



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

*140 acres more or less
Section 25, Massillon 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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140 acres more or less, Cedar Co., Ia.

TOTAL ACRES:	140 m/l
PRICE:	\$1,918,000.00

Price Per Acre: \$13,700.00
Owner: Niede
Operator: Schneider
County & State: Cedar Co., IA
Location: 3 miles North of Lowden
Possession Date: To be agreed
Drainage Info: Natural & Tile
Average CSR: 88
Taxable Acres: 137.5
Net RE Taxes: \$3,432.00
Taxes payable in: 2012
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	140	Corn Base:	117.1
Crop Acres:	134	Corn Yield:	133
CRP Acres:	0	Soybean Base:	11.6
Wheat Base:	0	Soybean Yield:	43
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	140
Tillable Acres:	134
CRP Acres:	0
Farmstead:	2.5
Roads:	3.5
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

The Southwest 1/4 of the Northwest 1/4; the North 1/2 of the Northwest 1/4; the West 1/2 of the Northwest 1/4 of the North-east 1/4, Section 25, Township 82 North, Range 1 West of the 5th P.M.

To Contact Listing Agent:

Douglas R. Yegge
563-320-9900

Comments & Building Information:

Prime Eastern Iowa farmland with top choice soils.
Land includes a 32' x 44' Double Crib and
48' x 54' barn.

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

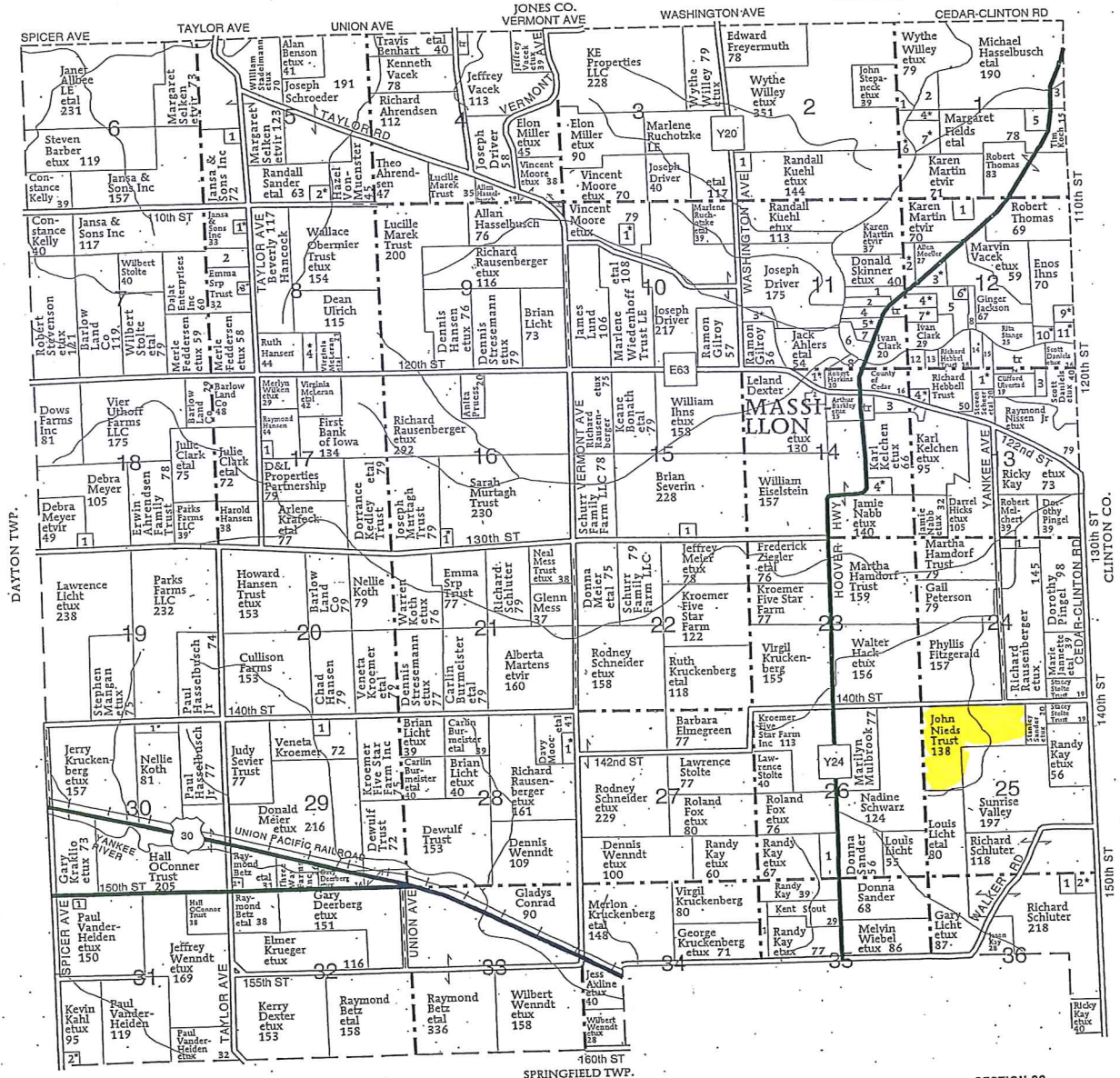
Or email: camille.knowles@farmandhomepublishers.com

T-82-N

MASSILLON PLAT

(Landowners)

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, Marilyn 13

SECTION 10

1. Wenndt, Shella 7

SECTION 11

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

SECTION 12

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

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

SECTION 35

1. Kruckenberg, Virgil 8

SECTION 36

1. Marshall, Mitchell 6

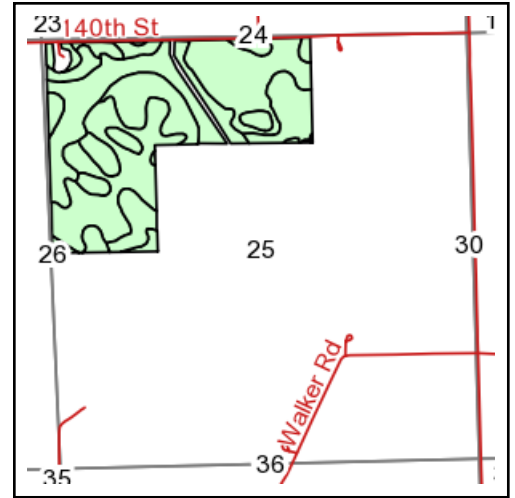
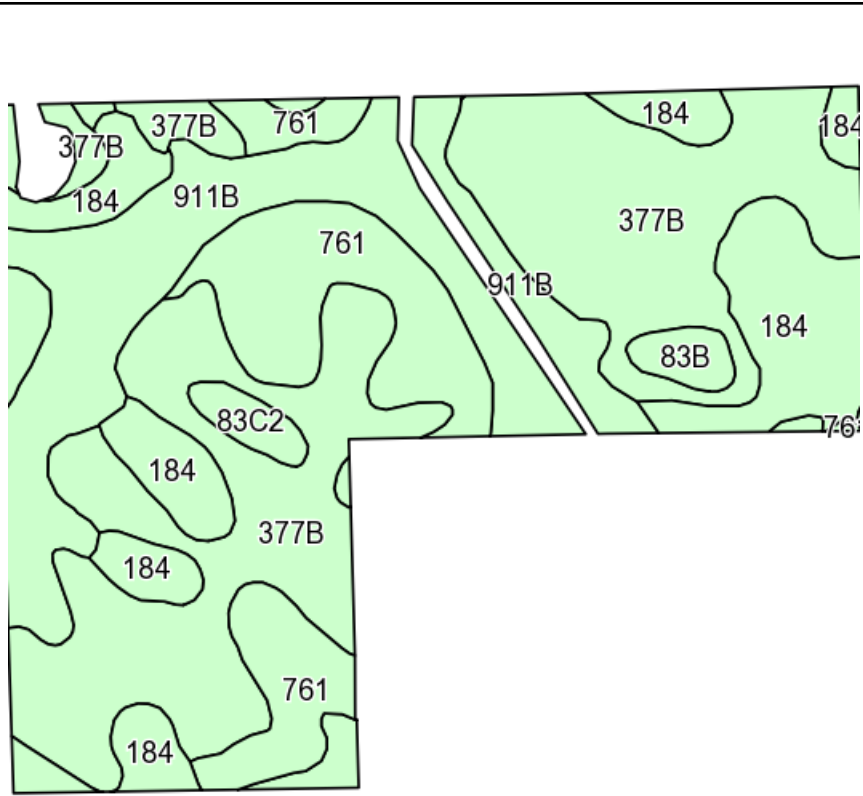
SECTION 37

2. Schneider, Rodney 12

This is an aerial map of a rural area in Massillon, Ohio. The map shows several land parcels, some of which are outlined in yellow. A large parcel in the center is labeled 'Massillon' and '25-82N-1W'. Other parcels are labeled with acreage values: '41.76' and '92.20'. The map includes labels for roads: '140th St' (top), 'Cedar-Clinton Rd' (right), and 'Walter Rd' (bottom right). Township and Range markers 'T82N, R1' are visible on the right side. The map also shows various features like fields, a pond, and some buildings. The map is overlaid with a grid of township and range lines, with labels like '23', '24', '25', '26', '35', '36', '30', and '31' indicating different sections.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

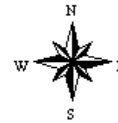
Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Cedar**
 Location: **25-82N-1W**
 Township: **Massillon**
 Acres: **134**
 Date: **7/24/2013**



DeWitt, IA
 563-659-8185



Maps provided by:



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 www.AgriDataInc.com

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

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	56.6	42.2%	Ile	90	11.2	6.7	210	84	57
911B	Colo-Ely complex, 2 to 5 percent slopes	29.2	21.8%	Ile	85	6.8	4.3	203	81	55
184	Klinger silty clay loam, 1 to 3 percent slopes	24.1	18.0%	I	93	11	6.6	214	86	58
761	Franklin silt loam, 1 to 3 percent slopes	20.5	15.3%	I	83	10.1	5.7	200	80	54
83B	Kenyon loam, 2 to 5 percent slopes	1.7	1.3%	Ile	87	10.9	6.6	205	82	55
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	1.7	1.3%	IIle	69	10.3	6.2	181	72	49
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	0.2	0.1%	IIle	73	10.6	6.3	187	75	50
Weighted Average					88	10	6	207.2	82.9	56.1

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
Cedar
Report ID: FSA-156EZ

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

FARM: 6050
Prepared: 12/15/09 3:21 PM
Crop Year: 2010
Page: 1 of 1

Operator Name [REDACTED] Farm Description 2010D 3721-6050 & 6051 Recon Number 2010 19031 13

Farms Associated with Operator:
1219, 1251, 1280, 1921, 2426, 2438, 3669, 5224, 5447, 6051

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
140.0	134.0	134.0	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	134.0	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	117.1	0.0	0.0	133	133	0.0	0.0
SOYBEANS	11.6	0.0	0.0	43	43	0.0	0.0
Total Base Acres:	128.7						

Tract Number: 2542 Identifier L-4 N1/2 SEC 25 T82N R1W

FAV/WR History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
140.0	134.0	134.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	134.0	0.0	0.0	0.0	

Owners:

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	117.1	133	133	0.0	0.0	0	0.0	0.0
SOYBEANS	11.6	43	43	0.0	0.0	0	0.0	0.0
Total Base Acres:	128.7							

JOHN A NIEDS REVOCABLE TRUST

Farm# 6050
Tract# 2542

Section: 25
Twp: Massillon



0 600 1,200 2,400 Feet

1 inch equals 660 feet

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

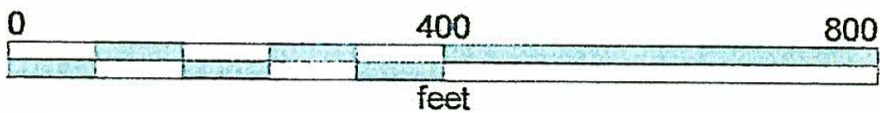
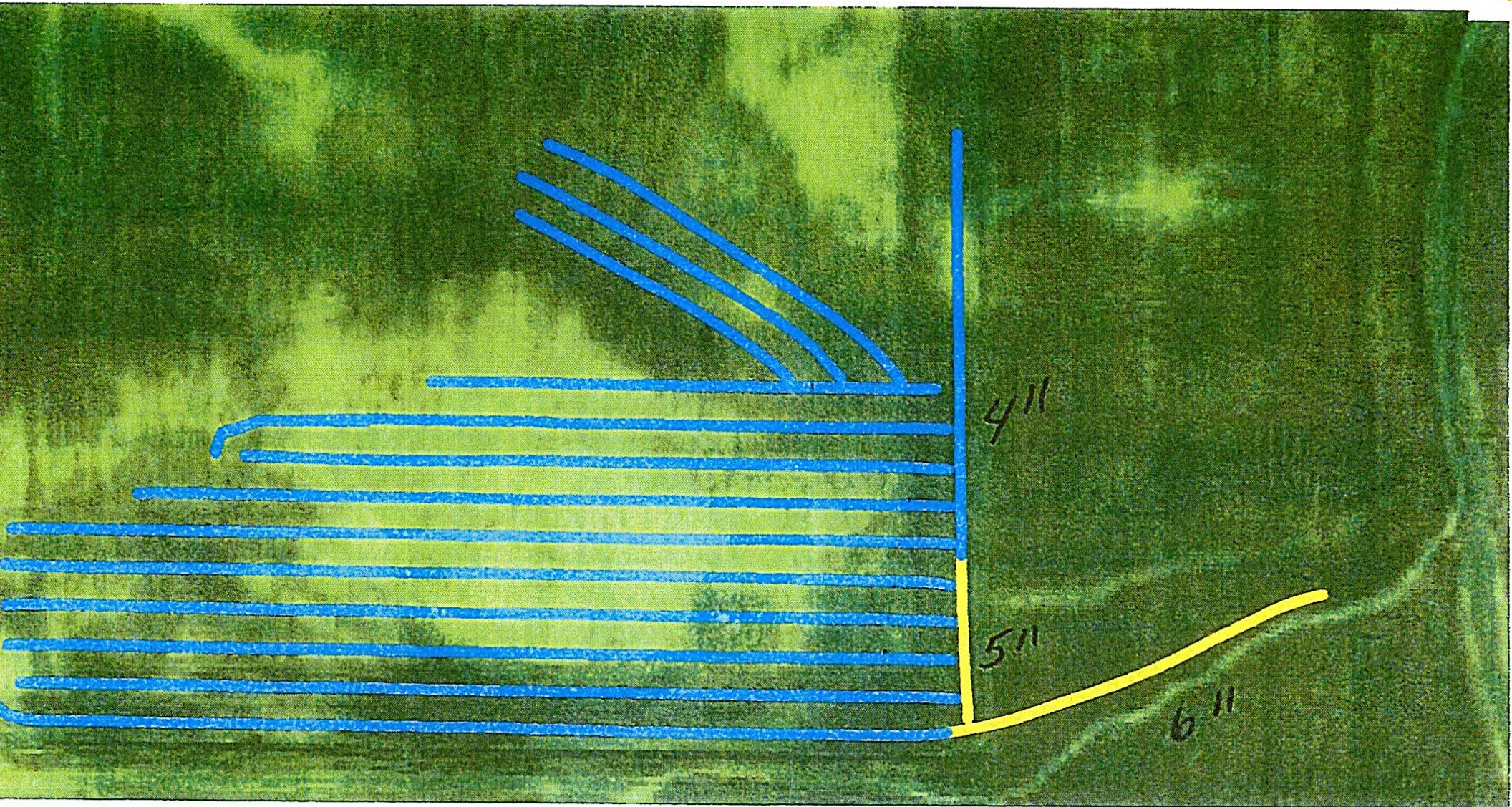
□ Exempt from Conservation Compliance Provisions

Cedar County FSA

Map Printed: December 15, 2009

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.

NIEDS FARM TRUST
Name



Client:
Farm: NIEDS FARM TRUST
Field: NIEDS FARM TRUST
Name: SPRING 2012
Date: 5/2/2012

- 4 Inch Tile
- 5 Inch Tile
- 6 Inch Tile

EASTERN IOWA DRAINAGE SERVICES INC
DARRELL YUTESLER JR
2217 HOOVER HIGHWAY
LOWDEN, IA 52255