



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
158.7 acres more or less
Section 28
Liberty Township, Scott 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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158.7 acres more or less in Scott Co., IA

TOTAL ACRES: 158.7 m/l

PRICE: \$2,380,500.00

Price Per Acre: \$15,000.00

Owner: Douglas Yegge

Operator: self

County & State: Scott, Iowa

Location: South East of New Liberty

Possession Date: At closing

Drainage Info: Natural and tile

Average CSR: 89.8

Taxable Acres: 156.79

Net RE Taxes: \$3,710

Taxes payable in: 2013

Topography: Level to gently rolling

F.S.A. Information:

Farmland:	159.4	Corn Base:	104.7
Crop Acres:	157.1	Corn Yield:	135
CRP Acres:	0	Soybean Base:	52.3
Wheat Base:	0	Soybean Yield:	40
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	158.7
Tillable Acres:	157.1
CRP Acres:	0
Farmstead:	0
Roads:	1.6
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

The Northeast 1/4 of Section 28, Township 80 North, Range 1
East, of the 5th P.M.

To Contact Listing Agent:

Doug Yegge
(563)320-9900 or
(563)659-8185

Comments & Building Information:

Extensive tiling done within the last 2 years. High quality soils
being Tama and Muscatine. 10,000 bushel drying bin.

Lease/FSA Information:

Open for 2014



Hugh McAleer

Real Estate &
Insurance

HUGH McALEER 659-9970



Farms - Acreages - Residential
Crop Insurance - Life - Health

602-6th Avenue, DeWitt, Iowa 52742

PH: 563-659-9970



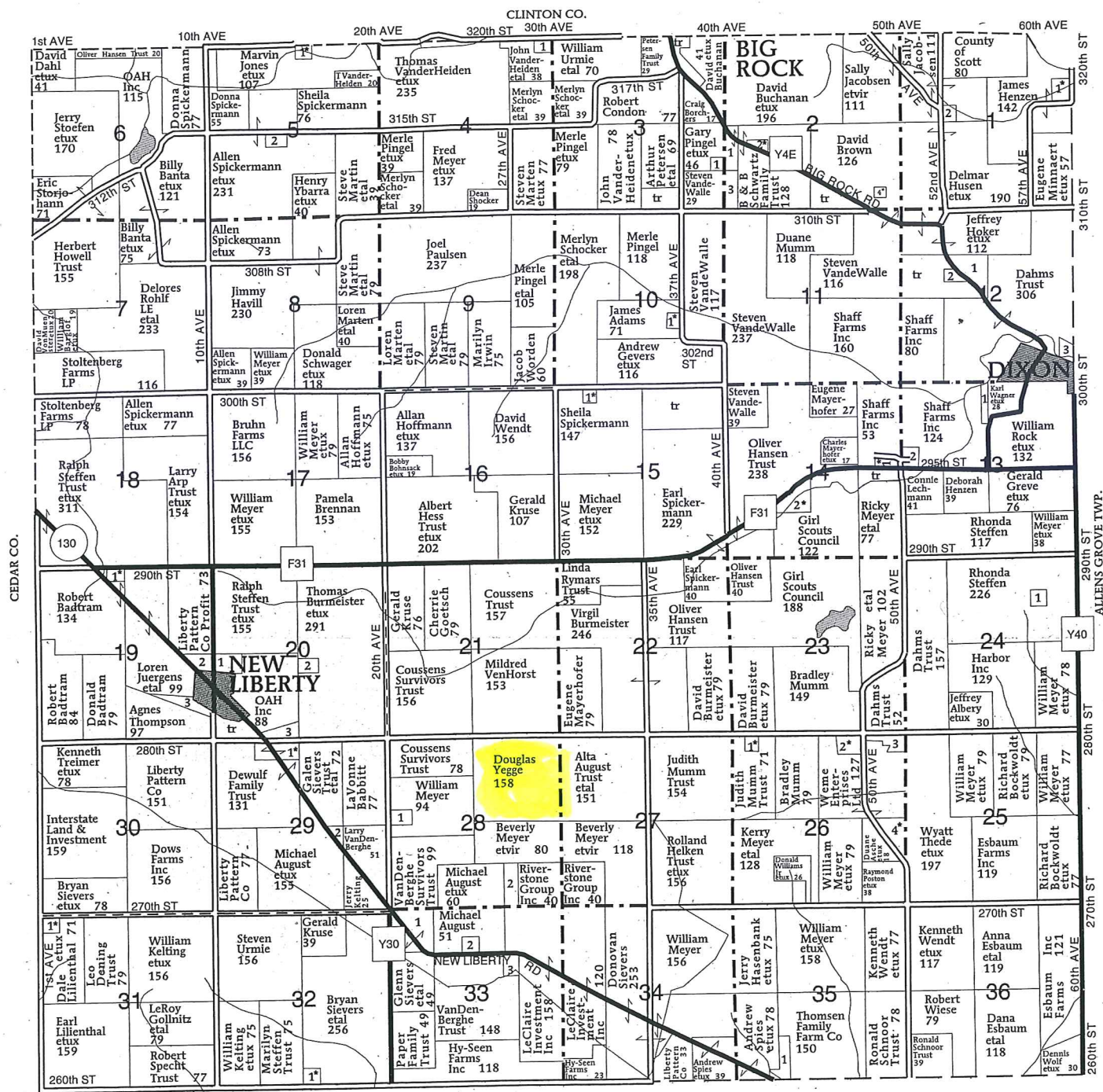
T-80-N

LIBERTY PLAT

(Landowners)



R-1-E



LIBERTY TOWNSHIP

SECTION 1

1. Reedy, Kent 12
2. Scharff Jr, Marvin 10

SECTION 2

1. Pingel, Gary 11
2. Rohwedder, Aaron 5
3. VandeWalle, Steven 10
4. Levien, Cindy 5

SECTION 3

1. Borchers, Carl 10

SECTION 4

1. Schroeder, Jason 5

SECTION 5

1. Kraus, John 10
2. Spickermann, Kevin 5

SECTION 10

1. King, Mark 7

SECTION 12

1. B & B Schwartz Family Trust 17
2. Marinar, Stephen 6
3. Gibson, Dorothy 8

SECTION 13

1. Dixon Memorial Park 5
2. VanderHeiden, Jeffrey 11

SECTION 14

1. Berger, Mark 7
2. Mayerhofer, Eugene 20

SECTION 15

1. Jones, Jared 9

SECTION 19

1. Ripley, Charles 10
2. OAH Inc 6

SECTION 20

1. Woods, Lonna 9

SECTION 21

1. Blair, William 7

SECTION 24

1. Hoffmann, Eric 5

SECTION 26

1. Fay, Scott 9
2. Brady, Donald 13
3. Schaecher, Kevin 10
4. Thede, Wyatt 17

SECTION 28

1. Schult, Gary 5
2. LeClaire Investment Inc 20

SECTION 29

1. Meyer, Ricky 19
2. Wilson, Richard 7

SECTION 31

1. Lilienthal, James 10

SECTION 32

1. Semsch, Jay 9

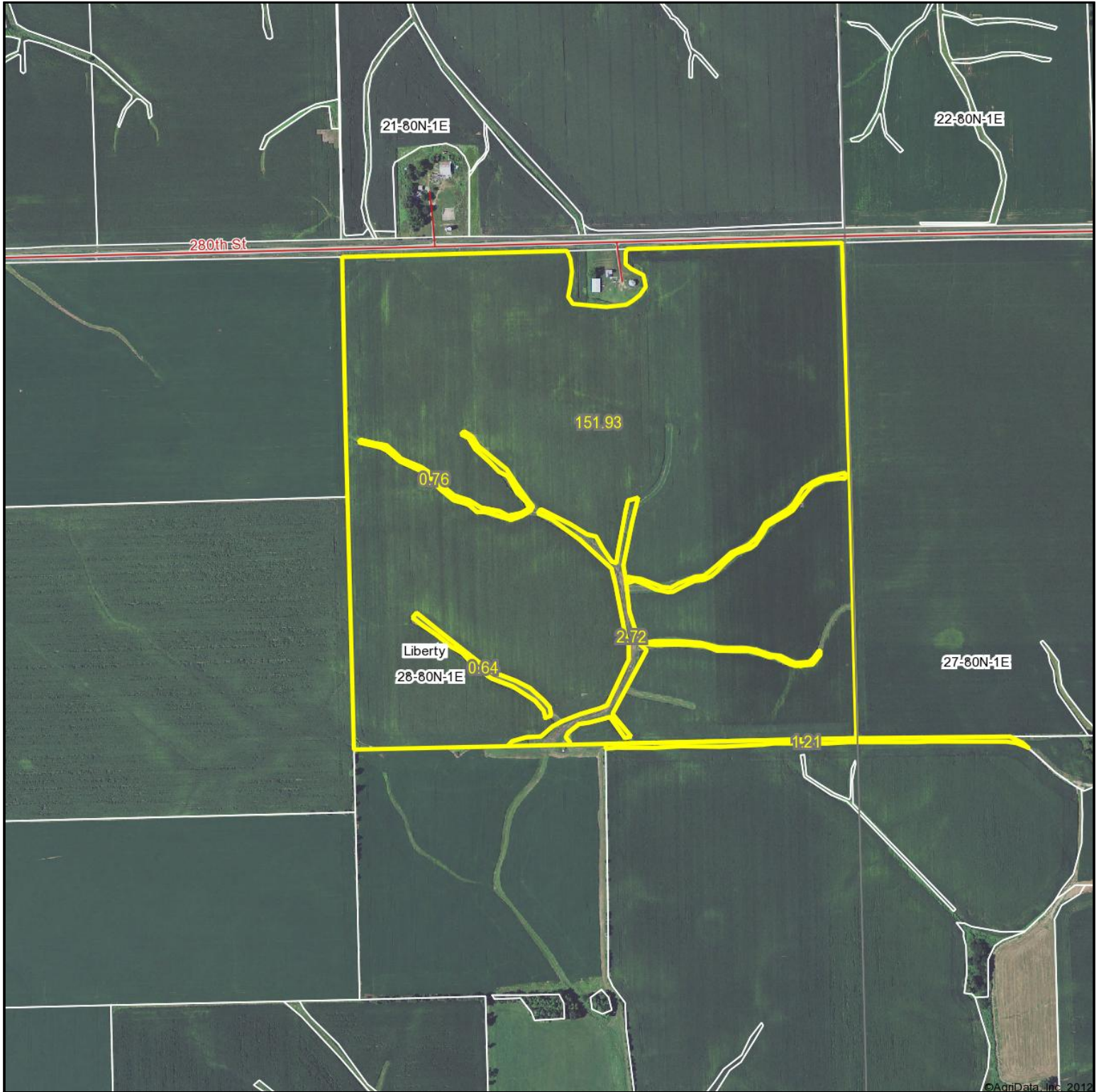
SECTION 33

1. VanDenBerghe Survivors Trust 35
2. Treimer, Stephen 8
3. Ruser, Gary 10

SECTION 35

1. Meinert, Leon 11

Aerial Map



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Maps provided by:



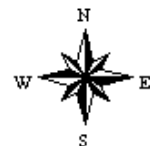
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28-80N-1E
Scott County
Iowa

map center: 41° 42' 31.74, 90° 50' 47.21

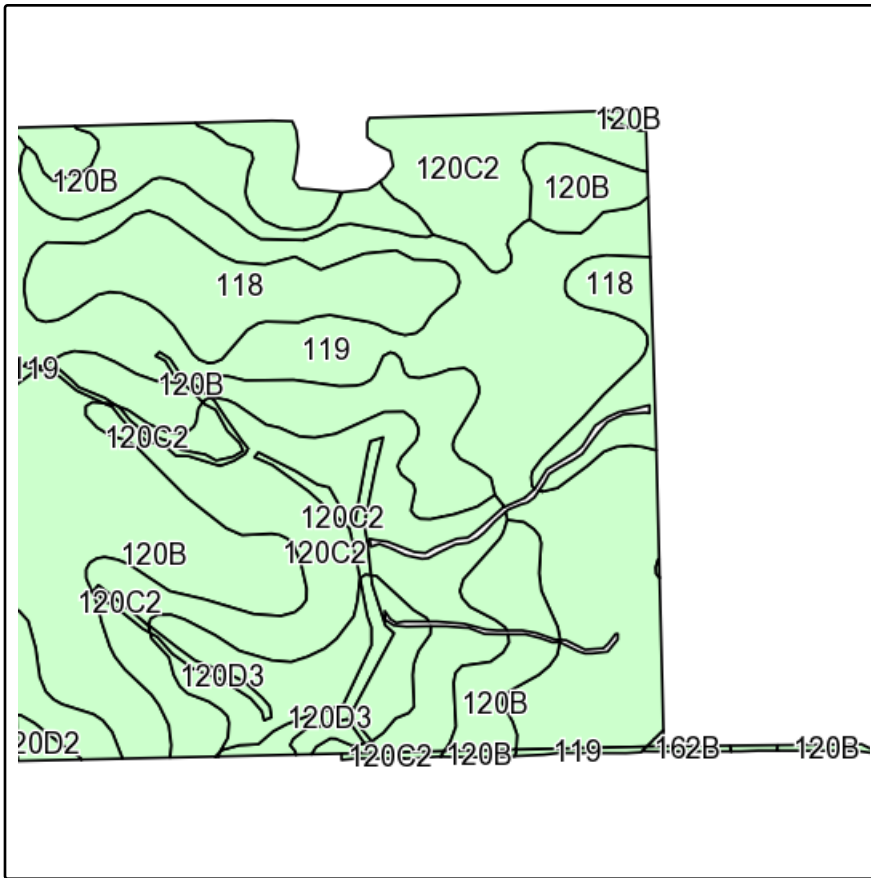
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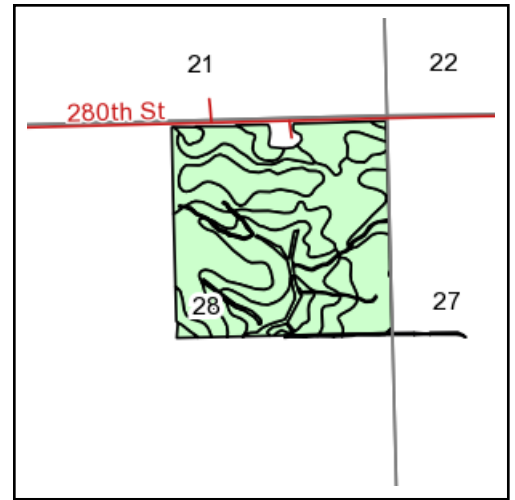
4/26/2013

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)

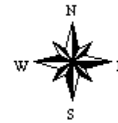


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Scott**
Location: **28-80N-1E**
Township: **Liberty**
Acres: **157.3**
Date: **4/26/2013**

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surety
CUSTOMIZED ONLINE MAPPING
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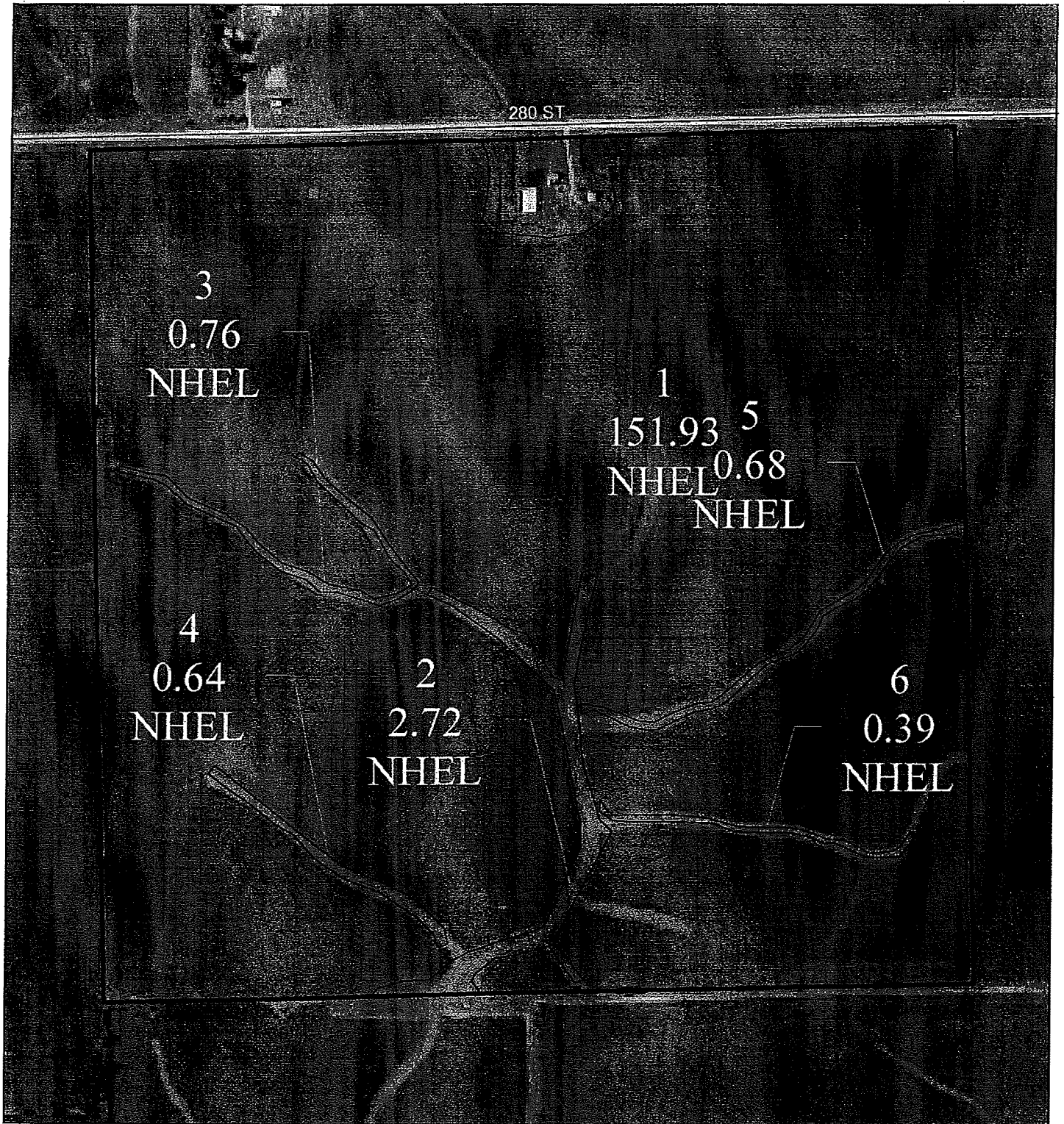
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	45.2	28.6%	Ile	95	11.7	7	215	86	58
119	Muscatine silty clay loam, 0 to 2 percent slopes	43.4	27.6%	I	100	11.4	6.8	222	89	60
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	41.3	26.3%	IIIe	78	11.1	6.6	192	77	52
118	Garwin silty clay loam, 0 to 2 percent slopes	16.5	10.5%	IIw	95	8.4	5	215	86	58
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	10.1	6.4%	IVe	65	9.9	5.9	175	70	47
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	0.6	0.4%	IIIe	68	10.5	6.3	179	72	48
162B	Downs silt loam, 2 to 5 percent slopes	0.2	0.1%	Ile	90	11.1	6.6	209	84	56
Weighted Average					89.8	11	6.5	208	83.3	56.2

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.



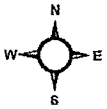
United States Department of Agriculture Farm Service Agency



**SCOTT
Liberty**

Sec: 28

2012 Crop Year



1:4,800

	Acres
Farm Number 982	Total Area 159.44
Tract Number 167	Total CRP 0
	Cropland 157.12

- Legend**
- 2011 Ortho Photography
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Iowa Roads
- ▨ CRP

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2010 ortho rectified imagery for Iowa. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

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.

Mar 01, 2012