-4722, 19-031-4779, 19-045-5257, 19-031-5322,
 19-045-5643, 19-031-5747, 19-031-5888, 19-163-6106, 19-045-6574, 19-045-6729, 19-045-7465

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
135.80	125.30	125.30	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	125.30	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Oats	0.00	0.00	0.00	0	0
Corn	90.40	0.00	0.00	136	136
Soybeans	5.90	0.00	0.00	45	45

NOTES

Farm# 4779
Tract# 6890

Section: 25
Twp: Massillon



0 600 1,200 2,400 Feet

1 inch equals 660 feet

2010 layer

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation Compliance Provisions

Cedar County FSA

Map Printed: April 05, 2011

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.