



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
50 acres more or less
Section 21
Floyd Township, Floyd 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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50 acres more or less in Floyd Co., IA

TOTAL ACRES:	50 M/L Acres
PRICE:	\$443,765

Price Per Acre: \$8,875
Owner: Summit Ag Fund I Llp
Operator: Adam Barlow
County & State: Floyd Co., Iowa
Location: South East of Floyd
Possession Date: At Closing
Drainage Info: Natural
Average CSR: 68.4
Taxable Acres: 44.63
Net RE Taxes: \$890
Taxes payable in: 2013
Topography: Level with Gentle Slope

F.S.A. Information:

Farmland:	Corn Base:	16.2
Crop Acres:	46.2	Corn Yield: 113
CRP Acres:	0	Soybean Base: 0
Wheat Base:	0	Soybean Yield: 0
Wheat Yield:	0	

Approximate Breakdown of Acres:

Total Acres:	50
Tillable Acres:	46.2
CRP Acres:	0
Farmstead:	0
Roads:	1.99
Waterways:	1.87
Timber:	0
Pasture:	0

Legal Description:

Part of Northeast 1/4, Southeast 1/4, Ex Parcels and Highway;
 South 1/2, Northeast 1/2, Ex Parcels and Highway, Section 21,
 Township 96 N, Range 16W of the 5th P.M.

To Contact Listing Agent:

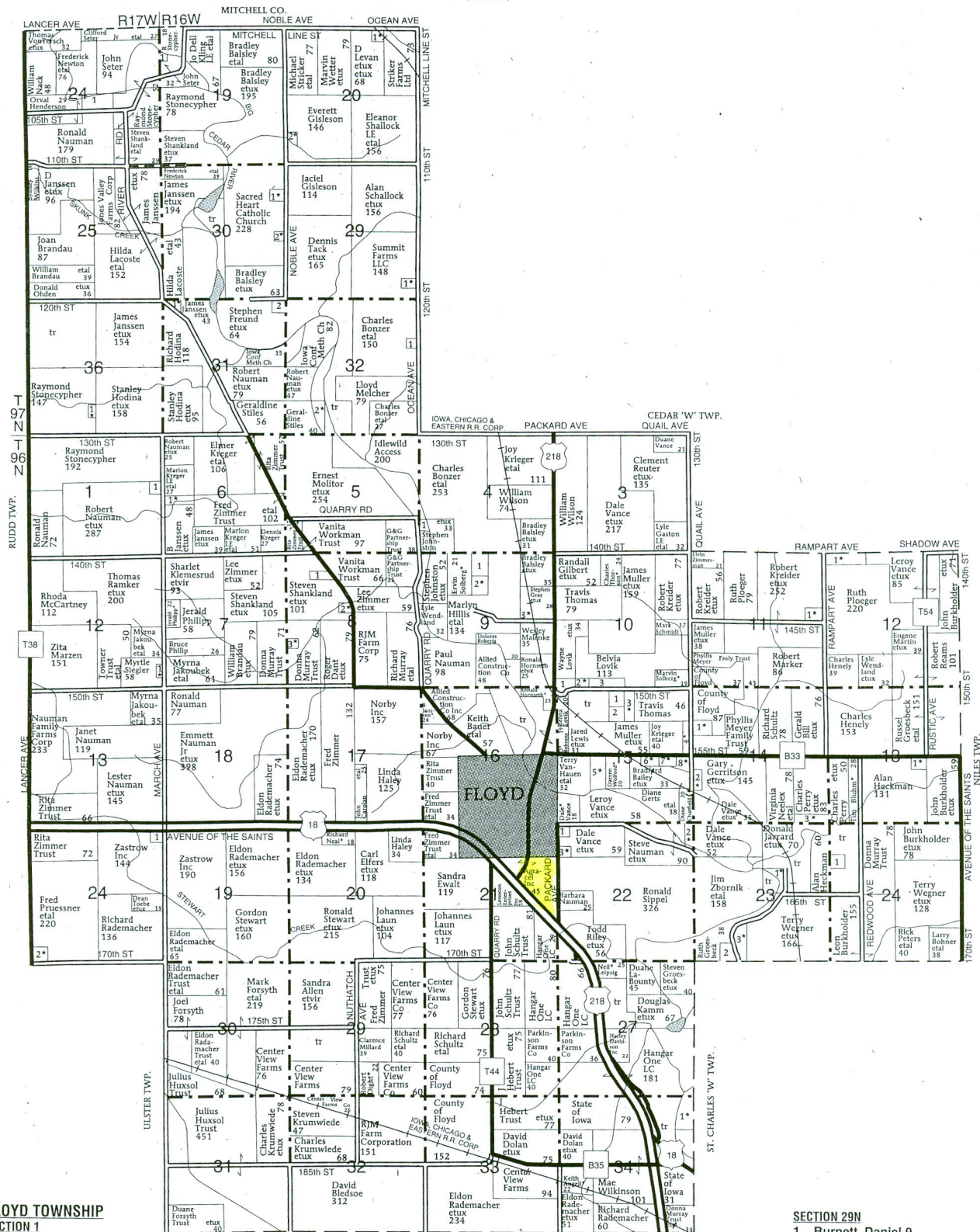
Call Reed Kuper at
641-425-8617

Comments & Building Information:

Subject property is bare land only, no buildings. High traffic exposure with future development potential. Located at the Intersection of Hwy 218 and the Avenue of the Saints

Lease/FSA Information:

Subject property is leased for 2013 Crop Season, open for 2014. FSA information above are estimates only. Farmland has been improved by eliminating grass strips allowing the property to be farmed as one parcel of land.



FLOYD TOWNSHIP

SECTION 1

1. Meyer, Lois 5

SECTION 4

1. Bauer, Keith 5

SECTION 6

1. Ramker, Thomas 14

SECTION 8

1. Mitchell, Joyce 9

2. Knutson, Robert 9

3. Stauffer, Steven 5

SECTION 9

1. Hartzell, James 10

2. Johnston, Stephen 9

3. Hillis, Marlyn 8

SECTION 10

1. Harris, Dorothy 11

2. Lewis, Jeffrey 5

3. Sargent, Stephen 13

SECTION 11

1. Viani, Joseph 9

SECTION 12E

1. Henely, Kenneth 14

SECTION 12W

1. White, Robert 8

SECTION 13E

1. Hughes, Robert 9

SECTION 14

1. Meyer, Charles 13

2. Gaston, Lyle 14

3. Daiker, Thomas 7

SECTION 15

ST. CHARLES 'W' TWP.

1. Lovik, Belvia 12

2. Harman, Patricia 13

3. Bray, Anita 13

4. Pettit, Gary 14

5. Bergland, Bruce 13

6. Stewart, Ronald 13

7. Arickx, Gary 10

8. Field, Jeffrey 7

SECTION 19N

1. Seter Jr, Clifford 5

SECTION 20N

1. McKee, Jackie 9

2. Gisleson, Jon 7

SECTION 22

1. Wilson, Brian 9

2. Chatfield, Jerry 9

3. Schriever, Larry 10

SECTION 23

1. Katcher, Scott 9

2. Groesbeck, Steven 9

3. Phearman, Lee 16

SECTION 24E

1. Heckman, Alan 10

SECTION 24N

1. Hungerford, Neva 11

SECTION 24W

1. Kostalas, Anthony 10

2. Schmidtke, Brian 11

SECTION 29N

1. Burnett, Daniel 9

SECTION 30N

1. Wagner, Peter 12

2. Smolic, Gary 6

SECTION 31N

1. Hollister, Lester 6

2. Bremer, Karen 10

SECTION 32N

1. Stewart, Kevin 8

2. Auringer, Stuart 15

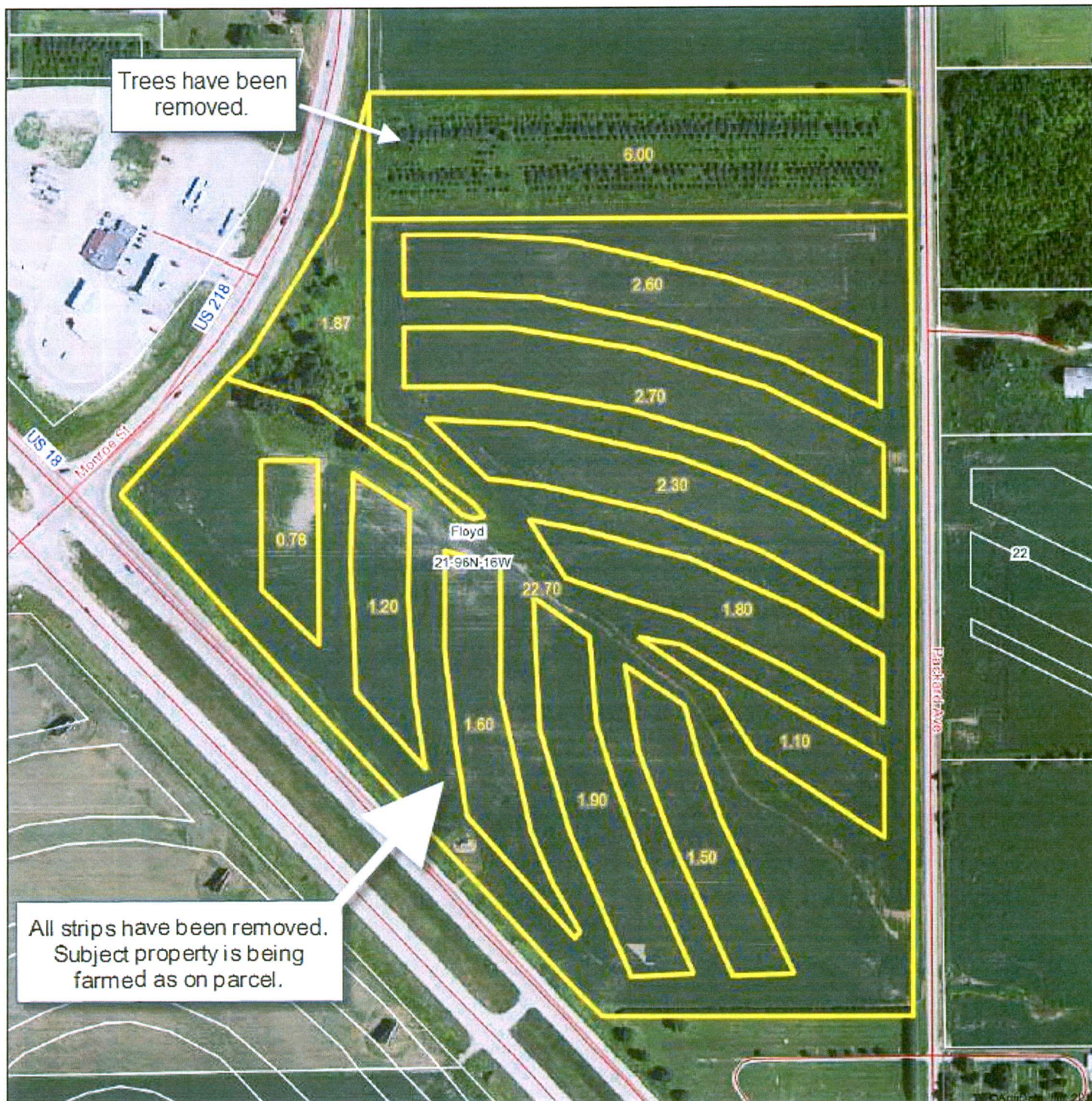
SECTION 34

1. Battjer, Dennis 15

SECTION 36

1. Rader, Mark 7

Aerial Map



TOPSEL REALTY CO.
DeWitt, IA
563-659-8185

Maps provided by:



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21-96N-16W
Floyd County
Iowa

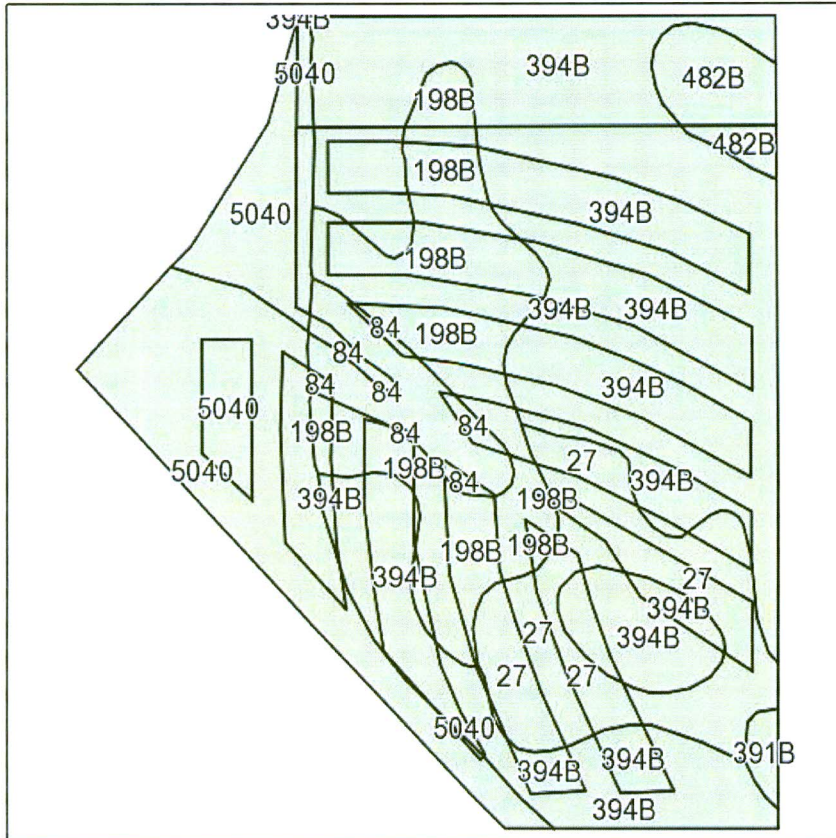
map center: 43° 7' 15.17, 92° 44' 5.88
scale: 3235



6/18/2013

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: **Floyd**
Location: **21-96N-16W**
Township: **Floyd**
Acres: **48.1**
Date: **6/18/2013**

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Maps provided by:



surety
CUSTOMIZED ONLINE MAPPING

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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
394B	Ostrander loam, 2 to 5 percent slopes	22.6	47.1%	Ile	84	7.8	6.4	198	79	53
5040	Orthents, loamy	8.8	18.3%		5					
198B	Floyd loam, 1 to 4 percent slopes	7.2	14.9%	IIw	74	7.5	5.7	185	74	50
27	Terril loam, 0 to 2 percent slopes	5.6	11.6%	I	92	7.9	6.5	209	84	56
84	Clyde silty clay loam, 0 to 3 percent slopes	2.1	4.3%	IIw	77	7.4	4.4	189	76	51
482B	Racine loam, 2 to 5 percent slopes	1.5	3.1%	Ile	79	7.3	5.9	192	77	52
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.3	0.6%	IIw	73	7.3	4.8	184	74	50
Weighted Average					68.4	6.3	5	160.2	64.1	43

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
Floyd
Report ID: FSA-156EZ

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

FARM: 6973
Prepared: 9/18/12 4:26 PM
Crop Year: 2013
Page: 1 of 1

Operator Name

ADAM LEE BARLOW

Farm Identifier

4913 6973 6974(2012)

Recon Number

2012 19067 41

Farms Associated with Operator:

6760, 6893, 6760, 6974, 7049, 7111

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
54.0	40.2	40.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Election
0.0	0.0	40.2	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	16.2	113	113	0.0	0.0
Total Base Acres:	16.2				

Remarks/Explanation CRP #781F let expire 2012, 6.0 acres. Take these acres out of cropland(CRP trees CP5A) No base back.

Tract Number: 10206 Description: 21-96-16 FLOYD

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History

N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
54.0	40.2	40.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	40.2	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	16.2	113	113	0.0	0.0
Total Base Acres:	16.2				

Owners: SUMMIT AG FUND III LP

Other Producers: None

