



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
14.63 surveyed acres
Section 14
Troy Township, Clarke 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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14.63 surveyed acres in Clarke Co., IA

TOTAL ACRES:	14.63 surveyed acres
PRICE:	\$250,000

Price Per Acre: n/a
Owner: Eugene Lachel Trust
Operator: n/a
County & State: Clarke Co., IA
Location: 1451 US Hwy 34, Murray, IA
Possession Date: At closing
Drainage Info: Natural
Average CSR: 38.2
Taxable Acres: 14.76
Net RE Taxes: *To be determined
Taxes payable in: 2013
Topography: Rolling

F.S.A. Information:

Farmland:	15	Corn Base:	0
Crop Acres:	0	Corn Yield:	0
CRP Acres:	0	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	14.63
Tillable Acres:	All open
CRP Acres:	0
Farmstead:	3
Roads:	Hwy. 34 frontage
Waterways:	0
Timber:	0
Pasture:	11.63

Legal Description:

Part of the Southwest 1/4 of the Southeast 1/4, Section 14,
Township 72 North, Range 27 West.

To Contact Listing Agent:

David Hueneker
1-815-291-6550

Comments & Building Information:

Excellent frontage on Hwy 34 W. of Osceola and S. of Murray.
 Remodeled ranch home, 2 car garage, 2 bedrooms, 2 baths and a finished basement.
 One steel sided cattle shed, one tin sided combination cattle shed with cement floor for storage.
 Pipe/rod pens/corrals and roping arena.
 *Taxes to be determined as the acreage has been split from a larger parcel.

Lease/FSA Information:



We Don't Want To Confuse You...

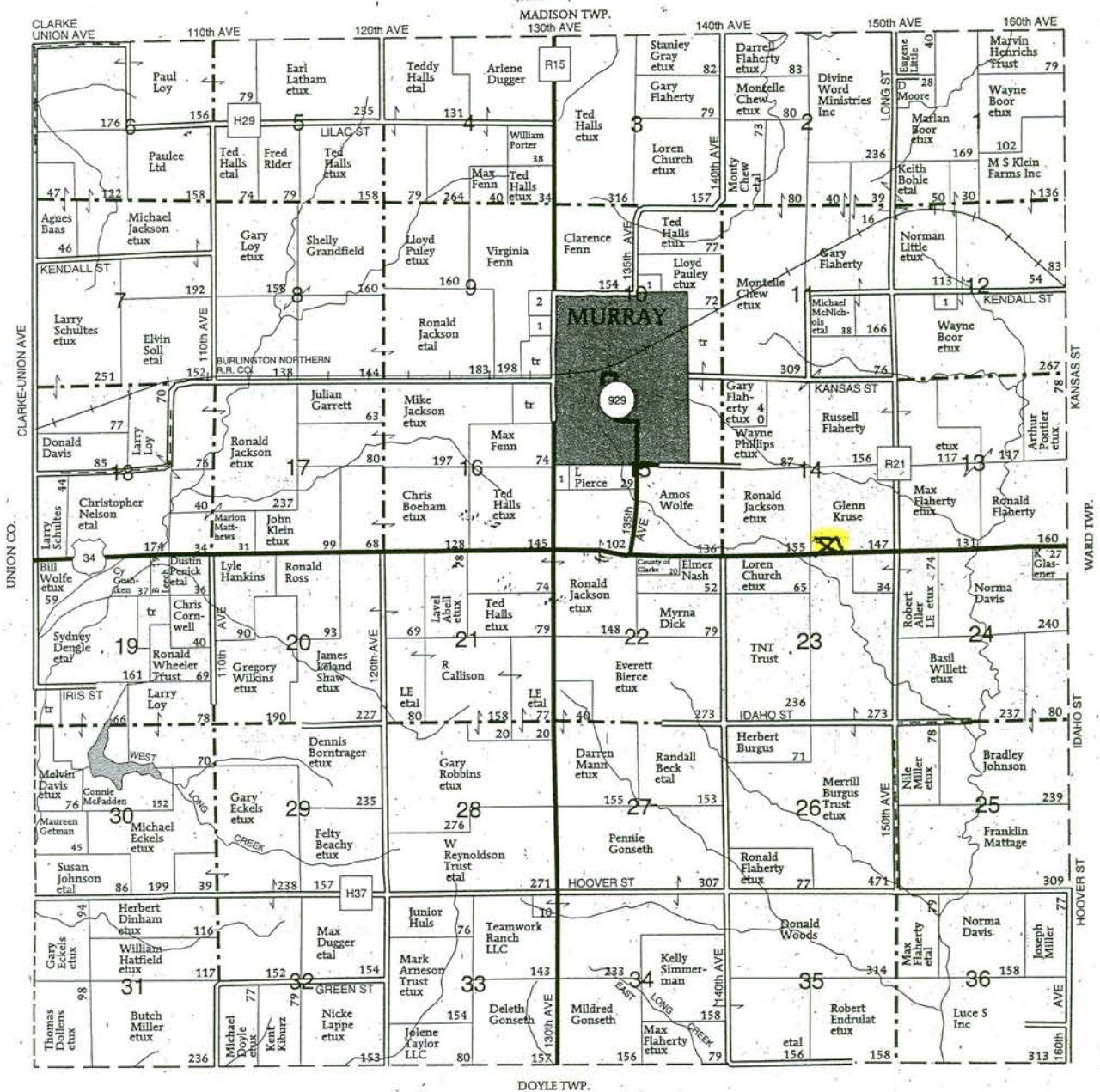
So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT & DIRECTORY" Which Is Located Near The Front Of The Book

We Want You To Take Full Advantage Of Our Service!

T-72-N

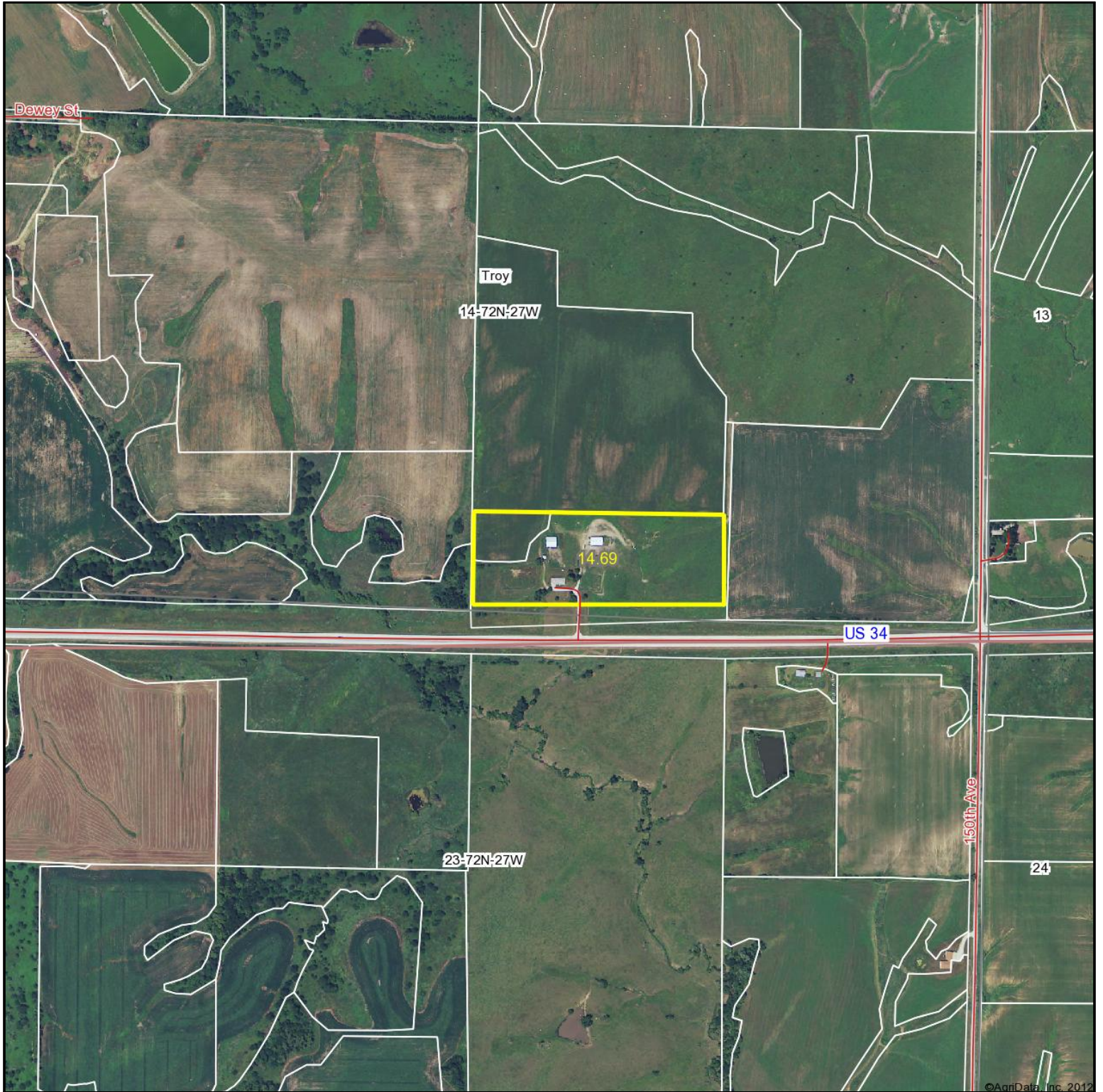
TROY PLAT

R-27-W



- TROY TOWNSHIP**
SECTION 9
 1. Loy, Jerry 10
 2. Charles, Chris 10
SECTION 10
 1. Kutcher, Rebecca 7
SECTION 12
 1. Scott, Neal 12
SECTION 15
 1. Rice, Lori 10

Aerial Map



TOTAL REALTY CO.
Serving in Farmstead and
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DeWitt, IA
563-659-8185

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

14-72N-27W
Clarke County
Iowa

map center: 41° 1' 39.98, 93° 55' 35.09

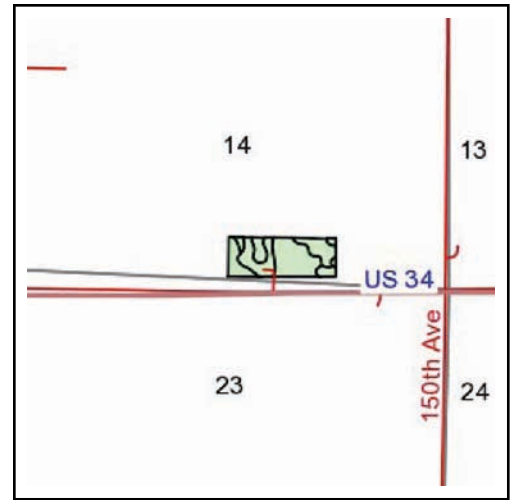
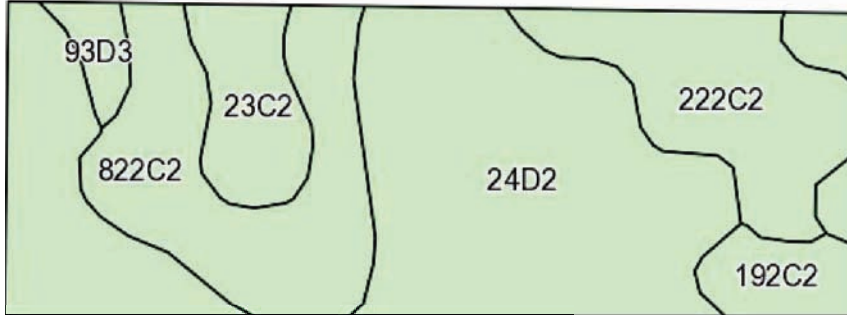
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5/7/2013

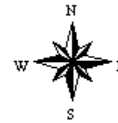
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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



State: **Iowa**
 County: **Clarke**
 Location: **14-72N-27W**
 Township: **Troy**
 Acres: **14.7**
 Date: **5/7/2013**

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Maps provided by:

surety
 CUSTOMIZED ONLINE MAPPING
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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
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	7.2	48.1%	IIIe	43	8.1	4.3	131	52	35
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	3	20.4%	IIIe	30	5.5	3.3	114	46	31
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.2	15.2%	IVw	25	3.6	2.2	107	43	29
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.4	9.7%	IIIe	50	8.3	5	141	56	38
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	0.6	4.4%	IIIe	30	5.5	3.3	114	46	31
93D3	Shelby-Adair clay loams, 9 to 14 percent slopes, severely eroded	0.3	2.2%	VIe	20	7.4	2.7	100	40	27
Weighted Average					37.2	6.8	3.8	123.4	49.3	33.2

Note: ALL soils information on this page is dated 1/21/2012

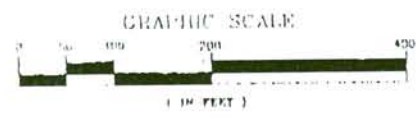
*CSR ratings will be available for a limited time to aid in the transition to CSR2.



PREPARED BY: JAMES E. NORMAN-500 EAST TAYLOR-CRESTON, IA 50801-(641)-782-4004

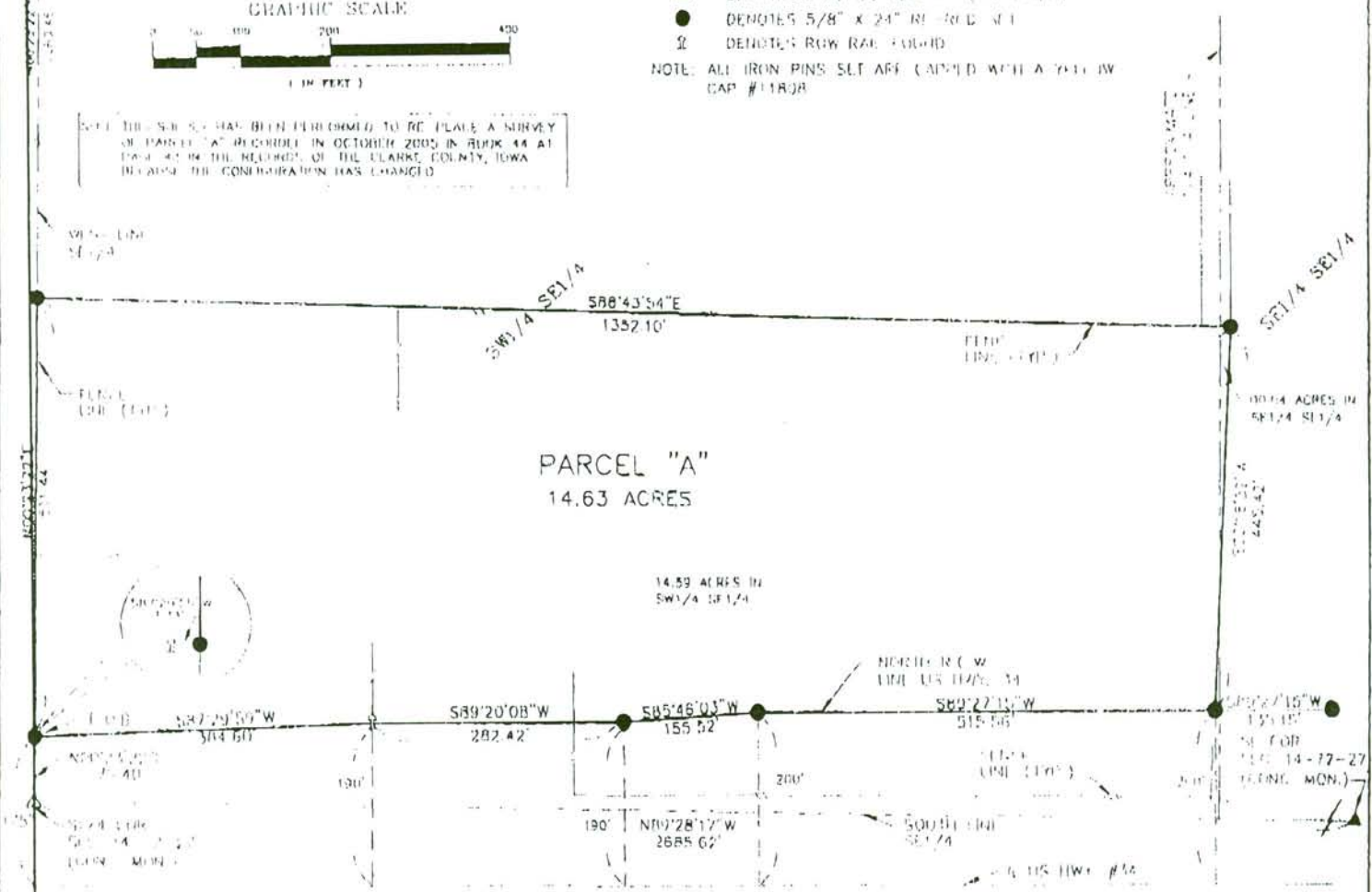
SHEET 1 OF 1

PLAT OF SURVEY REPLAT OF PARCEL "A" SEC. 14-72-27 CLARKE COUNTY, IOWA



- NOTE: THE BEARINGS OF THE SURVEY HAVE BEEN DETERMINED BY GPS.
- △ DENOTES LAND CORNER LOCATED BY GPS
 - ▲ DENOTES LAND CORNER SET (AS NOTED)
 - DENOTES 5/8" X 24" IRON PIN
 - ⊕ DENOTES ROW RAIL LOCATED
- NOTE: ALL IRON PINS SET ARE CAPPED WITH A YELLOW CAP #11808

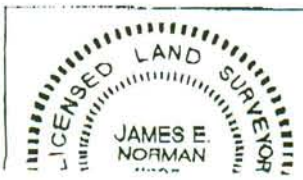
NOTE: THIS SURVEY HAS BEEN PERFORMED TO RE-PLATE A SURVEY OF PARCEL "A" RECORDED IN OCTOBER 2000 IN BOOK 44 AT PAGE 45 IN THE RECORDS OF THE CLARKE COUNTY, IOWA BECAUSE THE CONFIGURATION HAS CHANGED



DESCRIPTION OF PLAT OF PARCEL "A"

A PARCEL OF LAND LOCATED IN A PORTION OF THE S1/4 OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 27 WEST OF THE 5TH PM. IN CLARKE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A CONCRETE MONUMENT ON THE S1/4 CORNER OF SAID SECTION 14, THENCE N00°24'22"E ALONG THE WEST LINE OF THE S1/4 OF SAID SECTION 14 A DISTANCE OF 75.40' TO A 5/8" IRON PIN ON THE NORTH RIGHT OF WAY LINE OF US HWY #34 AND THE POINT OF BEGINNING, THENCE N00°24'22"E ALONG THE WEST LINE OF THE S1/4 OF SAID SECTION 14 A DISTANCE OF 511.44' TO A 5/8" IRON PIN, THENCE S89°13'41"E A DISTANCE OF 1352.10' TO A 5/8" IRON PIN, THENCE S02°18'39"W A DISTANCE OF 445.42' TO A 5/8" IRON PIN ON THE NORTH RIGHT OF WAY LINE OF US HWY #34, THENCE S89°22'15"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 515.56' TO A 5/8" IRON PIN, THENCE S89°20'08"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 185.52' TO A 5/8" IRON PIN, THENCE S89°20'08"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 282.42' TO THE POINT OF BEGINNING, CONTAINING 14.63 ACRES SUBJECT TO ANY EASEMENTS OF RECORD



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

James E. Norman

3-18-13



QUAD CITY AREA REALTOR® ASSOCIATION



MOLD DISCLOSURE

City State Bank; David Albrecht, Trustee

Printed Name(s) of Seller(s) Eugene Lachel Trust FBO Julianna Kruse

Printed Name(s) of Buyer(s) _____

Property Address 1451 us Hwy 34 ; Murray , IA. 50174

Seller's Initials

☒ ☐ 1. **SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:

- a. The Property described herein ☐ has ☒ has not been previously tested for molds;
 Note: If answer to a. is "has not", then skip b, and c, and go to Section #2.
 If answer to a. is "has", then complete b, and c.
- b. The molds found ☐ were ☐ were not identified as toxic molds;
- c. With regard to any molds that were found, measures ☐ were ☐ were not taken to remove those molds.

Buyers Initials

☐ ☐ 2. **MOLD INSPECTIONS.** Molds, funguses, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

Buyers Initials

☐ ☐ 3. **HOLD HARMLESS.** Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold Total Realty (print names of Brokers and Designated Agents)
David Hurneke / Doug Yegge
 harmless in the event any mold is present on the Property.

Buyers Initials

☐ ☐ 4. Seller and Buyer have read this Mold Disclosure and by their signature hereon acknowledge receipt of a copy thereof.

Seller's Initial

☒ ☐

5. **PROFESSIONAL ADVICE.** Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

X Seller: Eugene Lachel Trust, City State Bank, Trustee Date: 3/17/13

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

2/21/05



Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy.)



Property Address: _____

(Seller(s): Please print property address including City, State and Zip Code)

Property Owner: 1451 US Hwy 34 Murrey IA 50174

(Seller(s): Please print property ownership)

Eugene Anthony Lachel Trust dated October 9, 1998

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:

Properties exempted from the Seller's disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship; conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A. If so sign and stop here.

[Signature]
Seller

Date

1/30/13

Seller

Date

Buyer

Date

Buyer

Date

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28	(672)	(1176)	28

1451 US Hwy 34







