



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

FARM LAND AUCTION

June 6th, 2013, 10:00 a.m.

Lowden Legion, Lowden, IA

Parcel # 1 84.47 surveyed acres

Parcel # 2 79.77 surveyed acres

Section 20

Springfield Township, Cedar Co., IA

We specialize in:

Farm Sales

Exchanging Property

Investment Property

Farm Land Auctions

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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Phone: 563-659-8185 Fax: 563-659-8189

FARM LAND AUCTION: Parcel # 1 June 6th, 10 a.m. Lowden Legion, Lowden, IA

TOTAL ACRES:	84.47 surveyed acres
Sale Method	Public Auction

Sale Date: June 6th, 2013
Time: 10:00 a.m.
Owner: Larry Quinn
County & State: Cedar Co., Iowa
Location: SW of Lowden off of 195th Street
Possession Date: At closing
Drainage Info: Natural & tile
Average CSR: 88.4
Taxable Acres: 77
Net RE Taxes: \$1,832.00
Taxes payable in: 2013
Topography: Level to gently rolling

Legal Description:

Part of the North 1/2 of the South West 1/4 of Section 10,
Township 81 North, Range 1 West of the 5th P.M.

Comments & Building Information:

Quality Tama and Muscatine soils. High CSR.

F.S.A. Information:

Farmland:	84.47 est	Corn Base:	76.9 est
Crop Acres:	81.4 est	Corn Yield:	144 est
CRP Acres:	0	Soybean Base:	2.7 est
Wheat Base:	0	Soybean Yield:	47 est
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	84.47
Tillable Acres:	81.4
CRP Acres:	0
Farmstead:	0
Roads:	2
Waterways:	1.07
Timber:	0
Pasture:	0

To Contact Listing Agent:

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

Lease/FSA Information:

Lease Open for 2014

Auction Location:

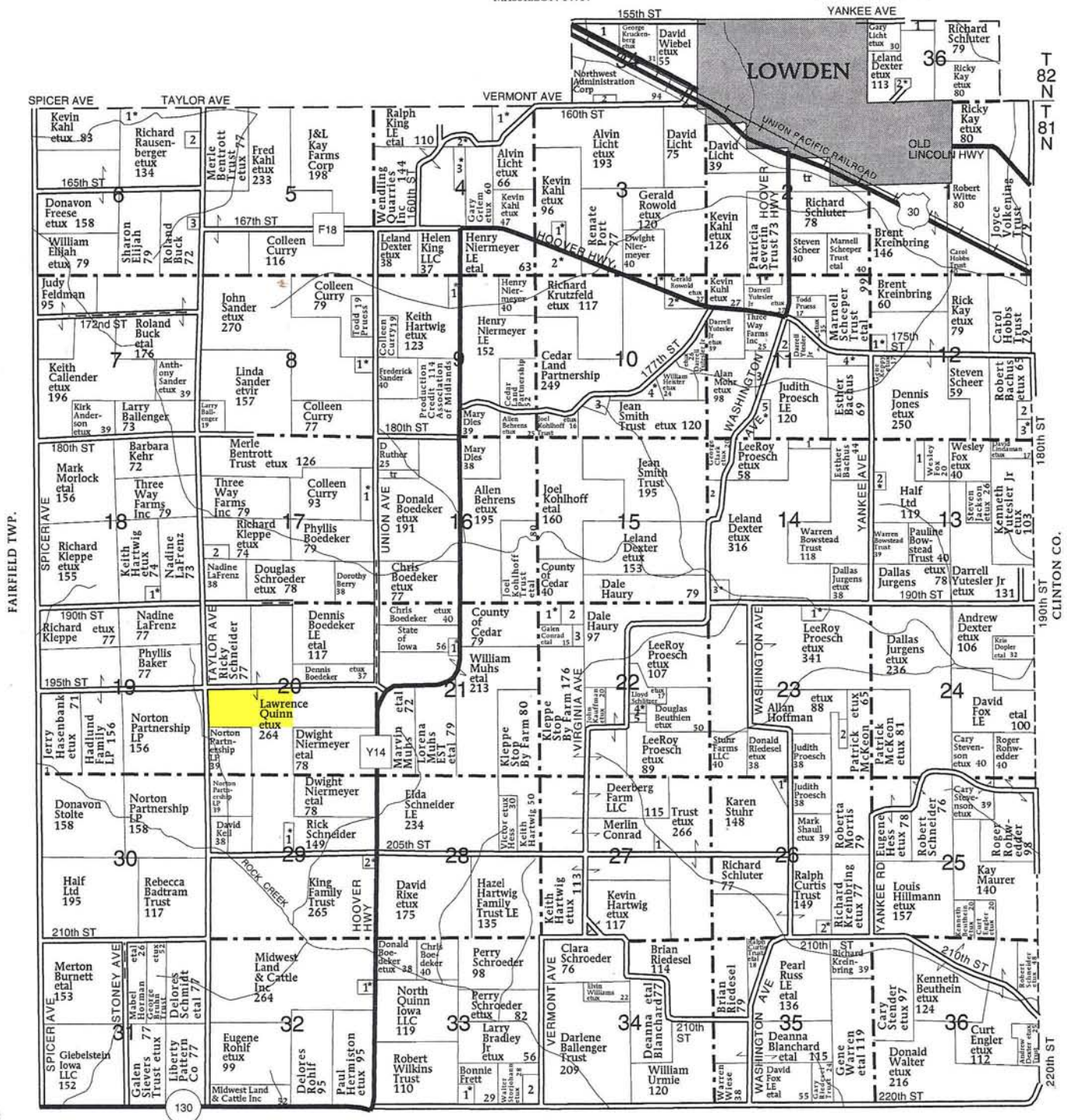
Lowden Legion
606 Main Street
Lowden, IA 52255

T-81-82-N

SPRINGFIELD PLAT

(Landowners)
MASSILLON TWP.

R-1-W



INLAND TWP.

SPRINGFIELD TOWNSHIP

SECTION 3

1. Kahl, Timothy 6
2. Niermeyer LE, Henry 14

SECTION 4

1. Wenndt, Wilbert 10
2. King, Gary 6
3. Henning, Clint 11

SECTION 6

1. VanderHeiden, Paul 19
2. Wenndt, Jeffrey 5
3. Stewart, Jeanette 5

SECTION 8

1. Lichtenwald, Eric 8

SECTION 9

1. Bowie, Daniel 8

SECTION 10

1. Smahaj Jr, Joseph 9
2. Morehead, Howard 5
3. House, Daniel 7
4. Sahr, Gregory 10

SECTION 11

1. Severin Trust, Patricia 13
2. Bruun, Dennis 6
3. Twachtman, Larry 9
4. Buttke, John 8
5. Hoffmeier, Olga 15

SECTION 12

1. Heck, Tiffany 5
2. First Financial Group LC 7
3. Lindaman, David 5

SECTION 13

1. Fox, Lawrence 10
2. Carlson, Craig 8

SECTION 14

1. Proesch LE, Judith 10
2. Smith Trust, Jean 12
3. Wiesner, Vickie 9

SECTION 17

1. Pinter, Mark 10

SECTION 18

1. Brockmeyer, Dick 5

SECTION 19

1. Stolte, Donovan 6

SECTION 21

1. Heick, Scott 5

SECTION 22

1. Bennett, Stacey 10
2. Twachtman, Todd 10
3. Conrad, Julius 5
4. Conrad, James 5
5. Conrad, James 5

SECTION 23

1. Scott, Robert 8
2. County of Cedar 5

SECTION 26

1. Fiala, Hal 8
2. Ranfeld, Ronald 5

SECTION 27

1. Miller, Dustin 6

SECTION 29

1. Koopmann, Steven 7
2. Holdorf, Hugh 5

SECTION 32

1. Voss, Ron 5

SECTION 33

1. Grant, Donald 10
 2. Graves Trust, Jeffrey 9
- SECTION 34N**
1. Pollard JD Midwest Real Estate LLC 13
- SECTION 36N**
1. Kay, Jason 8
 2. Forgie, Dennis 6

Aerial Map



TOPAL REALTY CO.
Specializing in Farmland and
Rural Real Estate
DeWitt, IA
563-659-8185

Maps provided by:

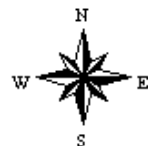


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www.AgriDataInc.com

20-81N-1W
Cedar County
Iowa

map center: 41° 48' 23.96, 90° 59' 26.24

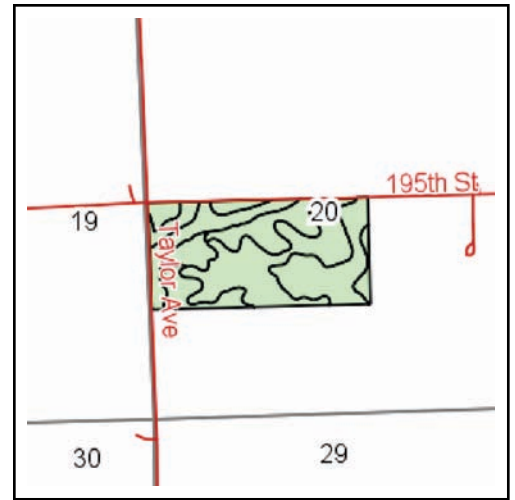
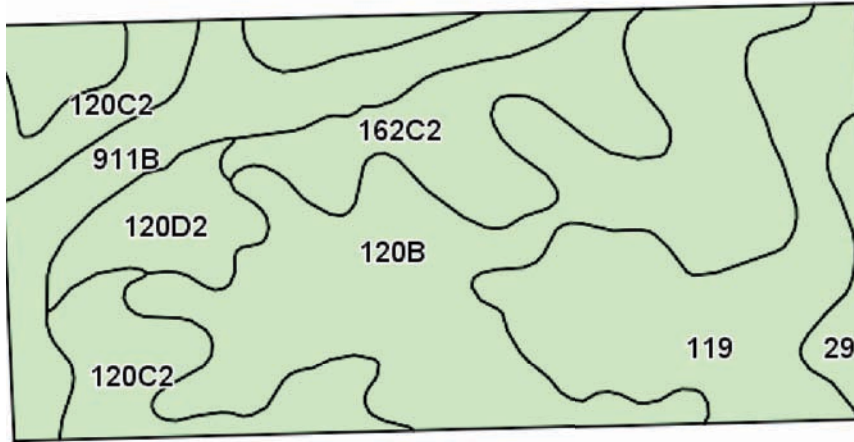
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4/12/2013

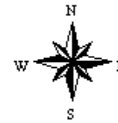
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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



State: **Iowa**
 County: **Cedar**
 Location: **20-81N-1W**
 Township: **Springfield**
 Acres: **84.4**
 Date: **4/12/2013**

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Maps provided by:

surety
 CUSTOMIZED ONLINE MAPPING
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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
120B	Tama silty clay loam, 2 to 5 percent slopes	30.3	36.0%	Ile	95	11.7	7	216	86	58
119	Muscatine silty clay loam, 0 to 2 percent slopes	16.2	19.1%	I	100	11.4	6.8	223	89	60
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	11.3	13.4%	IIle	78	11.1	6.6	193	77	52
911B	Colo-Ely complex, 2 to 5 percent slopes	10.6	12.5%	Ile	85	6.8	4.3	203	81	55
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	9.6	11.4%	IIle	73	10.5	6	187	75	50
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	4.5	5.3%	IIle	68	10.5	6.1	180	72	49
291	Atterberry silt loam, 0 to 2 percent slopes	1.9	2.3%	I	90	9.3	5.8	210	84	57
Weighted Average					88.4	10.7	6.4	207.3	82.7	55.8

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.

Parcel #1

PLAT OF SURVEY

FOR: LAWRENCE QUINN
125 KELLY COURT COVE
MOORESVILLE, NC 28117

BEING THE NORTH 1/2 OF THE S.W. 1/4 AND ALSO
PART OF THE NORTH 1/2 OF THE S.E. 1/4 OF
SECTION 20, TOWNSHIP-81 NORTH, RANGE-1 WEST
OF THE 5TH P.M., CEDAR COUNTY, IOWA

FIELD WORK COMPLETED ON 4/8/13

FOUND 1/2" REBAR W/
RED CAP NO. 13857
CENTER SEC. 20
PER BOOK 1081 PG 295

LEGEND:

- SET 5/8" REBAR W/
BLUE CAP NO. 18875
 - FOUND 5/8" REBAR W/
BLUE CAP NO. 18875
 - ① FOUND 1" IRON PIN
 - SET MAG NAIL
- 50.00' MEASURED DISTANCE
(50') DEED OR PLATTED DISTANCE

PARCEL "D"
ACRES ROW = 3.07
ACRES USABLE = 81.40
ACRES TOTAL = 84.47

N.W. 1/4 S.W. 1/4 = 42.30 ACRES
N.E. 1/4 S.W. 1/4 = 42.17 ACRES

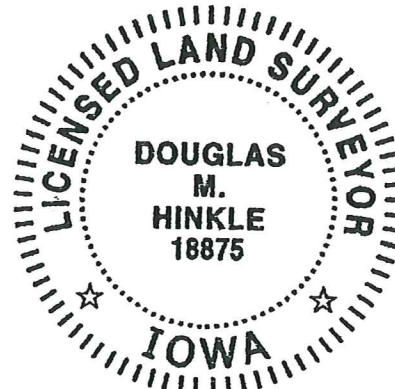
PARCEL "C"
ACRES ROW = 3.03
ACRES USABLE = 76.74
ACRES TOTAL = 79.77

N.W. 1/4 S.E. 1/4 = 37.94 ACRES
N.E. 1/4 S.E. 1/4 = 41.83 ACRES

PREPARED BY:
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: QUINN FARM SURVEY 2
Project #: 13-1225

0' 250' 500' 1000'
Scale 1"=500'

FOUND LIMESTONE
S. 1/4 COR SEC. 20
PER BOOK 1133 PG 328



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.

D. M. Hinkle DATE 4/11/2013

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 2



Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189

FARM LAND AUCTION: Parcel # 2 June 6th, 10 a.m. Lowden Legion, Lowden, IA

TOTAL ACRES:	79.77 surveyed acres
Sale Method	Public Auction

Sale Date: June 6th, 2013
Time: 10:00 a.m.
Owner: Larry Quinn
County & State: Cedar Co., Iowa
Location: SW of Lowden off of 195th Street
Possession Date: At closing
Drainage Info: Natural & tile
Average CSR: 93.7

Taxable Acres: 72.43
Net RE Taxes: \$1,894.00
Taxes payable in: 2013
Topography: Level to gently rolling

Legal Description:

Part of the North 1/2 of the South East 1/4 of Section 20,
Township 81 North, Range 1 West of the 5th P.M.

Comments & Building Information:

Quality Tama and Muscatine Soils. High CSR.

F.S.A. Information:

Farmland:	79.77 est	Corn Base:	72.9 est
Crop Acres:	76.74 est	Corn Yield:	144 est
CRP Acres:	0	Soybean Base:	2.5 est
Wheat Base:	0	Soybean Yield:	47 est
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	79.77
Tillable Acres:	76.74
CRP Acres:	0
Farmstead:	0
Roads:	3.03
Waterways:	0
Timber:	0
Pasture:	0

To Contact Listing Agent:

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

Lease/FSA Information:

Lease Open for 2014

Auction Location:

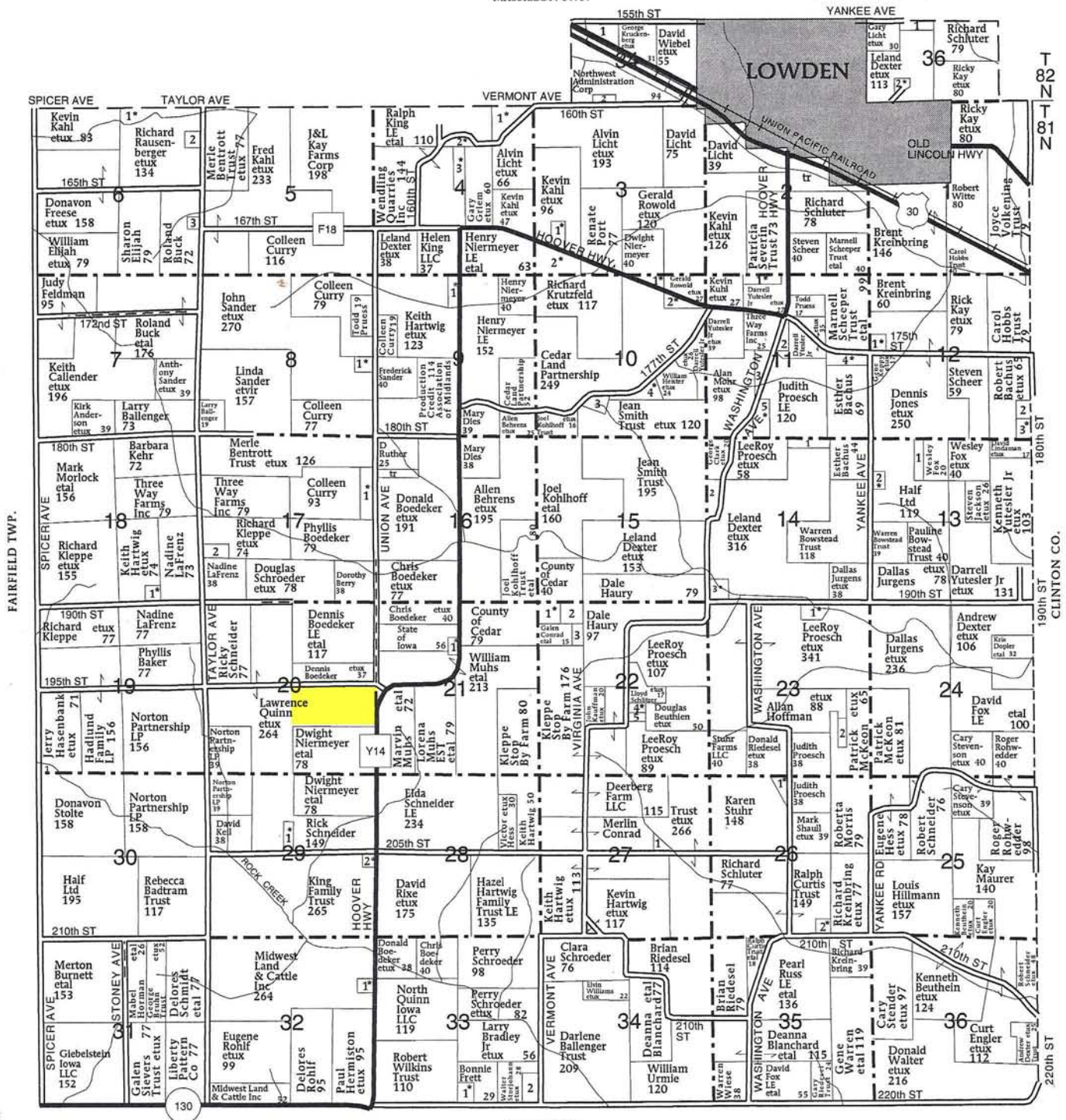
Lowden Legion
606 Main Street
Lowden, IA 52255

T-81-82-N

SPRINGFIELD PLAT

(Landowners)
MASSILLON TWP.

R-1-W



INLAND TWP.

SPRINGFIELD TOWNSHIP

SECTION 3

1. Kahl, Timothy 6
2. Niermeyer LE, Henry 14

SECTION 4

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3. Henning, Clint 11

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1. Kay, Jason 8
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Aerial Map



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DeWitt, IA
563-659-8185

Maps provided by:



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www.AgriDataInc.com

20-81N-1W
Cedar County
Iowa

map center: 41° 48' 17.58, 90° 58' 50.78

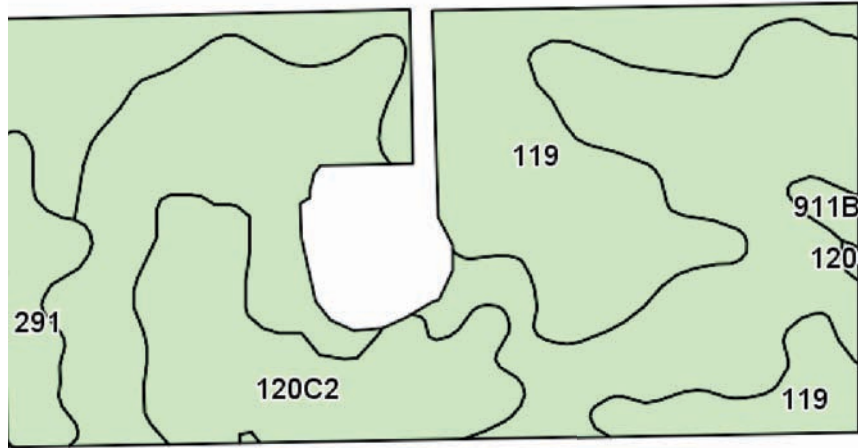
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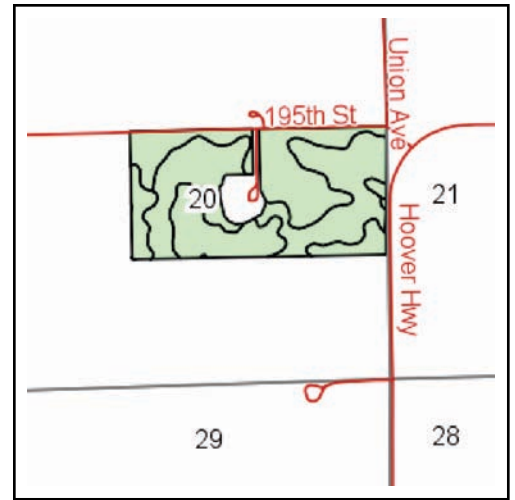
4/12/2013

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)

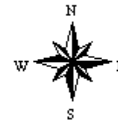


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cedar**
Location: **20-81N-1W**
Township: **Springfield**
Acres: **78.3**
Date: **4/12/2013**

TOTAL REALTY CO.
SPECIALIZING IN FARM AND RURAL REAL ESTATE
DeWitt, IA
563-659-8185



Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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www.AgriDataInc.com

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	35.7	45.5%	Ile	95	11.7	7	216	86	58
119	Muscatine silty clay loam, 0 to 2 percent slopes	26	33.2%	I	100	11.4	6.8	223	89	60
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	12.1	15.5%	IIIe	78	11.1	6.6	193	77	52
291	Atterberry silt loam, 0 to 2 percent slopes	3.8	4.9%	I	90	9.3	5.8	210	84	57
911B	Colo-Ely complex, 2 to 5 percent slopes	0.7	0.9%	Ile	85	6.8	4.3	203	81	55
Weighted Average					93.7	11.3	6.8	214.3	85.5	57.7

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.

PLAT OF SURVEY

Parcel #2

FOR: LAWRENCE QUINN
125 KELLY COURT COVE
MOORESVILLE, NC 28117

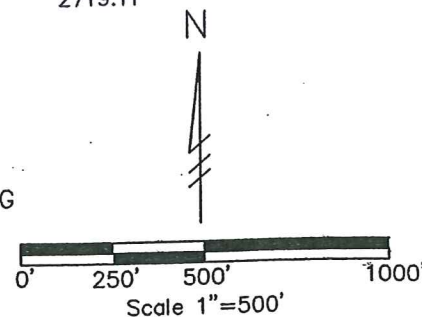
BEING THE NORTH 1/2 OF THE S.W. 1/4 AND ALSO
PART OF THE NORTH 1/2 OF THE S.E. 1/4 OF
SECTION 20, TOWNSHIP-81 NORTH, RANGE-1 WEST
OF THE 5TH P.M., CEDAR COUNTY, IOWA

FIELD WORK COMPLETED ON 4/8/13

FOUND 1/2" REBAR W/
RED CAP NO. 13857
CENTER SEC. 20
PER BOOK 1081 PG 295

LEGEND:

- SET 5/8" REBAR W/
BLUE CAP NO. 18875
 - FOUND 5/8" REBAR W/
BLUE CAP NO. 18875
 - ① FOUND 1" IRON PIN
 - SET MAG NAIL
- 50.00' MEASURED DISTANCE
(50') DEED OR PLATTED DISTANCE



FOUND 5/8" REBAR W/
BLUE CAP NO. 18875
W. 1/4 COR. SEC. 20
PER BOOK 1139 PG 329

PARCEL "D"
ACRES ROW = 3.07
ACRES USABLE = 81.40
ACRES TOTAL = 84.47

N.W. 1/4 S.W. 1/4 = 42.30 ACRES
N.E. 1/4 S.W. 1/4 = 42.17 ACRES

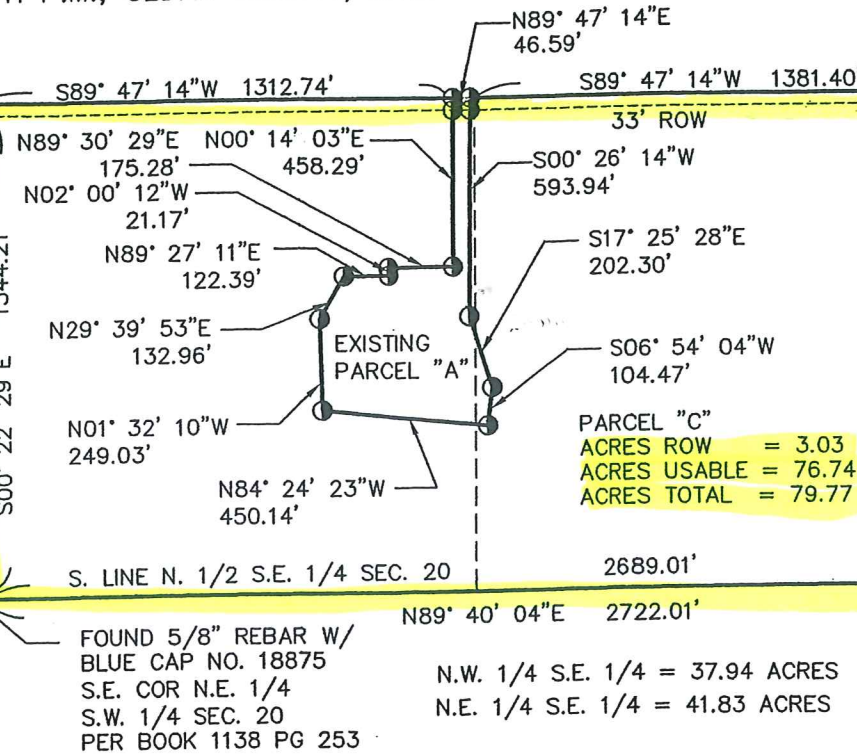
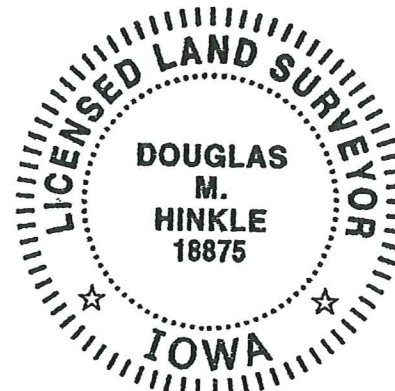
S. LINE N. 1/2 S.W. 1/4 SEC. 20
2686.11
S89° 52' 04"W 2719.11'

SET 5/8" REBAR W/
BLUE CAP NO. 18875.
S.W. COR N.W. 1/4
S.W. 1/4 SEC. 20

PREPARED BY:
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: QUINN FARM SURVEY 2
Project #: 13-1225

FOUND 1/2" REBAR
S.W. COR SEC. 20
PER BOOK 210 PG 164

FOUND LIMESTONE
S. 1/4 COR SEC. 20
PER BOOK 1133 PG 328



FOUND 5/8" REBAR W/
YELLOW CAP NO. 6581
E. 1/4 COR. SEC. 20
PER BOOK 1081 PG 295

SET MAG NAIL
S.E. COR. N.E. 1/4
S.E. 1/4 SEC. 20

SET MAG NAIL
S.E. COR. SEC 20
PER BOOK 448 PG 263

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.

D. M. Hinkle DATE 4/11/2013

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 2

Iowa
Cedar
Report ID: FSA-156EZ

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

FARM: 6354
Prepared: 1/11/13 10:40 AM
Crop Year: 2013
Page: 1 of 1

Operator Name [REDACTED] Farm Identifier 13 D 5425- 6354, 6355, & 6356 Recon Number 2013 19031 29

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
170.0	156.1	156.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	156.1	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	149.8	144	144	0.0	0.0
SOYBEANS	5.2	47	47	0.0	0.0
Total Base Acres:	155.0				

Tract Number: 9234 Description: M-6 N1/2 of S1/2 Sec 20 T81N R1W

BIA Range Unit Number:

FAV/WR History
N

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
170.0	156.1	156.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	156.1	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	149.8	144	144	0.0	0.0	
SOYBEANS	5.2	47	47	0.0	0.0	
Total Base Acres:	155.0					

Owners: LAWRENCE L QUINN

Other Producers: None

Farm# 6354
Tract# 9234

Section: 20
Twp: Springfield



0 600 1,200 2,400 Feet

1 inch = 660 feet

Legend

-  Field Boundary
- Wetland Determination
- Wetland Determination Identifiers
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Cedar County FSA

Map Printed: March 08, 2013

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.