



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

84.84 acres more or less

Section 10

Chickasaw Township, Chickasaw 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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84.84 acres more or less in Chickasaw Co., IA

TOTAL ACRES: 84.84 m/l

PRICE: \$700,000

Price Per Acre: \$8,250

Owner: Summit Ag Fund I, LLP

Operator:

County & State: Chickasaw Co., IA

Location: 1 mile East of Basset

Possession Date: At closing

Drainage Info: Natural

Average CSR: 69.2

Taxable Acres: 84.84

Net RE Taxes: \$1,688

Taxes payable in: 2013

Topography: Gentle Slope

F.S.A. Information:

Farmland:	84.84	Corn Base:
Crop Acres:	61.24	Corn Yield:
CRP Acres:	0	Soybean Base:
Wheat Base:	0	Soybean Yield:
Wheat Yield:	0	

Approximate Breakdown of Acres:

Total Acres:	84.84
Tillable Acres:	74.23
CRP Acres:	
Farmstead:	
Roads:	.3
Waterways:	
Timber:	10.31
Pasture:	

Legal Description:

Part of South 1/2, South 1/2, Northwest 1/4, Ex Acreage: Part of North 1/2, Southwest 1/4, North of Railroad & Ex Acreage, Section 10, Township 95 N, Range 14 W of the 5th P.M.

To Contact Listing Agent:

Call Reed Kuper
1-641-425-8617

Comments & Building Information:

Subject property is bare land no buildings. Good farm with gentle Slope for natural drainage.
Fertilizer Receipts & Soil Samples Available Upon Request

Lease/FSA Information:

Subject property is leased for 2013 Crop, Available for 2014 Crop season. Property was recently improved. In 2012 74.23 crop acres were planted.
Tract contains a wetland or farmed wetland
HEL: Conservation system is being actively applied

**GENE & CHERYL
PHILLIPS**
OWNERS

R-14-W

(Landowners'



SECTION 30
1. Matthews, Gwendolyn 5
2. Bond, Eric 6
3. Bond, Robert 9
4. McGregor, Patricia 10
5. Hoy, Vigil 10.

SECTION 32
1. Sox Farms LC 7

SECTION 34
1. Lechtenberg, Daniel 11

SECTION 35
1. Caglev, Michael 6

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



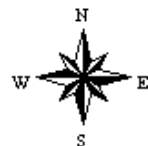
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10-95N-14W
Chickasaw County
Iowa

map center: 43° 3' 31, 92° 29' 20.33

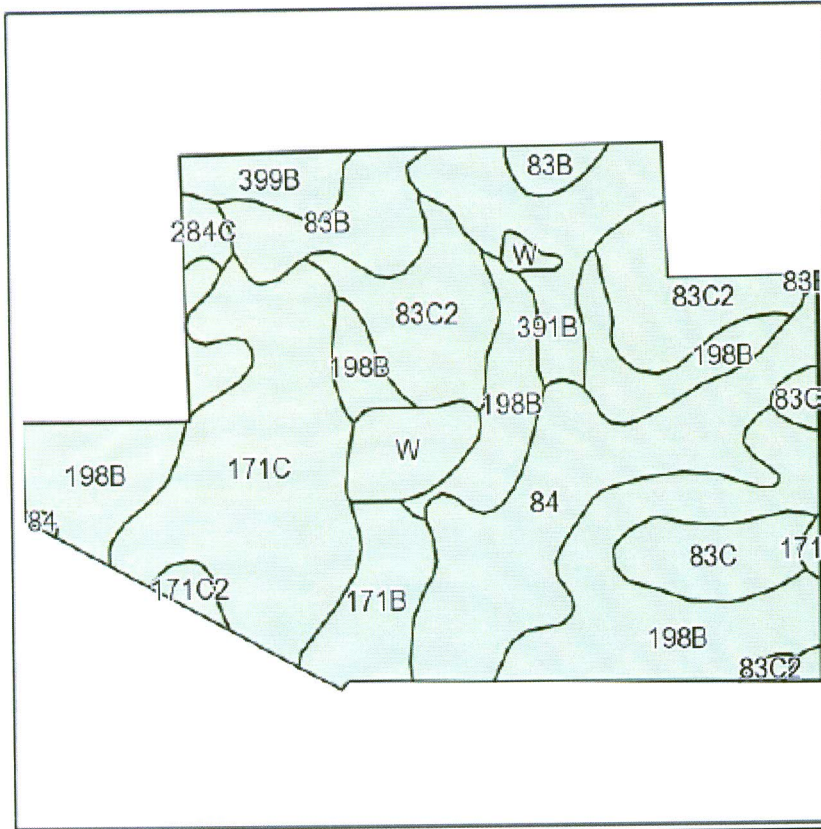
scale: 7678



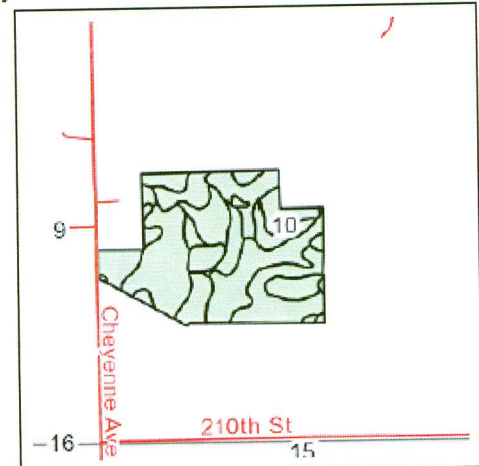
6/18/2013

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: Chickasaw
Location: 10-95N-14W
Township: Chickasaw
Acres: 83.7
Date: 6/18/2013

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DeWitt, IA
563-659-8185

Maps provided by:



surety
CUSTOMER 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
198B	Floyd loam, 1 to 4 percent slopes	22.8	27.1%	IIw	74	7.5	5.7	186	74	50
171C	Bassett loam, 5 to 9 percent slopes	14.4	17.2%	IIIe	64	7.1	5.9	172	69	48
84	Clyde clay loam, 0 to 3 percent slopes	12.1	14.4%	IIw	74	7.3	4.2	186	74	50
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	9.5	11.4%	IIIe	67	7.5	6.2	176	70	48
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.9	7.1%	IIw	72	7.3	4.7	183	73	49
83B	Kenyon loam, 2 to 5 percent slopes	5.1	6.1%	IIe	84	8	6.5	199	80	54
83C	Kenyon loam, 5 to 9 percent slopes	3.8	4.6%	IIIe	69	7.8	6.3	179	72	48
171B	Bassett loam, 2 to 5 percent slopes	3.7	4.4%	IIe	79	7.5	6.2	193	77	52
W	Water	2.9	3.5%		0					
399B	Readlyn loam, 2 to 5 percent slopes	2.2	2.6%	IIe	84	8	6.2	199	80	54
284C	Flagler sandy loam, 5 to 9 percent slopes	0.7	0.9%	IIIe	30	3.9	3.1	127	51	34
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	0.8	0.7%	IIIe	62	7.1	5.8	170	68	48
Weighted Average					69.1	7.1	5.4	176.2	70.3	47.4

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.

Acres are estimates only.

Iowa
Chickasaw

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

FARM: 7349
Prepared: 6/12/13 10:25 AM
Crop Year: 2013
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
[REDACTED]	Split f 4218	2011 19037 122

Farms Associated with Operator:

[REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.42	61.24	61.24	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 Contract
0.0	0.0	61.24	0.0	0.0			N	None

Tract Number: 10061 Description: C6 W1/2 10-95-14

FAV/WR History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
81.42	61.24	61.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	61.24	0.0	0.0		

Owners: [REDACTED]

Other Producers: [REDACTED]